

**FILED**

JUL 12 2016

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

By 

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In the Matter of the Accusation of	)	CalBRE No. H-40165 LA
	)	
FRANCISCO HOBSON,	)	
	)	
Respondent(s).	)	

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DECISION

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 June 13, 2016, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

Pursuant to Government Code section 11521, the Bureau of Real Estate may order reconsideration of this Decision on petition of any party. The Bureau's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision suspends or revokes one or more real estate licenses on the ground of the violation of the Real Estate Law (commencing with Section 10000 of the Business and Professions Code (Code)) or Chapter 1 (commencing with Section 11000 of the Code) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with Section 11000 of the Code) of Part 2.

FINDINGS OF FACT

1.

On March 11, 2016, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the State of California, Bureau of Real Estate. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Bureau of Real Estate of the State of California (hereinafter "the Bureau") March 14, 2016.

On June 10, 2016, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent FRANCISCO HOBSON ("hereinafter "Respondent") is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (herein "the Code") as a real estate salesperson.

3.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on March 14, 2016, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

The conduct, acts and/or omissions of Respondent constitutes making a substantial misrepresentation, the making of false promise(s) of a character likely to influence, persuade or induce, fraud or dishonest dealing and engaging in unlicensed conduct and is cause for the suspension or revocation of all real estate licenses and license rights of Respondent under the provisions of Code Sections 10176(a), 10176(b), 10176(i) and/or 10177(j) and 10130.

2.

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

ORDER

All licenses and licensing rights of Respondent FRANCISCO HOBSON 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 AUG 02 2016.

DATED: July 5, 2016.

WAYNE S. BELL  
REAL ESTATE COMMISSIONER

By:   
JEFFREY MASON  
Chief Deputy Commissioner

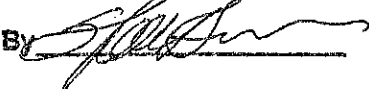
1 Bureau of Real Estate  
2 320 West Fourth St, Ste 350  
3 Los Angeles, CA, 90013

4 (213) 576-6905

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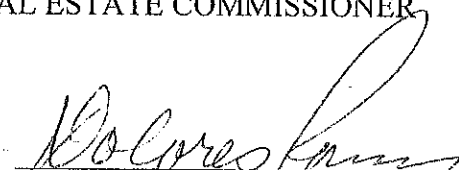
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11 In the Matter of the Accusation of	)	CalBRE NO. <i>H-40165 LA</i>
	)	
12 FRANCISCO HOBSON,	)	<u>DEFAULT ORDER</u>
	)	
13 Respondent.	)	
14	)	

15 Respondent FRANCISCO HOBSON; having failed to file a Notice of  
16 Defense within the time required by Section 11506 of the Government Code, is now in  
17 default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED 6/10/2016

19 WAYNE BELL  
20 REAL ESTATE COMMISSIONER

21  
22 By:   
23 DOLORES RAMOS  
24 Regional Manager

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