

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

FILED

FEB - 2 2001

DEPARTMENT OF REAL ESTATE

By *Laurel A. Zain*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-2603 SD
12)
12 GREGORY BRETT DILLON,) ORDER TO DESIST AND REFRAIN
12 DILLON CORPORATION,) (B&P Code Section 10086)
13 a corporation, and)
14 CHERYL PENNINGTON,)
15)

16 The Real Estate Commissioner of the State of
17 California (hereinafter "Commissioner") has determined from
18 evidence available to the Department of Real Estate that you,
19 DILLON CORPORATION, a corporation, and you, GREGORY BRETT
20 DILLON, individually and doing business as Executive Home Loans,
21 while engaged in activities which require a real estate broker
22 license under the provisions of Section 10131(d) of the
23 California Business and Professions Code (hereinafter "the
24 Code"), violated Section 10137 of the Code, and that you, CHERYL
25 PENNINGTON, while engaged in activities which require a real
26 estate broker license under the provisions of Section 10131(d)
27 of the Code, violated Section 10130 of the Code.

1 I

2 At all times herein mentioned, you, DILLON
3 CORPORATION, and you, GREGORY BRETT DILLON, were and now are
4 licensed by the Department of Real Estate of the State of
5 California (hereinafter "the Department") as real estate
6 brokers.

7 II

8 At all times herein mentioned, you, DILLON
9 CORPORATION, and you, GREGORY BRETT DILLON, engaged in the
10 business of, acted in the capacity of, advertised, or assumed to
11 act as real estate brokers within the State of California within
12 the meaning of Section 10131(d) of the Code, including the
13 operation and conduct of a mortgage loan brokerage business with
14 the public wherein, on behalf of others, for compensation or in
15 expectation of compensation, you solicited lenders and borrowers
16 for loans secured directly or collaterally by liens on real
17 property, and wherein you arranged, negotiated, and processed.

18 III

19 At all times mentioned herein, you, DILLON
20 CORPORATION, and you, GREGORY BRETT DILLON, employed you, CHERYL
21 PENNINGTON, to perform the acts and conduct the activities
22 described in Paragraph II, above. At no time mentioned herein
23 were you, CHERYL PENNINGTON, licensed by the Department as
24 either a real estate salesperson or as a real estate broker.

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IV

On or about November 29, 2000, in the course of the activities described in Paragraphs II and III, above, you, DILLON CORPORATION, and you, GREGORY BRETT DILLON, acting by and through you, CHERYL PENNINGTON, solicited an application from Luke Martin for a loan to be secured by a lien encumbering real property.

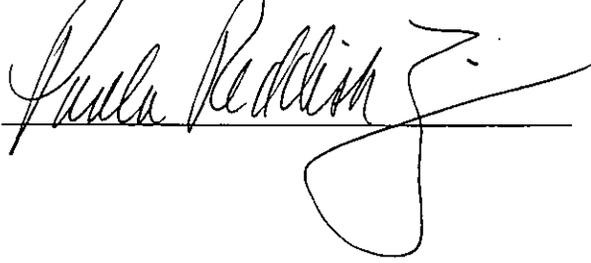
V

In acting as described in Paragraph IV, above, you, DILLON CORPORATION, and you, GREGORY BRETT DILLON, violated Section 10137 of the Code, and you, CHERYL PENNINGTON, violated Section 10130 of the Code.

NOW, THEREFORE, YOU, DILLON CORPORATION, YOU, GREGORY BRETT DILLON, AND YOU, CHERYL PENNINGTON, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any activities for which a real estate license is required unless you comply with Sections 10130 and 10137 of the Code.

DATED: *January 30, 2001*

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: GREGORY BRETT DILLON
DILLON CORPORATION
CHERYL PENNINGTON
2240 Otay Lakes Road, #306
Chula Vista, CA 91915