



2.

Respondent RICKEY EARL BAILEY ("BAILEY") filed a Notice of Defense. Respondent was duly notified of the hearing, which was scheduled for December 15, 2011.

3.

BAILEY failed to appear at the December 15, 2011 hearing. On December 27, 2011, BAILEY's default was entered herein.

4.

On April 9, 2011, an individual named "Ervin Robins" signed for receipt of the certified mailing sent to Respondent ANNIE BELL SIMMONS ("SIMMONS").

5.

On , no Notice of Defense having been filed by SIMMONS within the time prescribed by Section 11506 of the Government Code, Respondent SIMMONS's default was entered herein.

#### LICENSE HISTORY

6.

BAILEY is presently licensed or has license rights issued by the Department of Real Estate ("Department") as a real estate broker. BAILEY was first licensed by the Department as a broker on June 2, 2003. From June 2, 2003 to the present, BAILEY has had the d.b.a. "Autumn Leaf Real Estate/Property Mgmt" registered with the Department.

7.

SIMMONS is presently licensed or has license rights issued by the Department as a real estate salesperson. SIMMONS was first licensed by the Department as a salesperson on April 28, 2001. From May 16, 2005 through the present, SIMMONS has been employed under the broker license of BAILEY.

ADVANCE FEE VIOLATIONS

(SIMMONS - AUTUMN LEAF INVESTMENT CLUB, LLC)

8.

Autumn Leaf Investment Club, LLC ("ALIC") is not now, and has never been, licensed by the Department in any capacity. ALIC is registered as a corporation with the California Secretary of State, at the same business address as SIMMONS's broker. SIMMONS is the agent for service of process for ALIC. SIMMONS signed as the organizer of ALIC in the Articles of Organization for ALIC. SIMMONS is also listed as the CEO of ALIC on company documents.

9.

On or about January 22, 2009, Mark and Yvonne Eisner (the "Eisners") entered into a loan modification agreement in which they agreed to pay ALIC advance fees of \$950. On January 22, 2009, the Eisners issued \$500 to ALIC by credit card, prior to obtaining any modification on their home loan.

10.

On or about January 25, 2009, Michael S. Berry ("Berry") entered into a loan modification agreement in which he agreed to pay ALIC advance fees of \$950. On January 27, 2009, Berry issued \$500 to ALIC by credit card, prior to obtaining any modification on his home loan.

BROKERAGE

(BAILEY - AUTUMN LEAF REAL ESTATE/PROPERTY MGMT)

11.

At all times mentioned, in the city of Temecula, County of Riverside, BAILEY acted as a real estate broker conducting licensed activities within the meaning of Code Section 10131(b) by operating a property management brokerage, d.b.a. Autumn Leaf Real Estate/Property Mgmt.

## AUDIT

12.

On August 31, 2010, the Department completed an audit examination of the books and records of BAILEY pertaining to the property management activities described in Paragraph 11 that require a real estate license. The audit examination covered a period of time beginning from December 1, 2007 to February 18, 2010. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report SD 090029 and the exhibits and workpapers attached to said audit report.

### VIOLATIONS OF THE REAL ESTATE LAW

13.

In the course of activities described in Paragraph 11 above and during the examination period described in Paragraph 12, BAILEY acted in violation of the Code and the Regulations in that:

(a) BAILEY's property management bank account had a minimum shortage of \$32,311.08, as of February 18, 2010. The bank account also was not designated as a trust account in the name of BAILEY or Autumn Leaf Real Estate and Property Mgmt, in violation of Code Section 10145 and Regulations 2832.1 and 2832.

(b) The trust fund receipts and disbursements for Bailey's property management activities were deposited into Bailey's general account and commingled with Bailey's funds, in violation of Code Sections 10145 and 10176(e) and Regulations 2832 and 2835.

(c) The columnar records maintained for the handling of trust fund receipts and security deposits were inaccurate and incomplete, in violation of Code Section 10145 and Regulation 2831.

(d) The separate records maintained for handling of trust fund receipts and disbursements were inaccurate and incomplete. They not did reflect accurate dates of when trust funds were received, dates and amounts of disbursements, and a running daily balance, in violation of Code Section 10145 and Regulation 2831.1.

(e) Bailey did not maintain a monthly trust fund reconciliation of all separate records to the columnar records of trust funds received and disbursed from his bank account, in violation of Code Section 10145 and Regulation 2831.2.

(f) Bailey's operating expenses and payrolls were disbursed from the same general account into which Bailey deposited trust funds from his property management services. The balance of Bailey's general account was reduced to an amount less than the amount of trust funds deposited. This amounted to an unauthorized disbursement or conversion of funds, in violation of Code Sections 10145, 10176(i) and 10177(j).

(g) The bank account used by Bailey was not designated as a trust account in the name of Bailey or the fictitious business name Bailey registered with the Department, in violation of Code Section 10145 and Regulation 2832..

(h) Not all invoices, receipts and disbursements related to Bailey's property management activities were made available for the audit. This failure to retain records violated Code Section 10148.

#### DETERMINATION OF ISSUES

1.

