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FILED

SEP 26 2005

DEPARTMENT OF REAL ESTATE

By *Jean Arum*

In the Matter of the Accusation of) No. H-2273 SD
)
STELLA DeLOISE MARTIN,)
)
Respondent.)
_____)

ORDER GRANTING REINSTATEMENT OF LICENSE

On November 4, 1996, a Decision was rendered herein revoking the real estate salesperson license of Respondent. On February 22, 2001, an Order was issued herein granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on April 18, 2001, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On May 21, 2004, Respondent petitioned for reinstatement of said real estate salesperson license and the Attorney General of the State of California has been given notice of the filing of the petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the

1 requirements of law for the issuance to Respondent of an
2 unrestricted real estate salesperson license and that it would
3 not be against the public interest to issue said license to
4 Respondent.

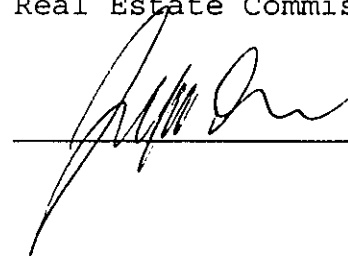
5 NOW, THEREFORE, IT IS ORDERED that Respondent's
6 petition for reinstatement be and hereby is granted and that a
7 real estate salesperson license be issued to Respondent if
8 Respondent satisfies the following condition within nine (9)
9 months from the date of this order:

10 Submittal of a completed application and payment of the
11 fee for a real estate salesperson license.

12 This Order shall become effective immediately.

13 DATED: 7-14-05

14 JEFF DAVI
15 Real Estate Commissioner

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FILED

MAR 28 2001

DEPARTMENT OF REAL ESTATE

By Jean M. Muro

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)

STELLA DELOISE MARTIN,)

Respondent.)

No. H-2273 SD

ORDER DENYING REINSTATEMENT OF LICENSE

On November 4, 1996, a Decision was rendered herein
revoking the real estate salesperson license of Respondent.

On January 14, 2000, Respondent petitioned for
reinstatement of said real estate salesperson license, and the
Attorney General of the State of California has been given notice
of the filing of said petition.

I have considered the petition of Respondent and the
evidence and arguments in support. Respondent has failed to
demonstrate to my satisfaction that Respondent has undergone
sufficient rehabilitation to warrant the reinstatement of
Respondent's real estate salesperson license. Respondent

1 continues to minimize the nature of the conduct that led to the
2 disciplinary action in this matter. Respondent has not
3 demonstrated a change in attitude from that which existed at the
4 time of the conduct in question and Respondent has not presented
5 any evidence of compliance with Section 2911(m) of the
6 Regulations. Consequently, I am not satisfied that Respondent is
7 sufficiently rehabilitated to receive an unrestricted real estate
8 salesperson license. Additional time in a supervised setting is
9 required to establish that Respondent is rehabilitated.

10 I am satisfied, however, that it will not be against
11 the public interest to issue a restricted real estate salesperson
12 license to Respondent.

13 NOW, THEREFORE, IT IS ORDERED that Respondent's
14 petition for reinstatement of Respondent's real estate
15 salesperson license is denied.

16 A restricted real estate salesperson license shall be
17 issued to Respondent pursuant to Section 10156.5 of the Business
18 and Professions Code, if Respondent satisfies the following
19 conditions within nine (9) months from the date of this Order:

20 1. Submittal of a completed application and payment of
21 the fee for a real estate salesperson license.

22 2. Submittal of evidence of having, since the most
23 recent issuance of an original or renewal real estate license,
24 taken and successfully completed the continuing education
25 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
26 for renewal of a real estate license.

1 The restricted license issued to Respondent shall be
2 subject to all of the provisions of Section 10156.7 of the
3 Business and Professions Code and to the following limitations,
4 conditions and restrictions imposed under authority of Section
5 10156.6 of that Code.

