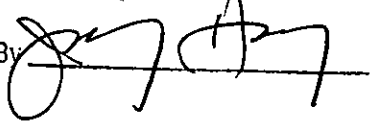


FILED
NOV 27 2000

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-28794 LA
RANGELL REALTY CORPORATION)	
Respondent.)	

DECISION AFTER DEFAULT

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on November 6, 2000, and the findings of fact set forth herein are based on one or more of the following: (1) respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

I

(a) On September 27, 2000, Thomas McCrady made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to respondent's last known mailing address on file with the Department on September 27, 2000. Respondent filed a Notice of Defense and then withdrew its request for a hearing on November 1, 2000.

(b) On November 6, 2000, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

II

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, made the Accusation in his official capacity.

III

At all times mentioned herein, RANGELL REALTY CORPORATION (Respondent) was and still is licensed by the Department of Real Estate of the State of California ("Department") as a corporate real estate broker.

IV

At all times mentioned herein, for or in expectation of compensation, Respondent engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Section 10131 of the California Business and Professions Code (Code).

V

On or about July 1, 1998, the corporate powers, rights and privileges of Respondent were suspended pursuant to the provisions of the California Bank and Corporation Tax Law.

DETERMINATION OF ISSUES

The corporate suspension of Respondent would have constituted grounds for the denial of Respondent's real estate broker license under Section 2742 of Chapter 6, Title 10, California Code of Regulations and is now cause to revoke the license and license rights of Respondent pursuant to Section 10177(f) of the California Business and Professions Code.

ORDER

The license and license rights of RANGELL REALTY CORPORATION under the provisions of Part 1 of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on December 18, 2000.

IT IS SO ORDERED November 15, 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



SACTO

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)

Case No. H-28794 LA

RANGELL REALTY CORPORATION,)

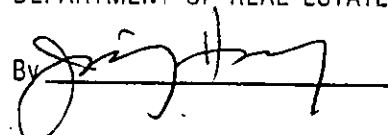
OAH No. L-2000100201

Respondent.

FILED
OCT 18 2000

DEPARTMENT OF REAL ESTATE

NOTICE OF HEARING ON ACCUSATION

By 

To the above-named Respondent(s):

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, CA 90013-1105 on THURSDAY, NOVEMBER 9, 2000, at the hour of 9:00 A.M., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

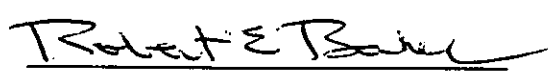
You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: October 18, 2000

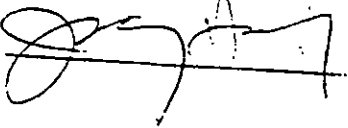
By 
ROBERT E. BAKER
Assistant Chief Counsel

cc: Rangell Realty Corporation
Sacto.
OAH
CW

SAC 10

Robert E. Baker, Counsel
State Bar No. 53100
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105
(213) 576-6905

FILED
SEP 27 2000
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	
)	No. H-28794 LA
)	
RANGELL REALTY CORPORATION,)
)	A C C U S A T I O N
)	
Respondent.)
_____)	

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against RANGELL REALTY CORPORATION, alleges as follows:

I

The Complaint, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity,

II

At all times mentioned herein, RANGELL REALTY CORPORATION ("Respondent") was and still is licensed by the Department of Real estate of the State of California ("Department") as a corporate real estate broker.

///

III

1 On or about July 1, 1998, the corporate powers, rights
2 and privileges of Respondent were suspended pursuant to the
3 provisions of the California Bank and Corporation Tax Law.
4

IV

5 Said corporate suspension would have constituted
6 grounds for the denial of Respondent's corporate real estate
7 broker license under Section 2742 of Chapter 6, Title 10,
8 California Code of Regulations and is now cause to revoke the
9 license and license rights of Respondent pursuant to
10 Section 10177(f) of the California Business and Professions Code.
11

V

12 The address maintained by the Respondent with the
13 Department of Real Estate is 8635 E. Florence Avenue,
14 Suite 103, Downey, California, 90240. Respondent is no
15 longer at this address, has informed the Department of no
16 new address, and is presently maintaining no known address
17 in California wherein it is licensed to conduct activities
18 requiring a real estate license. This is in violation of
19 Section 10162 of the Code and is further cause to revoke or
20 suspend the license of Respondent pursuant to Section 10165
21 of the Code.
22

23 ///

24 ///

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27 ///

1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of RANGELL
5 REALTY CORPORATION under the Real Estate Law and for such other
6 and further relief as may be proper under applicable provisions
7 of law.

8 Dated at Los Angeles, California
9 this 27th day of September, 2000.

10
11 
12 _____
13 Deputy Real Estate Commissioner
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22
23

24 cc: Rangell Realty Corporation
25 Thomas McCrady
26 ↓SACTO
27 CW