

FILED

JUL 30 2025

DEPT. OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)
) DRE No. H-43011 LA
JANET LOUISE FARLEY;)
)
TREVOR BRENT VALENZUELA; and)
)
JONATHAN GABRIEL SANCHEZ,)
)
Respondents.)

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 June 26, 2025, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondents TREVOR BRENT VALENZUELA and JONATHAN GABRIEL SANCHEZ ("Respondents"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("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 respondents.

FINDINGS OF FACT

1.

On May 15, 2025, Veronica Kilpatrick 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 Respondent's last known mailing address on file with the Department on May 19, 2025.

2.

On June 26, 2025, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent VALENZUELA's and Respondent SANCHEZ's default were entered herein.

RESPONDENTS VALENZUELA'S AND SANCHEZ'S LICENSE HISTORIES

3.

Respondent VALENZUELA is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson (license number 01995458). Respondent VALENZUELA was originally licensed as a real estate salesperson on or about December 29, 2015, and has been so licensed from on or about December 29, 2015 to December 28, 2019, January 14, 2020 to January 13, 2024, and February 9, 2024 through the present.

From on or about December 29, 2015 to January 13, 2020, VALENZUELA's address of record with the Department of Real Estate was 13438 Aubrey St., Poway, CA 92064. From on or about January 14, 2020 to February 8, 2024, VALENZUELA's address of record with the Department of Real Estate was 5035 Del Monte Ave., #1, San Diego, CA 92107. From February 9, 2024 through the present, VALENZUELA's address of record with the Department of Real Estate has been 4303 Coronado Ave., San Diego, CA 92107. At no time has Respondent VALENZUELA had a fictitious business name registered with the Department of Real Estate. Respondent VALENZUELA's sponsoring brokers have been:

Sponsoring Broker (License Number)	Designated Officer (License Number)	Dates of Sponsorship
Real Estate of the Pacific, Inc. (01767484)	Valerie Susan Swanson (01803552)	January 20, 2016 to October 3, 2017
Janet Louise Farley (01005494)	NA	October 10, 2017 to July 31, 2018
Big Block Realty, Inc. (01885775)	Kimberly Tyler McKeag (01981341)	August 1, 2018 to December 28, 2018; January 14, 2020 to February 21, 2022
Janet Louise Farley (01005494)	NA	February 22, 2022 to January 13, 2024; February 9, 2024 through the present

4.

Respondent SANCHEZ is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson (license number 02117990). Respondent SANCHEZ was originally licensed as a real estate salesperson on or about September 29, 2020, and has been so licensed since then.

UNLICENSED ENTITIES

5.

Covenant Realty of CA, LLC

At no time has Covenant Realty of CA, LLC been licensed with the California Department of Real Estate in any capacity.

On or about May 1, 2025, Covenant Realty of CA, LLC was suspended by the California Secretary of State for failing to file tax returns and/or pay taxes.

Blueprint Home Builders, LLC

At no time has Blueprint Home Builders, LLC been licensed with the California Department of Real Estate in any capacity. At no time has Blueprint Home Builders, LLC been a fictitious business name for VALENZUELA, and/or SANCHEZ.

Valencorp

At no time has Valencorp been licensed with the California Department of Real Estate in any capacity. At no time has Valencorp been a fictitious business name for VALENZUELA, and/or SANCHEZ.

Savas Realty

At no time has Savas Realty been licensed with the California Department of Real Estate in any capacity. At no time has Savas Realty been a fictitious business name for VALENZUELA, and/or SANCHEZ. Savas Realty's managing partner is FARLEY. Savas Realty's founder and partner is Joseph Jordan Rodriguez Valenzuela.

American Home Shield

At no time has American Home Shield been licensed with the California Department of Real Estate in any capacity. At no time has American Home Shield been a fictitious business name for VALENZUELA, and/or SANCHEZ.

Caleb Brandalise

At no time has Caleb Brandalise been licensed with the California Department of Real Estate in any capacity.

