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FILED

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BUREAU OF REAL ESTATE

By *Cal Salorio*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

No. H-40126 LA

In the Matter of the Accusation of)

A C C U S A T I O N

GERMAN NEFTALI RUEDA,)

Respondent.)

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of accusation against GERMAN NEFTALI RUEDA, alleges as follows:

1. The Complainant, Maria Suarez, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against GERMAN NEFTALI RUEDA.

2. GERMAN NEFTALI RUEDA (hereinafter referred to as "Respondent") is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter Code).

Accusation of German Neftali Rueda

1 3. At all times herein mentioned, Respondent was
2 licensed by the Bureau of Real Estate of the State of California
3 as a real estate broker.

4 4. On or about December 10, 2013, Respondent while
5 performing acts requiring a real estate broker license received
6 from Raul G. \$3,000 for deposit on commercial Lease Agreement
7 between Martin R. and Raul G. for the property located at 8104
8 Firestone Blvd., Downey, CA known as Maria's Mexican Restaurant
9 with the understanding that in the event that buyer or seller
10 decided to cancel escrow for any reason the deposit would be 100%
11 refunded.

12 6. On or about January 22, 2014, Respondent received
13 from Raul G. an additional \$4,000 as part of the deposit making
14 the total deposit \$7,000.

15 7. Respondent thereafter misappropriated the \$7,000
16 deposit to his own use and benefit without the knowledge or
17 permission of Raul G.

18 8. Respondent failed to provide his books, accounts,
19 and records for examination, inspection, and copying by the
20 Bureau.

21 9. The conduct, acts and omissions of Respondent, as
22 alleged above, subjects his real estate broker licenses to
23 suspension or revocation pursuant to Sections 10145, 10148,
24 10177(d), and 10176(i) of the California Business and Professions
25 Code.

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27 Accusation of German Neftali Rueda

1 COST RECOVERY

2 Code Section 10106 provides, in pertinent part, that in
3 any order issued in resolution of a disciplinary proceeding
4 before the bureau, the commissioner may request the
5 administrative law judge to direct a licensee found to have
6 committed a violation of this part to pay a sum not to exceed the
7 reasonable costs of the investigation and enforcement of the
8 case.

9 WHEREFORE, Complainant prays that a hearing be
10 conducted on the allegations of this Accusation and that upon
11 proof thereof, a decision be rendered imposing disciplinary
12 action against all licenses and license rights of Respondent
13 GERMAN NEFTALI RUEDA under the Real Estate Law (Part 1 of
14 Division 4 of the Business and Professions Code), for the cost of
15 investigation and enforcement as permitted by law and for such
16 other and further relief as may be proper under other applicable
17 provisions of law.

18 Dated at Los Angeles, California
19 this 29th day of January, 2016.

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21 
22 MARIA SUAREZ
23 Supervising Special Investigator

24 cc: German Neftali Rueda
25 Maria Suarez
26 Sacto.

27 Accusation of German Neftali Rueda