

glas

1 Bureau of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

FILED

SEP - 7 2017

BUREAU OF REAL ESTATE

By 

8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. 04848 SD
)	
12 LANCE DEAN MILLER)	<u>BAR ORDER</u>
)	(B&P § 10087)
)	
)	
)	

15 TO: LANCE DEAN MILLER
16 1226 Hornblend Street
17 San Diego, CA 92109

18 Pursuant to section 10087 of the California Business and Professions Code
19 (“Code”), you, LANCE DEAN MILLER (“MILLER”), are hereby notified that the California
20 Real Estate Commissioner (“Commissioner”) makes the following findings:

21 FINDINGS OF FACT

22 1. From December 28, 2007 through December 11, 2014, MILLER was
23 licensed and/or had license rights issued by the Bureau as a real estate broker (License ID
24 01838132). On January 23, 2014, an Accusation was filed against MILLER in Bureau case
25 number H-6074 SAC. On November 19, 2014, the Real Estate Commissioner revoked
26 MILLER’s real estate broker license, effective December 11, 2014. Since December 11, 2014
27

1 through the present, Respondent has not been license by the Bureau in any capacity.

2 2. On or about February 12, 2015, MILLER filed a Fictitious Business
3 Name Statement with the San Diego County Clerk-Recorder (Registration Number
4 2015004115) indicating that as of that date, Respondent would be doing business as Leading
5 Edge Property Management at 1226 Hornblend Street, San Diego, California 92109.

6 3. Leading Edge Property Management is not now, and has never been
7 licensed by the Bureau in any capacity.

8 4. MILLER, individually and while doing business as Leading Edge
9 Property Management, during the period set forth below, leased or rented or offered to lease or
10 to rent or solicited for prospective tenants or collected rents for rental properties owned by
11 others.

12 5. On December 18, 2015, the Bureau discovered that MILLER was
13 conducting property management activities.

14 6. During the period of approximately September 15, 2015 through January
15 1, 2016, MILLER, while doing business as Leading Edge Property Management, collected
16 rental payments from Paula W. for the residential real property located at 5050 Lakiba Palmer
17 Avenue, San Diego, California 92102 ("Lakiba Palmer Property"). On or about October 2,
18 2015, Paula W. entered into an agreement to vacate the Lakiba Palmer Property on or before
19 January 1, 2016. This agreement was signed by Paula W. and MILLER.

20 7. MILLER's acts as set forth above do not fall within the exemption
21 pursuant to Section 10131.01 of the Code, Section 1940 of the Civil Code, and Section 7280 of
22 the Revenue and Taxation Code.

23 8. On November 3, 2016, the Commissioner filed a Notice of Intention to
24 Issue Bar Order against MILLER on the grounds set forth in Section 10087(a)(1) of the Code.
25 The Notice of Intention to Issue Bar Order, which included a Notice of Right and Opportunity
26 for Hearing pursuant to Section 10087(b) of the Code, was personally served on MILLER on
27 November 10, 2016.

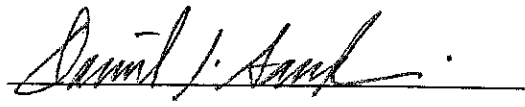
1 residential mortgage lender, bank, credit union, escrow company, title company, or underwritten
2 title company; and

3 (e) Holding any position of employment, management, control, or ownership, as
4 a real estate broker, a real estate salesperson, or an unlicensed person, in any business involving
5 any of the activities mentioned in paragraphs (a) through (d), above.

6 This Order shall be effective immediately.

7 It is so ordered August 31, 2017.

8 WAYNE S. BELL
9 REAL ESTATE COMMISSIONER

10
11 

12 By: DANIEL J. SANDRI
13 Chief Deputy Commissioner

14
15
16
17
18
19
20
21
22
23
24
25
26
27