Sacto Filing

FILED

DEC - 6 2012

DEPARTMENT OF REAL ESTATE
BY: K Niederholt

DEPARTMENT OF REAL ESTATE
P. O. Box 187007
Sacramento, CA 95818-7007
Telephone: (916) 227-0791

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	NO. H- 38594 LA
ANA ESCALANTE,	ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of ANA ESCALANTE ("ESCALANTE"). Based on the investigation, the Commissioner has determined that ESCALANTE has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) and including the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of California within the meaning of Section 10131(a) (soliciting buyers of real property) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

Whenever acts referred to below are attributed to ESCALANTE, those acts are alleged to have been done by ESCALANTE, acting by herself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, and using the other names or fictitious names unknown at this time.

FINDINGS OF FACT

1. At no time herein mentioned has ESCALANTE been licensed by the Department in any capacity.

2. During 2009 and 2010, for or in expectation of compensation, ESCLANTE solicited Andy P. to purchase real property located at 16866 Kingsbury Court #201, Granada Hills, CA.

CONCLUSIONS OF LAW

3. Based on the findings of fact contained in paragraphs 1 and 2, ESCALANTE solicited buyers and performed services for those buyers which requires a real estate license under Section 10131(a) of the Code, during a period of time when ESCALANTE was not licensed by the Department in any capacity, in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein,

ANA ESCALANTE is HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required until properly licensed, in particular, soliciting buyers and/or performing services for buyers unless and until ANA ESCALANTE obtains a real estate broker license issued by the Department.

DATED: 10/11, 2012

REAL ESTATE COMMISSIONER

By WAYNE S. BELL
Chief Counsel

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: ANA ESCALANTE
20251 Ventura Blvd., Suite A
Woodland Hills, CA 91364