

**FILED**

**JAN 24 2023**

**DEPT OF REAL ESTATE**

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1 ANDREA BENTLER, Counsel (SBN 319369)  
 2 Department of Real Estate  
 3 320 West 4th Street, Suite 350  
 4 Los Angeles, California 90013-1105  
 5 Telephone: (213) 576-6982  
 6 Direct: (213) 576-6905  
 7 Fax: (213) 576-6917  
 8 *Attorney for Complainant*

10 BEFORE THE DEPARTMENT OF REAL ESTATE  
 11 STATE OF CALIFORNIA

12 \* \* \*

13 In the Matter of the Application of ) No. H-42455 LA  
 14 )  
 15 JULIO IVAN GARCIA, ) STATEMENT OF ISSUES  
 16 )  
 17 Respondent. )

18 The Complainant, Jason Parson, a Supervising Special Investigator of the State  
 19 of California, for Statement of Issues against JULIO IVAN GARCIA (“Respondent”), is  
 20 informed and alleges in his official capacity as follows:

21 1.

22 On or about February 14, 2022, Respondent made application to the Department  
 23 of Real Estate (“Department”) of the State of California for a real estate salesperson license.

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1 FIRST CAUSE FOR DENIAL

2 (ADVERTISING AND SOLICITING AS A REAL ESTATE SALESPERSON WHEN NOT  
3 LICENSED TO ACT AS A REAL ESTATE SALESPERSON)

4 2.

5 At no time herein mentioned had Respondent been licensed by the Department  
6 in any capacity.

7 3.

8 For an unknown period of time, including October 14, 2022, through December  
9 23, 2022, Respondent advertised and solicited consumers on a website,  
10 www.julioivangarcia.com. The website solicited the public to contact Respondent for services  
11 requiring Department licensure. The website also displayed properties that purport to be  
12 Respondent's active listings and sales.

13 4.

14 On or about November 7, 2022, Department Special Investigator Chang  
15 reviewed the six (6) properties advertised on the website and determined only four (4) of them  
16 were real, searchable addresses. A search of property records determined Respondent never  
17 possessed an ownership interest in any of those four (4) properties.

18 5.

19 On or about November 7, 2022, Department Special Investigator Chang  
20 conducted a "Whois" search of www.julioivangarcia.com. The search showed that the website  
21 was created on February 17, 2022, and is registered through Squarespace Domains, LLC. The  
22 search showed that registrant identity is private.

23 6.

24 On or about November 8, 2022, Department Special Investigator Chang served a  
25 Subpoena Duces Tecum upon Squarespace Domains, to obtain the registrant identity and  
26 information of the website www.julioivangarcia.com. On or about December 28, 2022,  
27 Squarespace Domains responded with a refusal to produce the requested information.

1 7.

2 On or about November 10, 2022, Department Special Investigator Chang served  
3 a Subpoena Duces Tecum upon California Regional Multiple Listing Service, Inc, to obtain: 1)  
4 certified copies of all Multiple Listing Service (“MLS”) activity regarding five (5) properties  
5 advertised on Respondent’s website; and 2) copies of all MLS activity by any individual named  
6 “Julio Ivan Garcia.” On or about November 15, 2022, California Regional MLS furnished a  
7 response to the subpoena, providing the MLS histories of the five (5) requested properties.  
8 None of the properties indicated any connection to Respondent.

9 8.

10 On or about December 5, 2022, Respondent called Department Special  
11 Investigator Chang to inquire about the status of his application. During the phone call, they  
12 discussed Respondent’s intention, once licensed, to join the real estate team of Monica Rivera,  
13 real estate salesperson license ID no. 01996293. Upon further questioning by the investigator,  
14 Respondent stated that the referrals were incidental and that Respondent had never actively  
15 solicited on behalf of Monica Rivera.

16 9.

17 On or about December 23, 2022, Department Special Investigator Chang called  
18 Respondent to inquire about his website. During the phone call, upon being informed his  
19 website constituted unlicensed activity, Respondent deactivated the website.

20 10.

21 Respondent’s acts of advertising and soliciting consumers on a website in which  
22 he holds himself out to be a real estate salesperson, as described in Paragraphs 2 through 10  
23 above, are acts that require a real estate salesperson license, in violation of Business and  
24 Professions Code section 10130.

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1 SECOND CAUSE FOR DENIAL

2 (CRIMINAL CONVICTION)

3 11.

4 On or about September 11, 2018, in the Superior Court of California, County of  
5 Los Angeles, Case No. 8MN01610, Respondent was convicted on a plea of nolo contendere for  
6 violation of Vehicle Code section 20002(a) (hit and run involving property damage), a  
7 misdemeanor. The imposition of the sentence was suspended. Respondent was placed on  
8 summary probation for thirty-six (36) months, on certain terms and conditions, including, in  
9 part, payment of victim restitution in an amount to be determined, and payment of fines and  
10 fees.

11 12.

12 The crime of which Respondent was convicted, as described in Paragraph 12  
13 above, by its facts and circumstances, bears a substantial relationship under Section 2910, Title  
14 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real  
15 estate licensee.

16 13.

17 The crime of which Respondent was convicted, as described in Paragraphs 12  
18 above, constitutes cause for denial of Respondent's application for a real estate license under  
19 California Business and Professions Code sections 480(a)(1) and 10177(b).

20 14.

21 These proceedings are brought under the provisions of Section 10100, Division  
22 4 of the Business and Professions Code of the State of California and Sections 11500 through  
23 11528 of the California Government Code.

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WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent JULIO IVAN GARCIA and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California this 23rd day of January, 2023.

  
\_\_\_\_\_  
Jason Parson  
Supervising Special Investigator

cc: JULIO IVAN GARCIA  
Jason Parson  
Sacto.