Joseph Jordan Rodriguez Valenzuela

At no time has Joseph Jordan Rodriguez Valenzuela aka Joseph Valenzuela has been licensed with the California Department of Real Estate in any capacity.

From on or about August 9, 2021 through the present, Joseph Jordan Rodriguez Valenzuela has been licensed as a real estate sales agent (license number 718361) with the Texas Real Estate Commission with FARLEY as his responsible broker (license no. 696531).

SALESPERSONS WITHOUT FARLEY AS A RESPONSIBLE BROKER

6.

Christina Marie Schwalm

Christina Marie Schwalm (salesperson license no. 01940225) has been licensed as a real estate salesperson (license no. 01940225) from on or about November 5, 2013 through the present. Christina Marie Schwalm's most recent responsible broker was Platinum Desert Realty, Inc. (license no. 02112380) from on or about March 11, 2021 to April 20, 2022. Christina Marie Schwalm has not had a responsible broker from on or about April 21, 2022 through the present. Christina Marie Schwalm is not now, and has never been, licensed with FARLEY as her responsible broker.

Brent Evan Schwalm

Brent Evan Schwalm (salesperson license no. 02008124) has been licensed as a real estate salesperson (license no. 02008124) from on or about April 6, 2017 through the present. Brent Evan Schwalm's most recent responsible broker was Platinum Desert Realty, Inc. (license no. 02112380) from on or about March 11, 2021 to February 14, 2023. Brent Evan Schwalm has not had a responsible broker from on or about February 15, 2023 through the present. Brent Evan Schwalm is not now, and has never been, licensed with FARLEY as his responsible broker.

7.

To date, the Department has incurred investigation costs of \$5,672.80.

8.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on May 19, 2025, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

The conduct, acts, and/or omissions of Respondent VALENZUELA, as set forth in the Accusation, paragraphs 3 to 52 and 59 to 61, are in violation of Code sections 10130 (license required for licensed activities), 10137 (unlawful payment and/or acceptance of compensation), 10138 (unlawful payment of compensation), 10159.5 (unlicensed fictitious business name), 10176(d) (acting for more than one party without knowledge or consent of all parties), 10177(d) (willful disregard or violation of Real Estate Law), and 10177(g) (negligence and/or incompetence).

2.

The conduct, acts, and/or omissions of Respondent SANCHEZ, as set forth in the Accusation, paragraphs 3 to 28, 39 to 45, and 50 to 58, are in violation of Code sections 10130 (license required for licensed activities), 10137 (unlawful payment and/or acceptance of compensation), 10138 (unlawful payment of compensation), 10159.5 (unlicensed fictitious business name), 10176(d) (acting for more than one party without knowledge or consent of all parties), 10177(d) (willful disregard or violation of Real Estate Law), and 10177(g) (negligence and/or incompetence).

3.

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

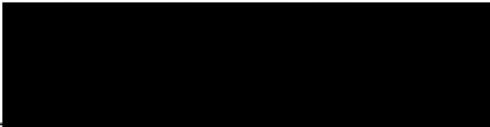
ORDER

All licenses and licensing rights of Respondents TREVOR BRENT VALENZUELA and JONATHAN GABRIEL SANCHEZ 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 August 19, 2025.

DATED: 7/24/2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER


By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

FILED

JUN 26 2025

DEPT. OF REAL ESTATE

By

Department of Real Estate
320 West Fourth St., Ste. 350
Los Angeles, CA 90013

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of:	)	DRE NO. H-43011 LA
	)	
JANET LOUISE FARLEY;	)	
<u>TREVOR BRENT VALENZUELA</u> ; and	)	<u>DEFAULT ORDER</u>
<u>JONATHAN GABRIEL SANCHEZ</u> ,	)	
	)	
Respondents.	)	

Respondents TREVOR BRENT VALENZUELA and JONATHAN
GABRIEL SANCHEZ, having failed to file a Notice of Defense within the time required
by Section 11506 of the Government Code, are now in default. It is, therefore, ordered
that a default be entered on the record in this matter.

IT IS SO ORDERED June 26, 2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

By: 
SHANNAN WEST
Assistant Commissioner, Enforcement