

FILED

SEP 12 2023

DEPT. OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against

DRE No. H-05693 SD

STEVEN DORIA KILGORE, individually, and as
designated officer for My Why Realty Corp., and
MY WHY REALTY CORP.,

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On October 11, 2022, an Accusation was filed in this matter against Respondents
STEVEN DORIA KILGORE and MY WHY REALTY CORP. (collectively "Respondents").

On July 12, 2023, Respondent petitioned the Commissioner to voluntarily surrender
Respondents' real estate broker licenses pursuant to Section 10100.2 of the Business and
Professions Code.

IT IS HEREBY ORDERED that Respondents' petition for voluntary surrender of
Respondent STEVEN DORIA KILGORE's real estate broker license and designated officer license
for My Why Realty Corp, and MY WHY REALTY CORP.'s real estate corporate broker license, is
accepted as of the effective date of this Order as set forth below, based upon the understanding and
agreement expressed in Respondents' Declaration dated July 12, 2023, (attached as Exhibit "A")

1 hereto). Respondents' license certificates and pocket cards shall be sent to the below-listed address
2 so that they reach the Department of Real Estate on or before the effective date of this Order:

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4 DEPARTMENT OF REAL ESTATE
5 Attention: Licensing Flag Section
6 P. O. Box 137013
7 Sacramento, CA 95813-7013

8 This Order shall become effective at 12 o'clock noon on 10/2/2023.

9 DATED: 9.7.23

10 REAL ESTATE COMMISSIONER


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12 DOUGLAS R. McCAULEY
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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against

DRE No. H-05693 SD

STEVEN DORIA KILGORE, individually, and as
designated officer for My Why Realty Corp., and
MY WHY REALTY CORP.,

Respondents.

DECLARATION

My name is STEVEN DORIA KILGORE, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am an officer or director of MY WHY REALTY CORP., which is licensed as a corporate real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of MY WHY REALTY CORP. MY WHY REALTY CORP. and STEVEN DORIA KILGORE (collectively "Respondents") are represented by Jason Turner, Esq. in this matter.

1 In lieu of proceeding in this matter in accordance with the provisions of the
2 Administrative Procedure Act (Sections 11400 et seq., of the Government Code), Respondents
3 wish to voluntarily surrender their real estate licenses, issued by the Department of Real Estate
4 ("Department"), pursuant to Business and Professions Code Section 10100.2.

5 Respondents understand that by so voluntarily surrendering their licenses, they
6 may be relicensed as brokers, or as a salesperson, or issued a mortgage loan originator
7 endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government
8 Code. Respondents also understand that by so voluntarily surrendering their real estate licenses,
9 they agree to the following:

10 1. The filing of this Declaration shall be deemed as their petition for voluntary
11 surrender.

12 2. It shall also be deemed to be an understanding and agreement by Respondents
13 that they waive all rights they have to require the Commissioner to prove the allegations
14 contained in the Accusation filed in this matter at a hearing held in accordance with the
15 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and
16 that they also waive other rights afforded to them in connection with the hearing such as the right
17 to discovery, the right to present evidence in defense of the allegations in the Accusation and the
18 right to cross-examine witnesses.

19 3. Respondents further agree that upon acceptance by the Commissioner, as
20 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the
21 Department in this matter prior to the Commissioner's acceptance, and all allegations contained
22 in the Accusation filed in the Department Case No. H-05693 SD, may be considered by the
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1 Department to be true and correct for the purpose of deciding whether to grant relicensure or
2 reinstatement pursuant to Government Code Section 11522.

3 4. Respondents freely and voluntarily surrender all licenses and license rights
4 under the Real Estate Law.

5 5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If
6 and when a petition application is made for reinstatement of a surrendered license or
7 endorsement, the Real Estate Commissioner will consider as one of the criteria of rehabilitation,
8 whether or not restitution has been made to any person who has suffered monetary losses
9 through "substantially related" acts or omissions of Respondents, whether or not such persons
10 are named in the investigation file in this case.

11 6. Respondents are aware that if they petition for reinstatement in the future,
12 payment of the Department's investigation and enforcement costs in this matter, which currently
13 total \$6,445.70, will be a condition of reinstatement.

14 I declare under penalty of perjury under the laws of the State of California that the
15 above is true and correct and that this declaration was executed on July 12, 2023
16 at San Diego, California.
17 (City)

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20 STEVEN DORIA KILGORE
21 On behalf of Respondents STEVEN DORIA
22 KILGORE and MY WHY REALTY CORP.
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