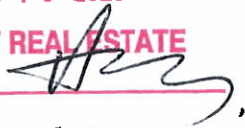


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FILED

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DEPT. OF REAL ESTATE

By 

STEVE CHU, Counsel (SBN 238155)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 620-6430
Fax: (213) 576-6917

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	No. H- 05194 SD
	)	
COLLEEN CHILES,	)	<u>ACCUSATION</u>
doing business as	)	
Chiles & Associates Real Estate Co, and	)	
ANNA CHRISTINE CHILES,	)	
	)	
Respondents.	)	
	)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against COLLEEN CHILES, doing business as Chiles & Associates Real Estate Co, and ANNA CHRISTINE CHILES, a.k.a. ANNA CHRISTINE WALKER, is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against COLLEEN CHILES and ANNA CHRISTINE CHILES.

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Accusation of Colleen Chiles and Anna Christine Chiles

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

LICENSE HISTORY

3.

At all times mentioned, Respondent COLLEEN CHILES was licensed and/or had license rights issued by the Department of Real Estate ("Department") as a real estate broker.

4.

At all times mentioned, Respondent ANNA CHRISTINE CHILES ("ANNA CHILES") was licensed and/or had license rights issued by the Department as a real estate salesperson.

SALE OF LAKESIDE PROPERTY

5.

On or about December 19, 2017, seller V. Saunders ("Saunders") entered into a durable power of attorney appointing K. Lewis ("Lewis") as attorney-in-fact for Saunders.

6.

On or about February 15, 2019, Dr. Ver Hoeve wrote an expert medical opinion ("medical opinion") stating that Saunders, "is unable to take care of her finances, she presents a danger to others, and also presents a danger to herself. She requires placement with 24 hour supervision".

7.

On or about February 18, 2019, Saunders entered into a Residential Listing Agreement with Respondent COLLEEN CHILES to sell real property at 9500 Harritt Rd #151, Lakeside, California 92040 ("Lakeside property").

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1 8.

2 On or about June 10, 2019, Lewis sent an email to Respondents COLLEEN
3 CHILES and ANNA CHILES containing the durable power of attorney and medical opinion.
4 Lewis informed COLLEEN CHILES and ANNA CHILES that Saunders was incapacitated and
5 requested cancellation of the Residential Listing Agreement. COLLEEN CHILES refused to
6 cancel the Residential Listing Agreement.

7 9.

8 On or about August 7, 2019, Respondent ANNA CHILES submitted a
9 Residential Purchase Agreement for the purchase of Lakeside property to Respondent
10 COLLEEN CHILES.

11 10.

12 On or about August 10, 2019, COLLEEN CHILES obtained the signature of
13 Saunders on the Residential Purchase Agreement for the sale of the Lakeside property.

14 11.

15 On or about August 31, 2019, Respondent COLLEEN CHILES obtained the
16 signature of Saunders on a Straight Note ("Straight Note") promising to pay \$10,000 to
17 COLLEEN CHILES.

18 12.

19 On or about August 31, 2019, Respondent COLLEEN CHILES obtained the
20 signature of Saunders on a Short Form Deed of Trust and Assignment of Rents ("Short Form
21 Deed") regarding the Straight Note and Lakeside property.

22 13.

23 On or about October 22, 2019, C. Shaffer, escrow officer for the Lakeside
24 property, sent to Respondent COLLEEN CHILES a payoff demand for the Straight Note and
25 Short Form Deed.

26 ///

27 ///

Accusation of Colleen Chiles and Anna Christine Chiles

14.

On or about October 22, 2019, Respondent COLLEEN CHILES sent to Shaffer a completed payoff demand for \$21,929.30 for the Straight Note and Short Form Deed.

15.

On or about November 4, 2019, Shaffer called Respondent COLLEEN CHILES to confirm the payoff amount for the Straight Note and Short Form Deed. COLLEEN CHILES confirmed to Shaffer that the payoff amount was \$21,929.30 for the Straight Note and Short Form Deed.

16.

On or about November 5, 2019, the sale of the Lakeside property closed and Saunders was no longer the owner of the Lakeside property. Escrow for the Lakeside property paid Respondents COLLEEN CHILES and ANNA CHILES \$15,000 for commission and paid COLLEEN CHILES \$21,929.30 for the Straight Note and Short Form Deed.

FIRST CAUSE OF ACTION

FRAUD AND DISHONEST DEALING

17.

The conduct, acts, or omissions of Respondents COLLEEN CHILES and ANNA CHILES, as described in Paragraphs 5 through 16 above, constitute cause under Code sections 10176(a), 10176(c), 10176(i), 10177(d), and/or 10177(j) for the suspension or revocation of all the licenses, license endorsements, and license rights of COLLEEN CHILES and ANNA CHILES.

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Accusation of Colleen Chiles and Anna Christine Chiles

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cc: COLLEEN CHILES
ANNA CHRISTINE CHILES
Veronica Kilpatrick
Sacto.