

FINDINGS OF FACT

1.

On 06/05/2020, Veronica Kilpatrick made the Accusation in her 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 06/17/2020.

On 08/17/2020, 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 an officer.

3.

To date, the Department has incurred investigation costs \$9,800.50 and audit costs \$27,915.40 with a combined total of \$37,715.90. Respondent shall pay these costs to the Department upon the filing by Respondent of an application for a real estate broker license or a petition for reinstatement pursuant to Government Code Section 11522.

4.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on 06/17/2020, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

5.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 4, above, constitute cause for the suspension or revocation of the officer license and officer license rights of Respondent under the provisions of Sections 10159.2, 10177(d), 10177(g), and 10177(h) of the Business and Professions Code, and title 10, California Code of Regulations, section 2725.

6.

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

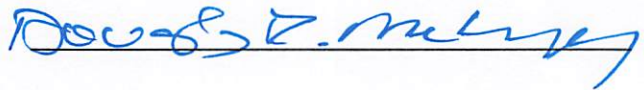
ORDER

All officer licenses and officer licensing rights of Respondent ROBERT MANSOUR HAMZEY 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 May 10, 2022.

DATED: 4.14.22.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105

FILED

AUG 17 2020

DEPT. OF REAL ESTATE

By *John Aguirre*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) DRE NO. **H-05104 SD**
12)
13) DISTINCTIVE PROPERTIES, INC.,) DEFAULT ORDER
14) and ROBERT MANSOUR HAMZEY,)
15) individually and as designated officer)
16) of Distinctive Properties, Inc.,)
17) Respondents.)

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

19 IT IS SO ORDERED **AUG 17 2020**.

20
21 DOUGLAS R. McCAULEY
22 REAL ESTATE COMMISSIONER

23
24 By: *Sandra Knaus*
25 SANDRA KNAUS
26 Assistant Commissioner, Administration
27
28