

FILED

OCT 20 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-43039 LA
REAL ESTATE HEAVEN)	
INTERNATIONAL, INC.; and)	
)	
PAUL RAYMOND ARGUETA,)	
individually and as designated officer of)	
Real Estate Heaven International, Inc.,)	
)	
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 October 1, 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, REAL ESTATE HEAVEN INTERNATIONAL, INC. ("REHII") and PAUL RAYMOND ARGUETA ("ARGUETA"), individually and as designated officer of Real Estate Heaven International, Inc., (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 respondent.

FINDINGS OF FACT

1.

On September 8, 2025, Ray Dagnino made the Accusation in his 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 September 09, 2025.

2.

On October 1, 2025, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

LICENSE HISTORY

3.

REHII is presently licensed and/or has license rights under the Real Estate Law as a corporate real estate broker (license number 01945994). REHII was originally licensed on or about January 9, 2014, and has been so licensed since then. REHII's designated officer has been ARGUETA from on or about April 8, 2019 through the present.¹ ARGUETA is the sole owner of REHII. ARGUETA has also been REHII's chief executive officer, secretary, chief financial officer, and sole director from at least November 3, 2023 through the present. REHII has had the following fictitious business names:

- "College of Real Estate" from on or about February 27, 2015 through the present;
- "Luxe by Real Estate Heaven" from on or about November 2, 2015 through the present;
- "Real Estate Heaven" from on or about November 2, 2015 through the present;
- "Real Estate Heaven Training Center" from on or about November 2, 2015 through the present;
- "REH Property Management" from on or about November 6, 2015 through the present;
- "REH Real Estate" from on or about August 11, 2016 through the present; and
- "The C.O.R.E." from on or about February 27, 2015 through the present.

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¹ From on or about January 9, 2014 to April 7, 2019, REHII's designated officer was Robert Edmundo Silva (license number 00860584).

- a. ARGUETA is presently licensed and/or has license rights under the Real Estate Law as a real estate broker (license number 01223040). ARGUETA was originally licensed as a real estate broker on or about August 13, 2010, and has been so licensed since then. Previously, ARGUETA was licensed as a real estate salesperson from on or about May 30, 1997 to November 30, 1998 and from on or about October 25, 2004 to August 12, 2010. ARGUETA has had the fictitious business names, "Argueta Enterprises" and "My Home Group Real Estate," registered with the Department of Real Estate from on or about May 25, 2018 through the present.
- b. Previously, ARGUETA was the designated officer of Lowell & Vanderbilt, Inc. (license number 01960259) and Airlume, Inc. (license number 02104794). ARGUETA was the sole designated officer of Lowell & Vanderbilt, Inc. (license number 01960259) from on or about August 4, 2014 to August 3, 2022. Lowell & Vanderbilt, Inc. was only licensed from on or about August 4, 2014 to August 3, 2022. ARGUETA was the sole designated officer of Airlume, Inc. (license number 02104794) from on or about October 21, 2019 to October 20, 2023. Airlume, Inc. was only licensed from on or about October 21, 2019 to October 20, 2023.

4.

To date the Department has incurred Audit Costs totaling \$11,631.00.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on September 09, 2025, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

6.

The conduct, acts, and/or omissions of Respondents REHII and ARGUETA, as set forth in the Accusation, Paragraphs 3 to 31, are in violation of Code sections 10145, 10148 10159.2 (failure to supervise), 10159.5 (unlicensed fictitious business name), 10162, 10176(e) (commingling), 10176(i) (fraud/dishonest dealing), 10177(d) (willful disregard or violation of the Real Estate Law), 10177(g) (negligence and/or incompetence), 10177(h) (failure to supervise), and 10177(j) (fraud and/or dishonest dealing) and Regulations sections 2725 (failure to exercise reasonable supervision over activities of salespersons), 2731(d) (failure to disclose "non-independent broker escrow"), 2832.1, 2950(g), 2950(h), and 2951.

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7.

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

ORDER

All licenses and licensing rights of Respondents, REAL ESTATE HEAVEN INTERNATIONAL, INC. ("REHII") and PAUL RAYMOND ARGUETA ("ARGUETA") individually and as designated officer of Real Estate Heaven International, Inc., 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 November 10, 2025.

DATED: 10/15/2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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

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9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of:)
12 REAL ESTATE HEAVEN) DRE No. H-43039 LA
13 INTERNATIONAL, INC., and) DEFAULT ORDER
14 PAUL RAYMOND ARGUETA,)
15 individually and as designated)
16 officer of Real Estate Heaven)
International, Inc., Respondents.)

17 Respondents REAL ESTATE HEAVEN INTERNATIONAL, INC.
18 and PAUL RAYMOND ARGUETA, individually and as designated officer of Real Estate
19 Heaven International, Inc., having failed to file a Notice of Defense within the time
20 required by Section 11506 of the Government Code, are now in default. It is, therefore,
21 ordered that a default be entered on the record in this matter.

22 IT IS SO ORDERED OCT 01 2025.

23 CHIKA SUNQUIST
24 REAL ESTATE COMMISSIONER

25 
26 By: SHANNAN WEST
27 Assistant Commissioner, Enforcement