

8/20/20

1 Department of Real Estate
320 West 4th Street, Suite 350
2 Los Angeles, California 90013
3 Telephone: (213) 576-6982

FILED

FEB - 6 2020

DEPT. OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)	No. H-05125 SD
)	
)	<u>ORDER TO DESIST</u>
12 JOHN CASEY CADWELL)	<u>AND REFRAIN</u>
)	
)	(B&P Code section 10086)
)	

16 The Commissioner ("Commissioner") of the California Department of Real
 17 Estate ("Department") caused an investigation to be made of the activities of JOHN CASEY
 18 CADWELL ("CADWELL"). Based on that investigation, the Commissioner has determined
 19 that CADWELL has engaged in or is engaging in acts or is attempting to engage in the business
 20 of, acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the
 21 State of California within the meaning of California Business and Professions Code section
 22 10131(a) (sells or offers to sell, buy or offers to buy, solicits prospective sellers or purchasers
 23 of, solicits or obtains listings of, or negotiates the purchase, sale, or exchange of real property
 24 and/or business opportunity). Based on the findings of that investigation, as set forth below, the
 25 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist
 26 and Refrain Order pursuant to California Business and Professions Code section 10086.

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FINDINGS OF FACT

1. CADWELL is not now, and has never been, licensed by the Department of Real Estate in any capacity.

2. From at least January 2017 through March 2017, CADWELL engaged in the business of, acted in the capacity of, or advertised as a real estate broker by selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings of, or negotiating the purchase, sale, or exchange of real property for compensation or in expectation of compensation, including but not limited, to the activities described below.

3. From at least January 2017 through March 2017, CADWELL solicited and provided services that required a real estate license by acting as a dual agent for Ned H. (seller) and John N. (buyer) in their attempts to sell and buy the property known as 593 Anderson Road, Alpine, CA 91901 (the "Property").

4. In or about March 6, 2017, CADWELL was compensated \$50,000 cash by John N. for the purchase of the Property.

CONCLUSIONS OF LAW

Based on the information contained in Paragraphs 1 through 4, above, JOHN CASEY CADWELL engaged in activities requiring a broker license without first obtaining a broker license from the Department of Real Estate in violation California Business and Professions Code sections 10130. These activities include, but are not limited to CADWELL selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings of, and/or negotiating the purchase, sale, and/or exchange of real property and/or business opportunity.

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1 DESIST AND REFRAIN ORDER

2 IT IS HEREBY ORDERED THAT JOHN CASEY CADWELL, whether doing
3 business under her own names or any other names or fictitious names, immediately desist and
4 refrain from performing any acts within the State of California for which a real estate broker
5 license is required.

6 IT IS FURTHER ORDERED THAT JOHN CASEY CADWELL immediately
7 desist and refrain from:

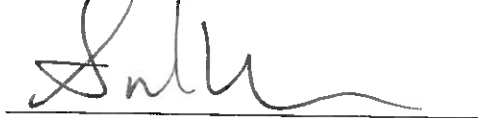
8 (i) Selling or offering to sell, buying or offering to buy, soliciting
9 prospective sellers or purchasers of, soliciting or obtaining listings of, and/or negotiating the
10 purchase, sale, and/or exchange of real property and/or business opportunity.

11 (ii) Advertising, soliciting clients, and/or providing services that require a
12 real estate licensee.

13 (iii) Charging and collecting fees and monies for acts requiring a real estate
14 license, including but not limited to, the sale of real estate.

15 DATED: 1/29/20, 2020.

16 SANDRA KNAU
17 ACTING REAL ESTATE COMMISSIONER

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20 **Notice:** California Business and Professions Code section 10139 provides that “Any person
21 acting as a real estate broker or real estate salesperson without a license or who advertises using
22 words indicating that he or she is a real estate broker without being so licensed shall be guilty of
23 a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
24 imprisonment in the county jail for a term not to exceed six months, or by both fine and
imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
(\$60,000).”

25 cc: John Casey Cadwell
26 585 Anderson Road
27 Alpine, CA 91901