

BEFORE THE COLORADO REAL ESTATE COMMISSION

STATE OF COLORADO

Case No. **RF 2007-003**

FINAL AGENCY ORDER

**IN THE MATTER OF DISCIPLINARY ACTION AGAINST THE REAL ESTATE
BROKER'S LICENSE OF RAYMOND C. THOMAS, Respondent.**

The Colorado Real Estate Commission, having issued an Order for Payment from the Colorado Real Estate Recovery Fund to Raymond C. Thomas (the "respondent") in RF 2007-003 and having been fully advised in the premises therefore, hereby **FINDS THAT:**

1. On or about July 11, 2005, final judgment was entered in favor of Cesar Toledo and against Raymond C. Thomas in the Denver County District Court, Case Number 04CV3921.
2. An application for the issuance of an administrative order directing payment from the Real Estate Recovery Fund in the amount of the actual, direct, out of pocket loss remaining unpaid upon the judgment, and any applicable costs and fees, was filed by Cesar Toledo pursuant to section 12-61-303, C.R.S.
3. The respondent, Raymond C. Thomas, was provided with adequate notice of the recovery fund application.
4. No objection to payment from the fund was filed by the respondent.
5. The Administrative Order for Payment From The Colorado Real Estate Recovery Fund to the applicant was issued on December 12, 2007, in the amount of \$50,000.00.
6. Payment from the recovery fund was made pursuant to that order on March 18, 2008.
7. The Respondent's real estate license was permanently surrendered on February 6, 2008. The Commission has reserved the right to treat the permanent surrender of the Respondent's real estate license in all respects and without exception as a permanent revocation of such license pursuant to § 12-61-113(1), C.R.S.

IT IS THEREFORE ORDERED THAT:

The respondent shall not be eligible to be licensed by the Commission until the respondent has repaid in full the amount paid from the fund, plus interest at the statutory rate, and one year has passed from the date of revocation.

Executed by the Director of the Commission this 20th day of March, 2008



ERIN TOLL
Director
Colorado Real Estate Commission
1560 Broadway
Suite 925
Denver, Colorado 80202
(303) 894-2166

CERTIFICATE OF SERVICE

This is to certify that I have duly served the within **FINAL AGENCY ORDER** upon all parties herein by depositing copies of same in the United States mail, first-class postage prepaid, at Denver, Colorado, this 26th day of March 2008 addressed as follows:

Raymond C. Thomas
5644 W. 72nd Avenue
Arvada, CO 80003

Marcia Waters