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<b>3</b> 1	Bureau of Real Estate	State 2 2 Second State/		
2	320 West Fourth Street, Ste. 350 Los Angeles, California 90013	anan ananan ananan ananan		
3	Telephone: (213) 576-6982	SEP - 7 2017		
4		BUREAU OF REAL ESTATE		
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8	BUREAU OF REAL ESTATE			
9	STATE OF CALIFORNIA			
10		* * * *		
11	То:	) No. 04848 SD		
12	LANCE DEAN MILLER	) ) <u>BAR ORDER</u>		
13		) (B&P § 10087) )		
14				
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 Real Estate Commissioner ("Commissioner") makes the following findings:			
20				
21				
22	FINDINGS OF FACT			
23	1. From December 28, 2007 through December 11, 2014, MILLER was			
24	licensed and/or had license rights issued by the Bureau as a real estate broker (License ID			
25	01838132). On January 23, 2014, an Accusation was filed against MILLER in Bureau case			
26	number H-6074 SAC. On November 19, 201			
27	MILLER's real estate broker license, effective December 11, 2014. Since December 11, 2014			
		BAR ORDER AGAINST LANCE DEAN MILLER - 1 -		
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<sup>1</sup> || 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.

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.

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

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

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

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

BAR ORDER AGAINST LANCE DEAN MILLER

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1	9. Respondent failed to request a hearing within fifteen (15) days from the			
2	service of the Notice of Intention to Issue Bar Order.			
3	LEGAL CONCLUSIONS			
4	10. Based on the Findings of Fact set forth above in Paragraphs 2 through 9,			
5	MILLER has violated California Business and Professions Code Section 10130.			
6	11. Based on the Findings of Fact set forth above in Paragraphs 2 through 9,			
7	the bar order is in the public's interest in that, MILLER caused a violation of this division or rule			
8	or order of the Commissioner, which violation was known to MILLER or should have been			
9	known to MILLER and which has caused material damage to the public.			
10	12. Respondent's failure to request a hearing pursuant to California Business and			
11	Professions Code Section 10087(b) constitutes a waiver of the right to a hearing.			
12	BAR ORDER			
13	Based on the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein,			
14	it is HEREBY ORDERED that LANCE DEAN MILLER, whether using his legal name or any			
15	other alias or fictitious name, is barred and prohibited for a period of thirty-six (36) months from			
16	the effective date of this ORDER from performing in any position of employment, management,			
17	or control the following activities in the State of California:			
18	(a) Participating in any capacity to further the business activity of a real estate			
19	salesperson or real estate broker, or engaging in any business activity involving real estate that is			
20	subject to regulation under Division 4 (Sections 10000 through 11288) of the California Business			
21	and Professions Code;			
22	(b) Participating in any activity for which a real estate salesperson or real estate			
23	broker license is required;			
24	(c) Engaging in any real estate related business activity on the premises where a			
25	real estate salesperson or real estate broker is conducting business which requires a real estate			
26	license;			
27	(d) Participating in any real estate related business activity of a finance lender,			
	BAR ORDER AGAINST LANCE DEAN MILLER - 3 -			
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residential mortgage lender, bank, credit union, escrow company, title company, or underwritten
 title company; and

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

This Order shall be effective immediately.

, 2017. It is so ordered Angust

WAYNE S. BELL REAL ESTATE COMMISSIONER

1. Annt

By: DANIEL J. SANDRI Chief Deputy Commissioner

BAR ORDER AGAINST LANCE DEAN MILLER

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