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FILED

SEP 17 2015

BUREAU OF REAL ESTATE

By 

8
9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H- 39969 LA
13)
14 AMERIMAX REALTY FINANCIAL, doing) A C C U S A T I O N
15 business as Amerimax Financial Services and)
16 Amerimax Real Estate & Finance, and)
17 SANDRA K RAUSCH, individually and as)
former designated officer of Amerimax)
Realty Financial,)
Respondents.)

18
19 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
20 State of California, for cause of Accusation against AMERIMAX REALTY FINANCIAL,
21 doing business as Amerimax Financial Services and Amerimax Real Estate & Finance, and
22 SANDRA K RAUSCH, individually and as former designated officer of Amerimax Realty
23 Financial ("Respondents"), is informed and alleges as follows:

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Accusation of Amerimax Realty Financial and Sandra K Rausch

1. 1

2 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
3 State of California, makes this Accusation in her official capacity.

2. 4

5 Respondent AMERIMAX REALTY FINANCIAL, doing business as Amerimax
6 Financial Services and Amerimax Real Estate & Finance ("AMERIMAX"), presently has
7 license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and
8 Professions Code ("Code"), as a corporate real estate broker. On April 30, 2015,
9 AMERIMAX's license expired. Pursuant to Code Section 10201, AMERIMAX retains
10 renewal rights for two years. The Bureau of Real Estate holds jurisdiction over the lapsed
11 license, pursuant to Code Section 10103.

3. 12

13 Respondent SANDRA K RAUSCH ("RAUSCH") presently has license rights
14 under the Real Estate Law as a real estate broker. RAUSCH was the designated officer of
15 AMERIMAX until AMERIMAX's license expired on April 30, 2015.

4. 16

17 Respondent AMERIMAX's corporation license was suspended by the Secretary
18 of State for the State of California on October 1, 2007, and remains suspended to date.

5. 19

20 The conduct of Respondent AMERIMAX, as alleged above, is in violation of
21 Section 2742 of Title 10, Chapter 6, California Code of Regulations, and subjects its real estate
22 license and license rights to suspension or revocation pursuant to Code Sections 10177(d),
23 10177(f), and/or 10177(g).

6. 24

25 The conduct, acts, or omissions of Respondent RAUSCH, as alleged above, is in
26 violation of Code Section 10159.2, and subjects her real estate license and license rights to
27 suspension or revocation pursuant to Code Sections 10177(d), 10177(g) and/or 10177(h).

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Code Section 10106, provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondents AMERIMAX REALTY FINANCIAL and SANDRA K RAUSCH under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California

this 14 day of September, 20 15


Veronica Kilpatrick
Supervising Special Investigator

cc: AMERIMAX REALTY FINANCIAL
SANDRA K RAUSCH
Veronica Kilpatrick
Sacto.

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