The fees collected by ALIC and SIMMONS, as described in Paragraphs 9 and 10 above, constitute advance fee agreements within the meaning of Code Section 10026. SIMMONS failed to submit an advance fee agreement to the Commissioner within ten calendar days of its use, in violation of Code Section 10085 and Section 2970 of the Regulations.

2.

Under Code Sections 10132 and 10137, SIMMONS's activities, as described in paragraphs 9 and 10 above, could only be performed under the real estate broker whom she was licensed at the time of the transactions, and are in violation of Code Section 10130 and 10137.

3.

The conduct, acts and/or omissions of SIMMONS, as set forth above, are cause for the suspension or revocation

of the licenses and license rights of SIMMONS pursuant to Code Sections 10085, 10137, 10177(d) and 10177(g).

4.

The conduct, acts and/or omissions of BAILEY, as set forth above, are in violation of Code Sections 10145, 10176(i), 10177(j) and 10148 and Regulations 2831, 2831.1, 2831.2, 2832 and 2835 and are cause for the suspension or revocation of the real estate license and license rights of BAILEY, under the provisions of Code Sections 10176(e), 10176(i), 10177(j), 10177(d) and 10177(g).

5.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

The licenses and license rights of Respondents RICKEY EARL BAILEY and ANNIE BELL SIMMONS under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on **FEB 13 2012**.

DATED: 1/18/12

BARBARA J. BIGBY  
Acting Real Estate Commissioner



**FILED**

DEC 27 2011

Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, CA 90013

(213) 576-6982

DEPARTMENT OF REAL ESTATE  
BY: Quyen H. Nguyen

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )	
RICKEY EARL BAILEY, d.b.a. )	NO. H-37205 LA
Autumn Leaf Real Estate/Property )	<u>DEFAULT ORDER</u>
Mgmt, and ANNIE BELL SIMMONS )	
Respondents. )	

Respondent RICKEY EARL BAILEY filed a Notice of Defense within the time required by Section 11506 of the Government Code. A hearing was set for December 15, 2011. Respondent was duly notified of the hearing but failed to appear. Respondent is now in default.

Respondent ANNIE BELL SIMMONS, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default.

///

**FILED**

APR 15 2011

JAMES DEMUS, Counsel (SBN 225005)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

DEPARTMENT OF REAL ESTATE  
BY: James B. Demus

Telephone: (213) 576-6982  
(Direct) (213) 576-6910

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of ) No.H-37205-LA  
)  
RICKEY EARL BAILEY, d.b.a. Autumn Leaf )  
Real Estate/Property Mgmt, and ) A C C U S A T I O N  
ANNIE BELL SIMMONS, )  
)  
Respondents. )

The Complainant, Joseph Aiu, a Deputy Real Estate  
Commissioner, for cause of Accusation against RICKEY EARL BAILEY,  
d.b.a. Autumn Leaf Real Estate/Property Mgmt, and ANNIE BELL  
SIMMONS, is informed and alleges as follows:

1.

The Complainant, Joseph Aiu, a Deputy Real Estate  
Commissioner of the State of California, makes this Accusation in  
his official capacity.

2.

All references to the "Code" are to the California  
Business and Professions Code and all references to "Regulations"  
are to Title 10, Chapter 6, California Code of Regulations.



LICENSE HISTORY

3.

RICKEY EARL BAILEY ("BAILEY") is presently licensed or has license rights issued by the Department of Real Estate ("Department") as a real estate broker. BAILEY was first licensed by the Department as a broker on June 2, 2003. From June 2, 2003 to the present, BAILEY has had the d.b.a. "Autumn Leaf Real Estate/Property Mgmt" registered with the Department.

4.

ANNIE BELL SIMMONS ("SIMMONS") is presently licensed or has license rights issued by the Department as a real estate salesperson. SIMMONS was first licensed by the Department as a salesperson on April 28, 2001. From May 16, 2005 through the present, SIMMONS has been employed under the broker license of BAILEY.

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(SIMMONS - AUTUMN LEAF INVESTMENT CLUB, LLC)

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1 6.

2 On or about January 22, 2009, Mark and Yvonne Eisner  
3 (the "Eisners") entered into a loan modification agreement in  
4 which they agreed to pay ALIC advance fees of \$950. On January  
5 22, 2009, the Eisners issued \$500 to ALIC by credit card, prior  
6 to obtaining any modification on their home loan.

7 7.

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9 entered into a loan modification agreement in which he agreed to  
10 pay ALIC advance fees of \$950. On January 27, 2009, Berry issued  
11 \$500 to ALIC by credit card, prior to obtaining any modification  
12 on his home loan.

13 8.

14 The fees collected by ALIC and SIMMONS, as described in  
15 Paragraphs 6 and 7 above, constitute advance fee agreements  
16 within the meaning of Code Section 10026. SIMMONS failed to  
17 submit an advance fee agreement to the Commissioner within ten  
18 calendar days of its use, in violation of Code Section 10085 and  
19 Section 2970 of the Regulations.

20 9.

21 Under Code Sections 10132 and 10137, SIMMONS's  
22 activities, as described in paragraphs 6 and 7 above, could only  
23 be performed under the real estate broker whom she was licensed  
24 at the time of the transactions, and are in violation of Code  
25 Section 10130 and 10137.

