

FILED

FEB 24 2020

DEPT. OF REAL ESTATE
By *Car Selous*

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9 **BEFORE THE DEPARTMENT OF REAL ESTATE**
10 **STATE OF CALIFORNIA**

11 * * *

12 In the Matter of the Accusation of) No. H-41607 LA
13)
14 PRAKASHKUMAR CHHOTUBHAI) ACCUSATION
15 BHAKTA, doing business as)
16 Desi Realty Estates And Mortgage Services)
17 Respondent.)
18)

18 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
19 State of California, for cause of Accusation against PRAKASHKUMAR CHHOTUBHAI
20 BHAKTA, doing business as Desi Realty Estates And Mortgage Services ("Respondent"), is
21 informed and alleges as follows:

22 1.

23 The Complainant, Veronica Kilpatrick, acting in her official capacity as a
24 Supervising Special Investigator of the State of California, makes this Accusation against
25 PRAKASHKUMAR CHHOTUBHAI BHAKTA.

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Accusation of Prakashkumar Chhotubhai Bhakta

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Respondent presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker. Respondent also has an individual mortgage loan originator license endorsement.

3.

On or about February 13, 2019, Respondent pled guilty and was convicted in the Superior Court of California, County of San Diego, Case No. SCD255550, for violation of three counts of California Penal Code section 182(a)(1)/115(a) (Conspiracy to Offer False or Forged Instruments for Filing), a felony, two counts of Penal Code section 182(a)(1)/487(a) (Conspiracy to Commit Grand Theft), a felony, 79 counts of Penal Code section 115(a) (Offering False or Forged Instruments for Filing), a felony, four counts of Penal Code section 487(a) (Grand Theft), a felony, and 22 counts of Penal Code section 530.5(a) (Identity Theft), a felony. Respondent was ordered to serve seven years and eight months in prison and pay restitution in the amount of \$108,313, fines and fees.

4.

The convictions described in Paragraph 3 bear a substantial relationship under section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

5.

The crimes of which Respondent was convicted, as described in Paragraph 3 above, constitute cause under sections 490 and 10177(b)(1) of the Code for the suspension or revocation of all the licenses and license rights of Respondent under the Real Estate Law.

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Accusation of Prakashkumar Chhotubhai Bhakta

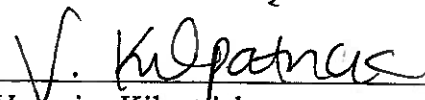
6.

Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department 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 Respondent PRAKASHKUMAR CHHOTUBHAI BHAKTA 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 13 day of January, 2020


Veronica Kilpatrick
Supervising Special Investigator

cc: PRAKASHKUMAR CHHOTUBHAI BHAKTA
C2 Financial Corporation DBA Ascent Mortgage; C2 Commercial Lending; C2 Mortgage; c2rate.com; C2 Reverse Mortgage; California State Realty Services; Californium Realty; Cal State Realty Services; H5 Financial; Internet Division of C2; Loan Awesome Mortgage; Loan Bliss Mortgage; Low Rate Advisors; Napa Valley Lending; New Fixed Rate; Orange Coast Home Loans; Oxford Capital; Ryder Mortgage Group; The Sage Team; Team Mortgage; Thrive Financial; Veridian Mortgage; Western Financial Funding; The Wise Guys
Veronica Kilpatrick
Sacto.

Accusation of Prakashkumar Chhotubhai Bhakta