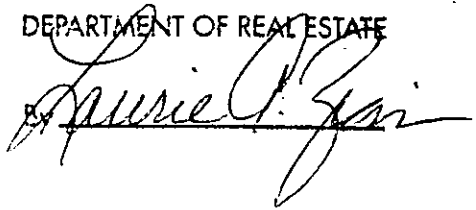


1 Department of Real Estate  
2 P. O. Box 187000  
3 Sacramento, CA 95818-7000  
4 Telephone: (916) 227-0789

FILED  
APR 17 2000

DEPARTMENT OF REAL ESTATE



8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: ) No. H-1447 FRESNO  
12 )  
12 LORI HALLMARK, individually ) ORDER TO DESIST AND REFRAIN  
and doing business as Hallmark ) (B&P Code Section 10086)  
13 Travel and Professional )  
Business Services )  
14 )

15 The Real Estate Commissioner of the State of California  
16 (hereinafter "Commissioner") has determined from evidence  
17 available to her that you, LORI HALLMARK individually and doing  
18 business as Hallmark Travel and Professional Business Services  
19 (hereinafter "you"), while engaged in activities which require a  
20 real estate broker license under the provisions of Section  
21 10131(b) of the California Business and Professions Code  
22 (hereinafter "the Code"), violated Section 10130 of the Code.

23 I

24 At no time mentioned herein were you licensed as a real  
25 estate broker or as a real estate salesperson.

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II

At all times herein mentioned, you engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California within the meaning of Section 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, you leased or rented and offered to lease or rent, and placed for rent, and solicited listings of places for rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon.

III

Between on or about April 27, 1997 and on or about January 28, 2000, on or about the dates tabulated below, in the course of the property management activities described in Paragraph II, above, you solicited and obtained listings of the places for rent tabulated below from the owners tabulated below:

<u>DATE</u>	<u>OWNER</u>	<u>PROPERTY</u>
04/27/97	Nancy Moore	4516 Gilpin Trail 644 Birch Trail 640 Birch Trail 4220 Decatur Trail 4201 Decatur Trail 4405 Decatur Trail 4407 Decatur Trail 3844 Mt. Pinos Way Frazier Park, California
08/27/97	Troy Willoughby Robin Willoughby	3402 California Trail Frazier Park, California

///

	<u>DATE</u>	<u>OWNER</u>	<u>PROPERTY</u>
1			
2	10/08/97	Helen Littlefield	14529 Geneva Court PMC, California
3			
4	10/29/97	J. D. Gear	4415 Ash Trail Frazier Park, California
5	11/08/97	Peter Adams and Judith Adams	4121 Maple Trail Frazier Park, California
6			
7	11/19/97	Shawn Edwards and Penny Edwards	1202 Elliott Frazier Park, California
8	12/09/97	Rob Cartwright and Sonja Cartwright	6840 Frazier Road Frazier Park, California
9			
10	03/20/98	Joe Cox and Jeff Page	336 Escolan Trail Frazier Park, California
11	07/08/98	Brenda Weedall	205 Lakewood Drive Lake of the Woods, Calif.
12			
13	08/05/98	Richard Reyes and Pamela Reyes	3745 Mt. Pinos Way 3728 Mt. Pinos Way 404 Mt. Pinos Way Frazier Park, California
14			
15	09/08/98	William Kennedy	3441 Ohio Trail Frazier Park, California
16			
17	09/09/98	Marty Markham	3480 Mt. Pinos Way Frazier Park, California
18	09/14/98	Donald Billesbach and Bethel Billesbach	4533 Hale Trail Frazier Park, California
19			
20	09/18/98	Jim Winner and Barbara Winner	3509 Nebraska Trail Frazier Park, California
21	09/18/98	Martin Johnson and Addie Johnson	6740 Lakewood Drive Lake of the Woods, Calif.
22			
23	10/09/98	Noel Ruiz and Maria Ramirez	1309 Leisure Lane Pinon Pines, California
24	12/01/98	Robert Tracy and Joan Tracy	125 Truman Trail Frazier Park, California
25			
26	01/09/99	Gerry Rawson	6501 Lakeview Lake of the Woods, Calif.
27	///		

