FILED

BUREAU OF REAL ESTATE
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March 10, 2014

BUREAU OF REAL ESTATE

By L. Jones

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: LYNNE TOWNSEND MOULE	No. H-6091 SAC ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau) has caused an investigation to be made of the activities of LYNNE TOWNSEND MOULE (MOULE), 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 and 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:

MOULE 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 Section 10131(b) (real property management) of the Code without first having obtained a real estate license from the California Bureau of Real Estate (Bureau).

FINDINGS OF FACT

1. At no time mentioned herein was MOULE licensed by the Bureau as a real estate broker or real estate salesperson.

2. At all times mentioned herein, between on or about July 1, 2010, and continuing up to at least February 21, 2014, MOULE 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 or renting or offering to lease or rent, or places for rent, or soliciting listings of places for rent, or soliciting prospective tenants, or negotiating the sale, purchase or exchange of leases on real property, or on a business opportunity, or collecting rents from real property or improvement thereon, or from business opportunities, including but not limited to that certain real property commonly known as 1236 Britt Lane, Red Bluff, California, 21005 Dusty Way, Red Bluff, California, 730 Ashmount, Red Bluff, California, and 22275 Brent Road, Red Bluff, California.

3. From approximately July 1, 2010, through February 21, 2014, MOULE solicited property for rent through her website bcconnects.com.

CONCLUSIONS OF LAW

1. Based on the Findings of Fact contained in Paragraphs 1 through 3, above, MOULE has performed and/or participated in property management activities which require a real estate license under Section 10131(b) of the Code during a period of time when MOULE was not licensed by the Department in any capacity, in violation of Section 10130 of the Code.

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DESIST AND REFRAIN ORDER

Now, therefore, LYNNE TOWNSEND MOULE IS HEREBY ORDERED to immediately Desist and Refrain from:

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

DATED: FEB 28 2014

REAL ESTATE COMMISSIONER

By: JEFFREY MASON
Chief Deputy 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)..."