

JAN 14 2019

DEPT. OF REAL ESTATE

By [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of: ) DRE No. H-41140 LA  
 )  
 CONTACT ONE REALTY CORP and )  
 CONTACT ONE MORTGAGE CORP, )  
 )  
 Respondents. )

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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 September 28, 2018, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondents, CONTACT ONE REALTY CORP and CONTACT ONE MORTGAGE CORP ("Respondents"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate license and/or license rights pursuant to the Real Estate Law, Part I of Division 4, of the Business and Professions Code ("the Code") Sections 10140.6, 10159.5, 10160, 10162, 10165, 10177(d), 10177(f), 10177(g), and 10236.4 of the Code, and Sections 2715, 2731, 2742, and 2773 of Title 10 of the Code of Regulations ("the Regulations").

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department'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 Government Code 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 8, 2018, Maria Suarez made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondents' last known mailing address on file with the Department on August 17, 2018.

On September 28, 2018, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondents' default was entered herein.

2.

2(a) Respondent CONTACT ONE REALTY CORP ("CONTACT ONE REALTY") is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a corporate real estate broker.

2(b) Respondent CONTACT ONE MORTGAGE CORP ("CONTACT ONE MORTGAGE") is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a corporate real estate broker.

2(c) Respondents CONTACT ONE REALTY and CONTACT ONE MORTGAGE were licensed by the Department as corporate real estate brokers by and through Juan C. Granados, as the designated officer and broker responsible, pursuant to Code Section 10159.2, for supervising the activities requiring a real estate license conducted on behalf of Respondents, or by Respondents' officers, agents and employees. On July 6, 2018, the Department revoked all of Juan C. Granados' licenses and license rights. From July 6, 2018, to the present, Respondents have no broker affiliation.

3.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on August 17, 2018, which is incorporated herein as part of this Decision.

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DETERMINATION OF ISSUES

4.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 3, above, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the provisions of Sections 10140.6, 10159.5, 10160, 10162, 10165, 10177(d), 10177(f), 10177(g), and 10236.4, of the Code, and Sections 2715, 2731, 2742, and 2773 of the Regulations.

5.

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

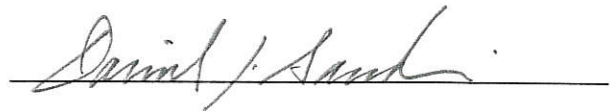
ORDER

All licenses and licensing rights of Respondent CONTACT ONE REALTY CORP and Respondent CONTACT ONE MORTGAGE CORP 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 February 4, 2019.

DATED: January 9, 2019.

DANIEL J. SANDRI  
ACTING REAL ESTATE COMMISSIONER

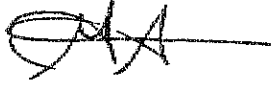


FILED

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

September 28, 2018

DEPARTMENT OF REAL ESTATE

4 By 

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

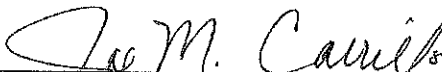
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11 In the Matter of the Accusation of: ) DRE NO. H-41140 LA  
12 )  
13 CONTACT ONE REALTY CORP. and ) DEFAULT ORDER  
14 CONTACT ONE MORTGAGE CORP., )  
15 Respondent. )

16 Respondents CONTACT ONE REALTY CORP. and CONTACT ONE  
17 MORTGAGE CORP., having failed to file a Notice of Defense within the time required by  
18 Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a  
19 default be entered on the record in this matter.

20 IT IS SO ORDERED SEPTEMBER 28, 2018.

21 DANIEL J. SANDRI  
22 ACTING REAL ESTATE COMMISSIONER

23 By:   
24 JOSEPH M. CARRILLO  
25 Managing Deputy Commissioner IV  
26  
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