


**FILED**

**FEB 14 2017**

**BUREAU OF REAL ESTATE**  
By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	CalBRE No. H-40368 LA
	)	
GEORGE ANTHONY ALMAGUER,	)	
	)	
Respondent(s).	)	

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DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 20, 2017, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license and/or license rights on the grounds of a criminal conviction.

Pursuant to Government Code section 11521, the Bureau of Real Estate of the State of California (hereinafter the "Bureau") may order reconsideration of this Decision on petition of any party. The Bureau's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On August 27, 2016, Maria Suarez made the Accusation in her official capacity as a Supervising Special Investigator of the Bureau. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, and by regular mail to Respondent's last known mailing address on file with the Bureau on December 8, 2016.

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2.

On January 20, 2017, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

3.

Respondent GEORGE ANTHONY ALMAGUER (hereinafter "Respondent") is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter the "Code") as a real estate salesperson.

4.

On or about February 18, 2015, in the Superior Court of California, County of Los Angeles, Case No. KA108229, Respondent pled no contest to and was convicted of violating Health and Safety Code Section 11358 (cultivation of marijuana), a felony.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on September 2, 2016, which is incorporated herein as part of this Decision.

#### DETERMINATION OF ISSUES

1.

The evidence established that the crime of which Respondent was convicted, as alleged in Paragraph 4 of the Findings of Fact, is substantially related to the qualifications, functions, and duties of a real estate licensee.

2.

Cause for disciplinary action against Respondent exists pursuant to Sections 490 and 10177(b) of the Code.

3.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

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ORDER

All licenses and licensing rights of Respondent GEORGE ANTHONY ALMAGUER under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on MAR 07 2017.

DATED: 2/9/17.

WAYNE S. BELL  
REAL ESTATE COMMISSIONER

By:   
DANIEL J. SANDRI  
Chief Deputy Commissioner

1 Bureau of Real Estate  
2 320 West Fourth St, Ste 350  
3 Los Angeles, CA, 90013

**FILED**

JAN 20 2017

BUREAU OF REAL ESTATE

By R. Posada

7 BEFORE THE BUREAU OF REAL ESTATE

8 STATE OF CALIFORNIA

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10 In the Matter of the Accusation of ) CalBRE NO. *H-40368 LA*  
11 )  
12 GEORGE ANTHONY ALMAGUER, ) DEFAULT ORDER  
13 )  
14 Respondent. )

15 Respondent GEORGE ANTHONY ALMAGUER, having failed to file a  
16 Notice of Defense within the time required by Section 11506 of the Government Code, is  
17 now in default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED

*January 20, 2017*

19 WAYNE S. BELL  
20 REAL ESTATE COMMISSIONER

21  
22 By: Dolores Ramos  
23 DOLORES RAMOS  
24 Regional Manager  
25  
26  
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