

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4
5 Telephone: (916) 227-0789
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FILED
MAR - 5 2001

DEPARTMENT OF REAL ESTATE

By Kathleen Contreras

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 To:)
13)
14 SHERENE PATRICIA CHANDLER,) NO. H-3572 SAC
15 Individually and doing)
16 business as)
17 CHANDLER PROPERTIES; and,) ORDER TO DESIST & REFRAIN
18 BETTY CHANDLER.) (B&P §10086)
19)
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21)
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24)
25)
26)
27)

17 The Real Estate Commissioner of the State of California
18 has determined from the findings herein set forth below that you,
19 SHERENE PATRICIA CHANDLER, individually and doing business as
20 CHANDLER PROPERTIES, have violated Section 10137 of the
21 California Business and Professions Code (hereafter the Code) by
22 employing and/or compensating an unlicensed person for conduct
23 that requires a real estate license; and you, BETTY CHANDLER,
24 have violated Section 10130 of the Code, by engaging in the
25 business of a real estate broker within the State of California
26 without a real estate license.

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I

At all times herein mentioned, you, SHERENE PATRICIA CHANDLER (hereafter BROKER), were and are licensed by the California Department of Real Estate (hereafter the Department) as a real estate broker, individually and doing business as CHANDLER PROPERTIES.

II

At no time herein mentioned were you, BETTY CHANDLER (hereafter ASSOCIATE), licensed by the Department as either a real estate broker or real estate salesperson.

III

At least within the last three years, you, BROKER, engaged in activities on behalf of others for which a real estate license is required under Section 10131(b) of the Code, for or in expectation of compensation, and leased or rented, offered to lease or rent, solicited prospective tenants, negotiated leases, collected rents on, and/or managed certain real properties in California.

IV

At least within the last three years, you, ASSOCIATE, were employed or associated by, and performed activities for BROKER for which a real estate license is required, for or in expectation of compensation. You, ASSOCIATE, solicited and/or negotiated listings and real property management agreements with property owners, and rentals and leases with tenants in various transactions, including but not limited to the following:

DATE	CLIENT	PROPERTY
11/13/98	FOGERTY	281 Cherry Avenue
2/27/99	SIMMONS	525 Eldridge Avenue
7/13/99	ROBLES/ KERNAN	281 Cherry Avenue

V

The acts and/or omissions of you, BROKER, as alleged above, in so employing and/or compensating ASSOCIATE when she was not duly licensed by the Department, violate Section 10137 of the Code.

VI

The acts and/or omissions of you, ASSOCIATE, as alleged above violate Section 10130 of the Code.

NOW, THEREFORE, YOU, SHERENE PATRICIA CHANDLER, individually and doing business as CHANDLER PROPERTIES, AND YOUR EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY ORDERED TO DESIST AND REFRAIN from employing and/or compensating BETTY CHANDLER or any other unlicensed person for acts for which a real estate license is required.

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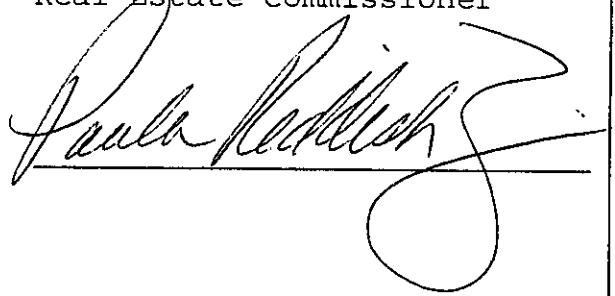
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1 FURTHER, YOU, BETTY CHANDLER, ARE HEREBY ORDERED TO
2 DESIST AND REFRAIN from performing any and all acts for which a
3 real estate license is required until such time as you may obtain
4 the required license from the Department.

5 DATED: February 14, 2001.
6

7 PAULA REDDISH ZINNEMANN
8 Real Estate Commissioner

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14 cc: SHERENE PATRICIA CHANDLER
15 Individually and dba
16 CHANDLER PROPERTIES
17 810 Davis Street, Suite A
18 Vacaville, CA 95686

19 BETTY CHANDLER
20 630 Kentucky Stret
21 Vacaville, CA 95688

22 BETTY CHANDLER
23 1241 Alamo Drive #3
24 Vacaville, CA 95688

25 SHERENE PATRICIA CHANDLER
26 555 Stinson Avenue
27 Vacaville, CA 95688

SHERENE PATRICIA CHANDLER
1241 Alamo Drive
Suite 3
Vacaville, CA 95687

Atty/DLJ 27

FILED
JUN 19 2001

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

By Kathleen Contreras

In the Matter of the Accusation of

SHERENE PATRICIA CHANDLER dba
CHANDLER PROPERTIES, and
BETTY CHANDLER,

}

Case No. H-3571 SAC/H-3572 SAC
OAH No. N-2001060057

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at _____

The Office of Administrative Hearings, 560 J Street,

Suites 340/360, Sacramento, California 95814

on July 26, 2001, at the hour of 9:00 AM,
or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: June 19, 2001

By Deidre L. Johnson
DEIDRE L. JOHNSON Counsel