6 A. The restricted license issued to Respondent may be
7 suspended prior to hearing by Order of the Real Estate
8 Commissioner in the event of Respondent's conviction or plea of
9 nolo contendere to a crime which is substantially related to
10 Respondent's fitness or capacity as a real estate licensee.

11 B. The restricted license issued to Respondent may be
12 suspended prior to hearing by Order of the Real Estate
13 Commissioner on evidence satisfactory to the Commissioner that
14 Respondent has violated provisions of the California Real Estate
15 Law, the Subdivided Lands Law, Regulations of the Real Estate
16 Commissioner or conditions attaching to the restricted license.

17 C. Respondent shall submit with any application for
18 license under an employing broker, or any application for
19 transfer to a new employing broker, a statement signed by the
20 prospective employing broker on a form approved by the Department
21 of Real Estate which shall certify:

22 (1) That the employing broker has read the Decision of
23 the Commissioner which granted the right to a
24 restricted license; and

25 (2) That the employing broker will exercise close
26 supervision over the performance by the restricted
27

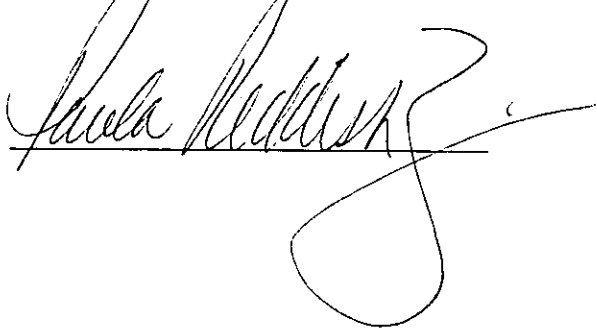
1 licensee relating to activities for which a real
2 estate license is required.

3 D. Respondent shall not be eligible to apply for the
4 issuance of an unrestricted real estate license nor the removal
5 of any of the limitations, conditions or restrictions of a
6 restricted license until two (2) years have elapsed from the date
7 of the issuance of the restricted license to respondent.

8 This Order shall be effective at 12 o'clock noon on

9 April 18, 2001.

10 DATED: February 22, 2001

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12 PAULA REDDISH ZINNEBANN
13 Real Estate Commissioner
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FILED
NOV - 7 1996
DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By C. Rey

* * * * *

In the Matter of the Accusation of) No. H-2273 SD
STELLA DELOISE MARTIN,)
Respondent.)
_____)

DECISION

The Proposed Decision dated October 7, 1996, of Randolph Brendia, Regional Manager, Department of Real Estate, State of California, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

This Decision shall become effective at 12 o'clock
noon on November 27, 1996.

IT IS SO ORDERED 11-4-96.

JIM ANTT, JR.
Real Estate Commissioner

J. Antt Jr.

III

Respondent was licensed by the Department of Real Estate of the State of California ("Department") as a real estate salesperson effective February 18, 1987. From approximately February 17, 1995 to January 10, 1996, Respondent was not employed by a real estate broker.

IV

In or about May 1995, Harry Kenneth Bishop ("Bishop") owner of real property located at 4999 Malaga Drive, Oceanside, California ("Property"), was informed by Respondent that she had a buyer for his Property, but the Property needed repairs prior to sale.

V

Respondent referred Bishop to BBS Development (Bruce Brian Stover) to perform needed repairs. BBS Development gave Bishop an estimate of Nine Thousand Eight Hundred Dollars (\$9,800) for repairs; however, a cost of Nine Thousand Dollars (\$9,000) was agreed upon.

VI

Respondent volunteered to set up a trust fund to oversee the work and to distribute the funds needed for repairs. Two (2) checks totaling Nine Thousand Dollars (\$9,000), drawn on Bishop's account at Sumitomo Bank of California, were given to Respondent. Said checks were endorsed/cashed by Respondent, but the funds were never given to BBS Development.

