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3	FEB 1 5 2019
4	DEPARTMENT OF REAL ESTATE
5	By X. Knopp
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8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
	* * *
11	In the Matter of the Accusation of: DRE No. H-12318 SF
12	JOHN STEPHEN SHIELLS,
13	Respondent.
14	ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE
15	On October 18, 2018, an Accusation was filed in this matter against Respondent
16	JOHN STEPHEN SHIELLS ("Respondent").
17	On January 23, 2019, Respondent petitioned the Commissioner to voluntarily
18	surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions
19	Code.
. 20	IT IS HEREBY ORDERED that Respondent JOHN STEPHEN SHIELLS's petition
21	for voluntary surrender of his real estate broker license is accepted as of the effective date of this
22	Order as set forth below, based upon the understanding and agreement expressed in Respondent's
23	Declaration dated January 23, 2019, (attached as Exhibit "A" hereto).
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1	Respondent's license certificate and pocket card shall be sent to the below-listed address so that
2	they reach the Department of Real Estate on or before the effective date of this Order:
3	DEPARTMENT OF REAL ESTATE
4	Attention: Licensing Flag Section
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7	DATED: February 14, 2019
8	Driviel J. Srivera
9	ACTING REAL ESTATE COMMISSIONER
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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* *

In the Matter of the Accusation of

1.

JOHN STEPHEN SHIELLS,

DRE No. H-12318 SF

Respondent.

DECLARATION

My name is JOHN STEPHEN SHIELLS, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license(s) issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2. I understand that by so voluntarily surrendering my license(s), I may be relicensed as a broker or a salesperson, or issued a new mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering my license(s), I agree to the following:

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The filing of this Declaration shall be deemed as my petition for voluntary

surrender.

2. It shall also be deemed to be an understanding and agreement by me that I waive all rights I have to require the Commissioner to prove the allegations contained in the Accusation filed in this matter at a hearing held in accordance with the provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and that I also waive other rights afforded to me in connection with the hearing such as the right to discovery, the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

9 3. I further agree that upon acceptance by the Commissioner, as evidenced by
an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed
in the Department Case No. H-12318 SF, may be considered by the Department to be true and
correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
Government Code Section 11522.

4. I freely and voluntarily surrender all my licenses and license rights under the Real Estate Law.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed $\boxed{324.23}$, 2019, at $\boxed{4434.23}$, California.

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JOH STEPHEN SH