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FILED
AUG 14 1990
DEPARTMENT OF REAL ESTATE

By Kathleen Contreras

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
FRAN SHELTON & ASSOCIATES,) NO. H-2445 SAC
LARRY GALE FEATHERSTON,)
MARY LOUISE REDDING,) N-34768
Respondents.)

ORDER DENYING RECONSIDERATION

On or about June 20, 1990, a Decision After Rejection was rendered in the above-entitled matter. The Decision After Rejection is to become effective on August 15, 1990.

On July 16, 1990, respondent MARY LOUISE REDDING petitioned for reconsideration of the Decision of June 20, 1990.

I have given due consideration to the petition of respondent MARY LOUISE REDDING. I find no good cause to reconsider the Decision After Rejection of June 20, 1990 and reconsideration is hereby denied.

IT IS SO ORDERED August 9, 1990.

JAMES A. EDMONDS, JR.
Real Estate Commissioner

John R. Liberator
BY: John R. Liberator
Chief Deputy Commissioner

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FILED
JUL 17 1990
DEPARTMENT OF REAL ESTATE

Kathleen Contreras

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
FRAN SHELTON & ASSOCIATES,) NO. H-2445 SAC
LARRY GALE FEATHERSTON, and) OAH NO. N-34768
MARY LOUISE REDDING,)
Respondents.)

ORDER STAYING EFFECTIVE DATE

On June 20, 1990, a Decision was rendered in the above-entitled matter as to MARY LOUISE REDDING only, to become effective July 16, 1990.

IT IS HEREBY ORDERED that the effective date of the Decision of June 20, 1990 is stayed for a period of thirty (30) days.

The Decision of June 20, 1990, shall become effective at 12 o'clock noon on August 15, 1990.

DATED: July 17, 1990 .

JAMES A. EDMONDS, JR.
Real Estate Commissioner

By: *John R. Liberator*
JOHN R. LIBERATOR
Chief Deputy Commissioner

1 DAVID A. PETERS, Counsel
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000
5
6 (916) 739-3607
7

FILED
JUN 25 1990
DEPARTMENT OF REAL ESTATE

By *Laurie A. Zain*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-2445 SAC
12)
12 FRAN SHELTON & ASSOCIATES,) OAH No. N-34768
13)
13 LARRY GALE FEATHERSTON, and)
14)
14 MARY LOUISE REDDING,)
15)
15 Respondents.)

16 DECISION AFTER REJECTION

17 The matter came on for hearing before John D. Wagner,
18 Administrative Law Judge of the Office of Administrative Hearings,
19 in Sacramento, California, on February 8, 1990.

20 David A. Peters, Counsel, represented the complainant.

21 Respondent MARY LOUISE REDDING was present and
22 represented by her attorney Douglas M. Bussey.

23 Evidence was received, the hearing was closed and the
24 matter was submitted.

25 On March 6, 1990, the Administrative Law Judge submitted
26 a Proposed Decision which I declined to adopt as my Decision
27 herein. Pursuant to Section 11517(c) of the Government

1 Code of the State of California, Respondent was served with notice
2 of my determination not to adopt the Proposed Decision of the
3 Administrative Law Judge along with a copy of said Proposed
4 Decision. Respondent was notified that the case would be decided
5 by me upon the record, the transcript of proceedings held on
6 February 8, 1990 and upon any written argument offered by
7 Respondent.

8 Respondent submitted written argument on May 3, 1990.

9 I have given careful consideration to the record in this
10 case including the transcript of proceedings of February 8, 1990
11 and Respondent's written argument.

12 The following shall constitute the Decision of the Real
13 Estate Commissioner in this proceeding:

14 FINDINGS OF FACT

15 I

16 G. Mike Pace made the Accusation in his official
17 capacity as a Deputy Real Estate Commissioner of the State of
18 California.

19 II

20 Respondent REDDING is presently licensed and/or has
21 license rights under the Real Estate Law, as a real estate
22 salesperson. At all times herein mentioned and until December 1,
23 1987, respondent REDDING acted in the employ of FRAN SHELTON &
24 ASSOCIATES, a licensed real estate corporation whose designated
25 broker-officer was LARRY GALE FEATHERSTON.

26 ///

27 ///

1 III

2 From May 31, 1985 to December 1, 1987, FRAN SHELTON &
3 ASSOCIATES, LARRY GALE FEATHERSTON, and respondent REDDING, acting
4 on behalf of others and in expectation of compensation, managed
5 rental real properties located in or near Chico, California. In
6 connection with the collection and disbursement of said trust
7 funds, respondent REDDING disbursed or caused to be disbursed
8 trust funds in such manner that as of November 30, 1987, there was
9 a shortage of \$42,289.38 of trust funds in said trust account.

10 IV

11 In connection with the property management activities
12 described in Finding III, FRAN SHELTON & ASSOCIATES, LARRY GALE
13 FEATHERSTON, and respondent REDDING received and disbursed funds
14 held in trust on behalf of others. During the period from
15 August 22, 1986 to November 30, 1987, respondent REDDING
16 commingled with her own money or property said funds to her own
17 use or benefit or for purposes not authorized by the rightful
18 owners of said funds. The amount of said commingled and converted
19 trust funds was approximately \$33,000.00.

20 V

21 No substantial evidence of extenuation, mitigation or
22 rehabilitation was received, other than the fact that respondent
23 REDDING has reimbursed the rightful owners of the money she
24 commingled in the amount of \$18,000.00. The fact that respondent
25 REDDING may have had legitimate claims for unpaid compensation,
26 reimbursements, and other benefits against her partners, FRAN
27 SHELTON & ASSOCIATES and LARRY GALE FEATHERSTON, which were

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ORDER

All real estate licenses and license rights of
respondent MARY LOUISE REDDING are hereby revoked.

The Decision shall become effective at 12 o'clock noon
on July 16, 1990.

IT IS SO ORDERED June 20, 1990.

JAMES A. EDMONDS, JR.
Real Estate Commissioner


