

FILED

APR 14 2022

DEPT. OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-42031 LA
	)	
MAXRES INC, doing business as	)	
Century 21 Allstars and	)	
Century 21 Allstars Escrow Division,	)	
A Non-Independent Broker Escrow,	)	
<u>JOSEPH GARCIA VILLAESCUSA,</u>	)	
individually and as designated officer	)	
of MAXRES Inc,	)	
EMMANUEL GAMBOA, and	)	
RYAN MICHAEL SMAGACZ,	)	
	)	
Respondents.	)	
	)	

ORDER SUSPENDING REAL ESTATE LICENSE

TO: JOSEPH GARCIA VILLAESCUSA (hereinafter "Respondent"):

On March 24, 1998, a restricted real estate broker license was issued by the Department of Real Estate to Respondent on the terms, conditions and restrictions set forth in the Real Estate Commissioner's Decision of February 26, 1998, in Case No. H-26746 LA. This Order provided that the right to a restricted real estate broker license was subject to the

1 provisions of Section 10156.6 of the California Business and Professions Code (hereinafter
2 "Code").

3 On January 14, 2022, in Case No. H-42031 LA, an Accusation by a Supervising
4 Special Investigator of the Department of Real Estate of the State of California was filed
5 charging Respondent with a violation of section 10177(k) of the Code in that the conduct, acts,
6 and omissions of Respondent were in violation of section 10159.2 and Title 10, Chapter 6,
7 California Code of Regulations section 2725 and constituted cause under sections 10177(d),
8 10177(g), 10177(h), and 10177(k) of the Code for the suspension or revocation of all the
9 licenses, license endorsements, and license rights of Respondent.

10 NOW, THEREFORE, IT IS ORDERED under authority of Section 10156.7 of
11 the Business and Professions Code of the State of California that the restricted real estate broker
12 license heretofore issued to Respondent and the exercise of any privileges there under is hereby
13 suspended pending a final determination made after the hearing on the aforesaid Accusation, or
14 pending a subsequent agreement with the Department of Real Estate.

15 IT IS FURTHER ORDERED that all license certificates and identification cards
16 issued by the Department of Real Estate which are in the possession of Respondent be
17 immediately surrendered by personal delivery or by mailing via the enclosed, self-addressed
18 envelope to:

19 Department of Real Estate
20 Attn: Flag Section
21 P. O. Box 137013
Sacramento, CA 95813-7013

22 This Order shall be effective immediately.

23 IT IS SO ORDERED 4.18.22.

24
25 DOUGLAS R. McCAULEY
26 REAL ESTATE COMMISSIONER

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