26 ///

27 ///

10.

The conduct, acts and/or omissions of SIMMONS, as set forth above, are cause for the suspension or revocation of the licenses and license rights of SIMMONS pursuant to Code Sections 10085, 10137, 10177(d) and/or 10177(g).

BROKERAGE

(BAILEY - AUTUMN LEAF REAL ESTATE/PROPERTY MGMT)

11.

At all times mentioned, in the city of Temecula, County of Riverside, BAILEY acted as a real estate broker conducting licensed activities within the meaning of Code Section 10131(b) by operating a property management brokerage, d.b.a. Autumn Leaf Real Estate/Property Mgmt.

AUDIT

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1 VIOLATIONS OF THE REAL ESTATE LAW

2 13.

3 In the course of activities described in Paragraph 11  
4 above and during the examination period described in Paragraph  
5 12, BAILEY acted in violation of the Code and the Regulations in  
6 that:

7 (a) BAILEY's property management bank account had a  
8 minimum shortage of \$32,311.08, as of February 18, 2010. The  
9 bank account also was not designated as a trust account in the  
10 name of BAILEY or Autumn Leaf Real Estate and Property Mgmt, in  
11 violation of Code Section 10145 and Regulations 2832.1 and 2832.  
12

13 (b) The trust fund receipts and disbursements for  
14 Bailey's property management activities were deposited into  
15 Bailey's general account and commingled with Bailey's funds, in  
16 violation of Code Sections 10145 and 10176(e) and Regulations  
17 2832 and 2835.

18 (c) The columnar records maintained for the handling  
19 of trust fund receipts and security deposits were inaccurate and  
20 incomplete, in violation of Code Section 10145 and Regulation  
21 2831.

22 (d) The separate records maintained for handling of  
23 trust fund receipts and disbursements were inaccurate and  
24 incomplete. They not did reflect accurate dates of when trust  
25 funds were received, dates and amounts of disbursements, and a  
26 running daily balance, in violation of Code Section 10145 and  
27 Regulation 2831.1.

1 (e) Bailey did not maintain a monthly trust fund  
2 reconciliation of all separate records to the columnar records of  
3 trust funds received and disbursed from his bank account, in  
4 violation of Code Section 10145 and Regulation 2831.2.

5 (f) Bailey's operating expenses and payrolls were  
6 disbursed from the same general account into which Bailey  
7 deposited trust funds from his property management services. The  
8 balance of Bailey's general account was reduced to an amount less  
9 than the amount of trust funds deposited. This amounted to an  
10 unauthorized disbursement or conversion of funds, in violation of  
11 Code Sections 10145, 10176(i) and 10177(j).

12 (g) The bank account used by Bailey was not designated  
13 as a trust account in the name of Bailey or the fictitious  
14 business name Bailey registered with the Department, in violation  
15 of Code Section 10145 and Regulation 2832.

16 (h) Not all invoices, receipts and disbursements  
17 related to Bailey's property management activities were made  
18 available for the audit. This failure to retain records violated  
19 Code Section 10148.

20 14.

21 The conduct of BAILEY, described in Paragraph 13,  
22 above, violated the Code and the Regulations as set forth below:

23 PARAGRAPH

PROVISIONS VIOLATED

24 13(a)

25 Code Section 10145 and Regulation  
26 2832.1 and 2832  
27

- 1           13(b)                           Code Sections 10145 and 10176(e)  
  and Regulation 2832 and 2835
- 2           13(c)                           Code Section 10145 and Regulation
- 3   2831
- 4           13(d)                           Code Section 10145 and Regulation
- 5   2831.1.
- 6           13(e)                           Code Section 10145 and Regulation
- 7   2831.2
- 8           13(f)                           Code Sections 10145, 10176(i) and
- 9   10177(j)
- 10          13(g)                           Code Section 10145 and Regulation
- 11   2832
- 12
- 13          13(h)                           Code Section 10148
- 14

15           The foregoing violations constitute cause for the  
16   suspension or revocation of the real estate license and license  
17   rights of BAILEY, under the provisions of Code Sections 10176(e),  
18   10176(i), 10177(j), 10177(d) and/or 10177(g).

19   NEGLIGENCE

20   15.

21           The overall conduct of BAILEY constitutes negligence or  
22   incompetence. This conduct and violation are cause for the  
23   suspension or revocation of the real estate license and license  
24   rights of said Respondent pursuant to Code Section 10177(g).

25   ///  
26   ///  
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 Respondent  
5 RICKEY EARL BAILEY, d.b.a. Autumn Leaf Real Estate/Property Mgmt,  
6 and ANNIE BELL SIMMONS, under the Real Estate Law and for such  
7 other and further relief as may be proper under applicable  
8 provisions of law.

9 Dated at San Diego, California  
10 this 14 day of December, 2010.

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13   
14 Joseph Aiu  
15 Deputy Real Estate Commissioner  
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20  
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23

24 cc: Rickey Earl Bailey  
25 Annie Bell Simons  
26 Sacto.  
27 Joseph Aiu  
L.A. Audits