	<u>DATE</u>	<u>OWNER</u>	<u>PROPERTY</u>
1			
2	01/11/99	Robert Tracy and Joan Tracy	3837 Park Drive Frazier Park, California
3			
4	02/20/99	Dan Gough and Christine Gough	3524 Nebraska Trail Frazier Park, California
5	03/25/99	Gerry Rawson	729 San Miguel Trail #B Frazier Park, California
6			
7	04/16/99	Mike Stavro and Yvette Stavro	1216 Snowbird Frazier Park, California
8	05/07/99	Herta Johnson	3432 Nebraska Trail Frazier Park, California
9			
10	05/28/99	Jerry Rogers and Celia Rogers	3580 Santa Clara Trail Frazier Park, California
11	09/16/99	Hazel Veenis	3812 Encino Trail Frazier Park, California
12			
13	11/03/99	Tom Bove and Janice Bove	1213 Snowbird Drive Frazier Park, California
14	11/10/99	Henry Smith and May Smith	2800 Highland Drive LPE, California
15			

IV

Between on or about April 27, 1997, and on or about January 28, 2000, on or about the dates tabulated below, in the course of the property management activities described in Paragraphs II and III, above, you solicited and obtained prospective tenants of, offered for lease and rent, and leased and rented the residential real property tabulated below to the tenants tabulated below, and thereafter collected rents from said tenants on said real property:

- 24 ///
- 25 ///
- 26 ///
- 27 ///

	<u>DATE</u>	<u>TENANT</u>	<u>PROPERTY</u>
1			
2	12/10/97	George Enriquez and Sheri Enriquez	4415 Ash Trail Frazier Park, California
3			
4	12/19/97	Larry Williams and Colleen Romanowski	1202 Elliot Trail Frazier Park, California
5	12/20/97	Donald Collis	6840 Frazier Road Lake of the Woods, Calif.
6			
7	03/05/98	Cheryl Dorsey	14529 Geneva Court Pine Mtn. Club, Calif.
8	03/03/98	Eric Pai and Alison Pai	4121 Maple Trail Frazier Park, California
9			
10	04/02/98	Jeannette Linger	336 Escolan Trail Frazier Park, California
11	07/20/98	Christopher Hunt	6840 Frazier Road Lake of the Woods, Calif.
12			
13	07/29/98	Allen Roe and Mary-Catherine Heydon	205 Lakewood Drive Lake of the Woods, Calif.
14	09/04/98	Eliseo Murillo and Maria Murrillo	3728 Mt. Pinos Way Frazier Park, California
15			
16	09/04/98	Dane McPeak and Misty Morris	3745 Mt. Pinos Way Frazier Park, California
17	09/14/98	Colleen Romanowski	3441 Ohio Trail Frazier Park, California
18			
19	10/02/98	Deadra Walker	6840 Frazier Road Lake of the Woods, Calif.
20	10/24/98	Douglass Masterson	3840 Mt. Pinos Way Frazier Park, California
21			
22	10/31/98	Jessica Fenski	336 Escolan Trail Frazier Park, California
23	11/02/98	Michael McGuire and Melinda McGuire	3509 Nebraska Trail Frazier Park, California
24			
25	11/02/98	Gary Sherfey and Jennifer Scott	4533 Hale Trail Frazier Park, California
26	11/14/98	Jesse Lomask and Molly Dodge	4415 Ash Trail Frazier Park, California
27			

