

DEPARTMENT OF REAL ESTATE
By B. Nicholas

Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on November 06, 2024.

On March 19, 2025, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a corporate real estate broker. Pursuant to Section 10103 of the Business and Professions Code ("Code"), the Department retains jurisdiction to discipline expired licenses..

3.

At all times mentioned, Respondent was licensed and/or had licensing rights issued by the Department of Real Estate as a corporate real estate broker.

4.

At all times mentioned, Respondents 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, Respondents leased or rented or offered to lease or rent, or placed for rent, or solicited listings of places for rent, or solicited for prospective tenants, or negotiated the sale, purchase or exchange of leases on real property, or on a business opportunity, or collected rents from real property, or improvements thereon, or from business opportunities.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on November 06, 2024, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

6.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 5, above, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the provisions of Sections 10137, 10177(d), and 10177(g) of the Business and Professions Code.

7.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent HJN PROPERTIES INC under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on JUN 10 2025.

DATED: May 7, 2025.



CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

1 Department of Real Estate
2 651 Bannan St., Ste. 507
3 Sacramento, CA 95811

FILED

MAR 19 2025

DEPARTMENT OF REAL ESTATE
By B. McQuinn

4
5
6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of:) DRE NO. ***H-03564 FR***
12 HJN PROPERTIES INC ,) **DEFAULT ORDER**
13 Respondent.)
14 _____)

15 Respondent HJN PROPERTIES INC , having failed to file a Notice of
16 Defense within the time required by Section 11506 of the Government Code, is now in
17 default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED Mar 19, 2025.

19 CHIKA SUNQUIST
20 REAL ESTATE COMMISSIONER

21 *V. Kilpatrick*

22 By: VERONICA KILPATRICK
23 Supervising Special Investigator
24
25
26
27

FILED

MAY 20 2025

DEPARTMENT OF REAL ESTATE
By B. McArthur

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)
ANGELA MARIE HILL,) DRE No. H-03564 FR
Respondent(s).)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on March 19, 2025, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, ANGELA MARIE HILL ("Respondent"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("Regulations").

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On October 28, 2024, Ruben Coronado signed the Accusation in his official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to

Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on November 06, 2024.

On March 19, 2025, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate broker. Pursuant to Section 10103 of the Business and Professions Code ("Code"), the Department retains jurisdiction to discipline expired licenses.

3.

At all times mentioned, Respondent was licensed and/or had licensing rights issued by the Department of Real Estate as a real estate broker.

4.

At all times mentioned, Respondents 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, Respondents leased or rented or offered to lease or rent, or placed for rent, or solicited listings of places for rent, or solicited for prospective tenants, or negotiated the sale, purchase or exchange of leases on real property, or on a business opportunity, or collected rents from real property, or improvements thereon, or from business opportunities.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on November 06, 2024, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

6.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 5, above, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the provisions of Sections 10137, 10177(d), 10177(g), and 10177(h) of the Code.

7.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent ANGELA MARIE HILL under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on JUN 10 2025.

DATED: May 7, 2025.



CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

1 Department of Real Estate
2 651 Bannan St., Ste. 507
3 Sacramento, CA 95811

FILED

MAR 19 2025

DEPARTMENT OF REAL ESTATE
By B. Nicholas

4
5
6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of:) DRE NO. ***H-03564 FR***
12)
12 ANGELA MARIE HILL,) **DEFAULT ORDER**
13)
13 Respondent.)
14)

15 Respondent ANGELA MARIE HILL, having failed to file a Notice of
16 Defense within the time required by Section 11506 of the Government Code, is now in
17 default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED Mar 19, 2025.

19 CHIKA SUNQUIST
20 REAL ESTATE COMMISSIONER

21 *V Kilpatrick*

22 By: VERONICA KILPATRICK
23 Supervising Special Investigator
24
25
26
27