DEPARTMENT OF REAL ESTATE
P. O. Box 187007
Sacramento, CA 95818-7007

Telephone: (916) 227-0789

FILED
MAY 24 2011
DEPARTMENT OF REAL ESTATE
By R. Mar

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: JASON WARREN SHIPLEY	NO. H-5616 SAC ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner (Commissioner) of the State of California has caused an investigation to be made of the activities of JASON WARREN SHIPLEY (SHIPLEY), including engaging in the business of, acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning of Section 10131(b) of the California Business & Professions Code (the Code). Based upon the findings of that investigation, as set forth below, the Commissioner has determined and is of the opinion that SHIPLEY, has violated Section 10130 of the Code by engaging in the business of or acting as a real estate salesperson or broker, within the meaning of Sections 10130 (act as a real estate broker or salesman without a license) and 10131(b) (engaging in property management activities) of the Code without first having obtained a real estate license from the California Department of Real Estate (Department).

///

///

FINDINGS OF FACT

1. At no time after December 30, 2009 was SHIPLEY, licensed by the Department as a real estate broker or real estate salesperson, as appropriate.

2. At all times mentioned herein between on or about January 12, 2010 and continuing up to at least April 29, 2011, SHIPLEY engaged in the business of, acted in the capacity of, or assumed to act as a real estate broker within the State of California within the meaning of Section 10131(b) of the Code, including leasing, renting, or offering places to rent, negotiating the sale or purchase of leases of real property or collecting rents on real property for compensation or in expectation of compensation, including but not limited to real property commonly known as: 1721 Stone Canyon Drive, Roseville, California and 3850 Robertson Avenue, Sacramento, California.

CONCLUSIONS OF LAW

3. Based on the findings of fact contained in paragraphs 1 and 2, SHIPLEY, among other things, solicited and/or performed services for landlords, borrowers, including but not limited collecting rents and depositing the same into trust accounts, offering places to rent on behalf of landlords, for or in expectation of a compensation and claimed, demanded, charged, received, collected or contracted for an advanced fee for such services. Thus, SHIPLEY violated Sections 10130 and 10131(b) of the Code.

///

///

///

///

///

///

///

///

///

DESIST AND REFRAIN ORDER

Now, therefore JASON WARREN SHIPLEY IS HEREBY ORDERED to immediately desist and refrain from:

(1) Performing any and all acts within the State of California for which a real estate salesperson or broker license is required, unless and until he or she obtains a real estate salesperson or broker license.

DATED: 5/23/11

BARBARA J. BIGBY
Acting Real Estate Commissioner

-NOTICE-

Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)...."

cc: JASON WARREN SHIPLEY
3811 Northhaven Drive
Rocklin, CA 95677

JASON WARREN SHIPLEY
8590 Theodore Avenue
Sacramento, CA 95828