	<u>DATE</u>	<u>TENANT</u>	<u>PROPERTY</u>
1			
2	11/19/98	Todd Sturdevant and Pamela Sturdevant	3402 California Trail Frazier Park, California
3			
4	12/09/98	Frederico Dibartolo & Ana Carolina Dibartolo	6740 Lakewood Drive Lake of the Woods, Calif.
5	12/16/98	Aztec Fence Company	3409 Dakota Trail Frazier Park, California
6			
7	02/02/99	Patricia Quibell	125 Truman Trail Frazier Park, California
8	02/15/99	Eric Anderson and Anita Anderson	1309 Leisure Lane Pinon Pines, California
9			
10	02/20/99	David Jacobs and Bethany Jacobs	3409 Dakota Trail Frazier Park, California
11	03/22/99	John Morgan and Patricia Morgan	3524 Nebraska Trail Frazier Park, California
12			
13	03/26/99	Kelly Ashmore and Lorrie Guay	6501 Lakeview Lake of the Woods, Calif.
14	05/05/99	Bobby Williams and Frances Williams	1216 Snowbird Frazier Park, California
15			
16	06/19/99	Kenneth Stillings and Robin Gomes	4415 Ash Trail Frazier Park, California
17	07/01/99	Tyler Adams and Cheray Couch	3580 Santa Clara Trail Frazier Park, California
18			
19	07/03/99	Michael Martin and Suzette Martin	3432 Nebraska Trail Frazier Park, California
20	08/05/99	Ingrid Krinte	4121 Maple Trail Frazier Park, California
21			
22	08/15/99	Lisa Nukala-Miranda	314 Lakewood Lake of the Woods, Calif.
23	09/20/99	Richard Singleton and Janet Singleton	336 Escolan Trail Frazier Park, California
24			
25	10/07/99	Jesse Gray and Roxann Gray	3812 Encino Trail Frazier Park, California
26	10/15/99	Thomas Becker	6740 Lakewood Drive Lake of the Woods, Calif.
27			

	<u>DATE</u>	<u>TENANT</u>	<u>PROPERTY</u>
1			
2	10/15/99	Troy Heffner and Karyn Heffner	3509 Nebraska Trail Frazier Park, California
3			
4	10/30/99	Ross Marshall	3441 Ohio Trail Frazier Park, California
5	11/04/99	James Leman and Angela Leman	717 Pasadenda Trail Frazier Park, California
6			
7	11/12/99	David Peery and Sandra Peery	1213 Snowbird Drive Frazier Park, California
8	11/17/99	David McDaniel	3580 Santa Clara Trail Frazier Park, California
9			
10	12/16/99	Dean Bentley and Karen Bentley	2800 Highland Drive Frazier Park, California
11	01/12/00	Larry Manchel and Charlotte Manchel	3480 Mt. Pinos Way Frazier Park, California
12			
13	01/15/00	Beverly Taylor	729 San Miguel Trail #B Frazier Park, California
14	01/28/00	Mark Graves and Teri Bader	205 Lakewood Drive Lake of the Woods, Calif.
15			

V

In acting as described in Paragraphs II through IV, inclusive, above, you engaged in the business and acted in the capacity of a real estate broker within the State of California as defined by Section 10131(b) of the Code.

VI

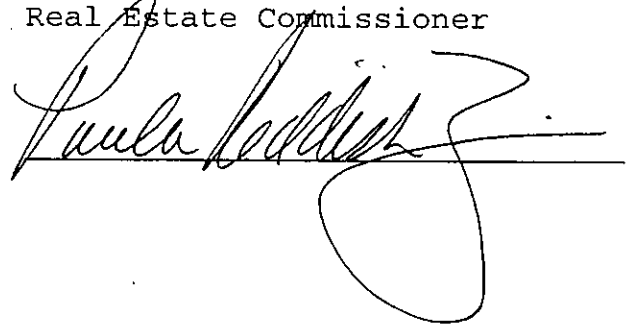
In acting as described in Paragraphs II through V, inclusive, above, you violated Section 10130 of the Code.

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1                   NOW, THEREFORE, YOU, LORI HALLMARK, ARE HEREBY ORDERED  
2 TO DESIST AND REFRAIN from performing any activities for which a  
3 real estate license is required unless you comply with Section  
4 10130 of the Code.

5                   DATED: April 14, 2000

6                   PAULA REDDISH ZINNEMANN  
7                   Real Estate Commissioner

8   
9

10 cc: LORI HALLMARK  
11       78 Landfill Road  
12       Lebec, CA 93243

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