VII

Repairs on the property were never started or completed, and Respondent did not provide Bishop an accounting of the monies given her. As of this date Respondent has not returned Bishop's money to him.

DETERMINATION OF ISSUES

I

The conduct, acts and/or omissions of Respondent STELLA DELOISE MARTIN, as described herein above, constitutes fraud or dishonest dealing, and is cause to suspend or revoke the license and license rights of Respondent under Code Section 10177(j).

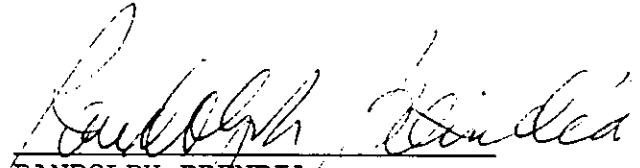
II

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

ORDER

The license and license rights of Respondent, STELLA
DELOISE MARTIN, under the provisions of Part 1 of Division 4 of
the Business and Professions Code, are hereby revoked.

DATED: 7 Oct. 1996


RANDOLPH BRENDIA
Regional Manager
Department of Real Estate

SAC
1 DARLENE AVERETTA, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012

(213) 897-3937

FILED
JUL 29 1996
DEPARTMENT OF REAL ESTATE

By C. By

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

11 In the Matter of the Accusation of)
12 STELLA DELOISE MARTIN,)
13 Respondent.)
14 _____)

No. H-2273 SD
A C C U S A T I O N

15 The Complainant, J. Chris Graves, a Deputy Real Estate
16 Commissioner of the State of California, for cause of Accusation
17 against STELLA DELOISE MARTIN, is informed and alleges in his
18 official capacity as follows:

19 1.

20 STELLA DELOISE MARTIN (hereinafter "Respondent"),
21 is presently licensed and/or has license rights under the
22 Real Estate Law, Part 1 of Division 4 of the California Business
23 and Professions Code (hereinafter "Code").

24 ///

25 ///

26 ///

27 ///

1 2.

2 Respondent was licensed by the Department of Real
3 Estate of the State of California (hereinafter "Department")
4 as a real estate salesperson effective February 18, 1987.

5 3.

6 From approximately February 17, 1995 to January 10,
7 1996, Respondent was not employed by a real estate broker.

8 4.

9 In or about May 1995, Harry Kenneth Bishop (hereinafter
10 "Bishop") owner of real property located at 4999 Malaga Drive,
11 Oceanside, California (hereinafter "Property"), was informed by
12 Respondent that she had a buyer for his Property, but the
13 Property needed repairs prior to sale.

14 5.

15 Respondent referred Bishop to BBS Development (Bruce
16 Brian Stover), to perform needed repairs. BBS Development gave
17 Bishop an estimate of Nine Thousand Eight Hundred Dollars
18 (\$9,800) for repairs, however, a cost of Nine Thousand Dollars
19 (\$9,000) was agreed upon.

20 6.

21 Respondent volunteered to set up a trust fund, to
22 oversee the work and to distribute the funds needed for repairs.
23 Two (2) checks totaling Nine Thousand Dollars (\$9,000), drawn on
24 Bishop's account at Sumitomo Bank of California, were given to
25 Respondent. Said checks were endorsed/cashed by Respondent, but
26 the funds were never given to BBS Development.

27 ///

7.

Repairs on the property were never started or completed, and Respondent did not provide Bishop an accounting of the monies given her. As of this date Respondent has not returned Bishop's money to him.

8.

The conduct, acts and/or omissions of Respondent, as described herein above, constitutes misrepresentation and/or fraud or dishonest dealing, and is cause to suspend or revoke the license and license rights of Respondent under Code Section 10177(j).

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent, STELLA DELOISE MARTIN, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California:
this 29th day of July, 1996.

J. CHRIS GRAVES

Deputy Real Estate Commissioner

cc: Stella Deloise Martin
Michael Francis Currier
Sacto.
BJK