

1 Department of Real Estate
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FILED
SEP 26 2002

DEPARTMENT OF REAL ESTATE

By Shelly E. Long

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10 TO:

) No. H-2775 SD

11 GEORGE JAMES SHAIEB, Jr., and)
12 ROY LEWIS FRANKLIN)

) ORDER TO DESIST AND REFRAIN
) (B&P Code Section 10086)
)
)
)

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15 The Real Estate Commissioner of the State of
16 California has caused an investigation to be conducted of the
17 real estate resale brokerage activities of you, GEORGE JAMES
18 SHAIEB, Jr., individually and doing business as WORLD MORTGAGE
19 and as WORLD REALTY, and you, ROY LEWIS FRANKLIN, individually
20 and doing business as REALTY UNLIMITED (hereinafter referred to
21 collectively as "you"), and is of the opinion that you GEORGE
22 JAMES SHAIEB, Jr. have violated Section 10137 of the California
23 Business and Professions Code (hereinafter "the Code"), and that
24 you, ROY LEWIS FRANKLIN, have violated Section 10130 of the
25 Code. This opinion is based on the findings set forth below.

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1 I

2 At all times herein mentioned, you, GEORGE JAMES
3 SHAIEB, Jr., were and now are licensed by the Department of Real
4 Estate of the State of California (hereinafter "the Department")
5 as a real estate broker.

6 II

7 On or about May 20, 1995, the real estate salesperson
8 license of ROY LEWIS FRANKLIN expired. At no time mentioned
9 herein since May 20, 1995, were you, ROY LEWIS FRANKLIN,
10 licensed by the Department either as a real estate broker or as
11 a real estate salesperson.

12 III

13 At all times herein mentioned, you, ROY LEWIS
14 FRANKLIN, engaged in the business of, acted in the capacity of,
15 advertised and assumed to act as real a estate broker in the
16 State of California within the meaning of Section 10131(a) of
17 the Code, including the business of engaging in selling or
18 offering to sell, buying or offering to buy, soliciting
19 prospective sellers or purchasers of, soliciting or obtaining
20 listings of, or negotiating the purchase, sale, or exchange of
21 real property on behalf of others for or in expectation of
22 compensation in San Diego County, California, in or about 2000
23 through 2001.

24 IV

25 Between on or about November, 2000 and on or about or
26 through 2001, in the course of the activities described in
27 Paragraph III, above, you, ROY LEWIS FRANKLIN, solicited and/or

1 negotiated the sale and/or purchase of real property in
2 California, for or in expectation of compensation in various
3 such transactions, including, but not limited to, the following:

<u>Purchaser</u>	<u>Property</u>	<u>Closing Date</u>
Parthemer	6350 Genesee Ave., #108 San Diego, CA	3/8/01
Partida	2040 Dehesa Rd. El Cajon, CA	3/2/01
Scarlett (aka Young)	9445 Pino Drive Lakeside, CA	1/19/01

V

At all times herein mentioned, you, GEORGE JAMES
SHAIEB, Jr., and you, ROY LEWIS FRANKLIN, engaged in the business
of, acted in the capacity of, advertised and assumed to act as
real estate brokers in the State of California within the meaning
of Section 10131(d) of the Code, including the business of
soliciting borrowers and lenders or negotiating loans in
connection with loans secured directly or collaterally by liens
on real property, wherein such loans were brokered, arranged,
processed, and/or consummated on behalf of others.

VI

Between on or about November, 2000 and on or about or
through 2001, in the course of the activities and employment
described in Paragraphs IV and V, above, you, ROY LEWIS FRANKLIN,
solicited and/or negotiated loans secured by real property in
California, in expectation of compensation from or was paid by or
otherwise received compensation from GEORGE JAMES SHAIEB, Jr. in

1 various such transactions, including, but not limited to, the
2 following:

<u>Borrower</u>	<u>Property</u>	<u>Application Date</u>
Roddy	8855 Lamar Spring Valley, CA	3/24/01
Parthemer	6350 Genesee Ave., #108 San Diego, CA	Unknown
Scarlett (aka Young)	9445 Pino Drive Lakeside, CA	1/8/01
Partida	2040 Dehesa Rd. El Cajon, CA	12/6/00

12 VII

13 At all times mentioned herein you, GEORGE JAMES SHAIEB,
14 Jr., employed you, ROY LEWIS FRANKLIN, to perform the acts and
15 conduct the activities described in Paragraphs V and VI, above.

16 VIII

17 In acting as described above, you, GEORGE JAMES SHAIEB,
18 Jr., violated Section 10137 of the Code, and you, ROY LEWIS
19 FRANKLIN, violated Section 10130 of the Code.

20 NOW, THEREFORE, YOU, ROY LEWIS FRANKLIN, AND YOUR
21 AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN
22 from performing any and all acts within the State of California
23 for which a real estate broker license is required, unless and
24 until you obtain such license.

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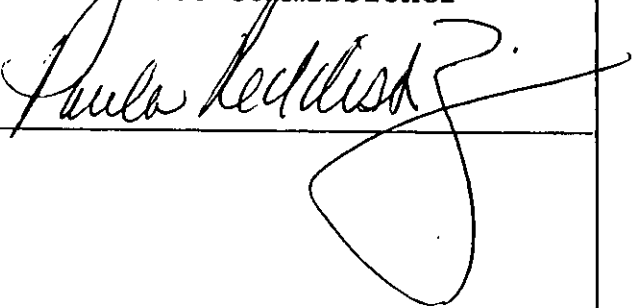
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1 NOW, THEREFORE, YOU, GEORGE JAMES SHAIEB, Jr., AND YOUR
2 AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN
3 from employing or compensating any person for performing acts for
4 which a real estate license is required unless such person has a
5 current real estate license.

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7 DATED: September 17, 2002

8 PAULA REDDISH ZINNEMANN
9 Real Estate Commissioner

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19 cc: GEORGE JAMES SHAIEB, Jr.
20 8297 Echo Dell Rd.
San Diego, CA 92119

21 ROY LEWIS FRANKLIN
22 10128 Hawley Road
El Cajon, CA 92021

23 9416 Sagebrush Ct.
24 Lakeside, CA 92040

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ATTY/MER7