

Pursuant to Government Code Section 11521, the California Department of Real Estate (“the Department”) may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department’s power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner’s Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On November 8, 2023, STEPHANIE YEE made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondents, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondents' last known mailing address on file with the Department on November 08, 2023.

2.

On February 28, 2024, 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.

3.

MILEY is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate broker. TPSI is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate corporation.

4.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on November 08, 2023, 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 5, above, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondents under the provisions of Sections 10177(d), 10177(g), and 10177(h), of the Business and Professions Code.

6.

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

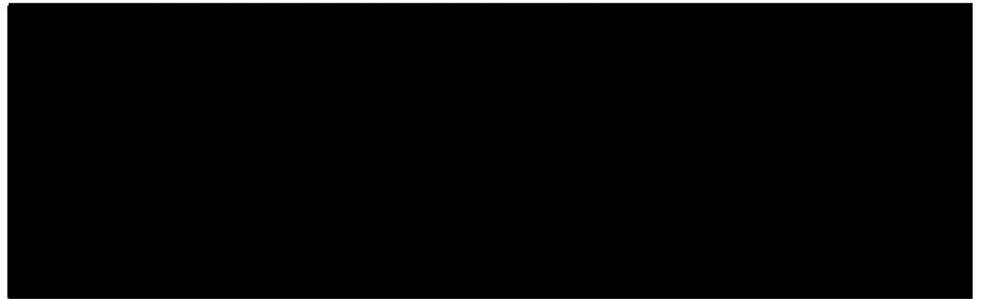
ORDER

All licenses and licensing rights of TOTAL PROPERTY SOLUTIONS, INC. and HUNTER ROBERT MILEY 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 03 2024.

DATED: 4/2/2024.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



1 Department of Real Estate
2 1651 Exposition, Blvd.
3 Sacramento, CA, 95815

FILED

FEB 28 2024

DEPARTMENT OF REAL ESTATE
By B. Nicholas

4
5
6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of:) DRE NO. ***H-12681 SF***
12)
12 HUNTER ROBERT MILEY,) DEFAULT ORDER
13)
13 Respondent.)
14)

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

18 IT IS SO ORDERED FEBRUARY 28, 2024.

19 CHIKA SUNQUIST
20 REAL ESTATE COMMISSIONER

21 *Veronica Kilpatrick*

22
23 By: Veronica Kilpatrick
24 Acting Assistant Commissioner, Enforcement
25
26
27

1 Department of Real Estate
2 1651 Exposition, Blvd.
3 Sacramento, CA, 95815

FILED

FEB 28 2024

DEPARTMENT OF REAL ESTATE
By B. Nicholas

4
5
6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of:) DRE NO. ***H-12681 SF***
12)
13 TOTAL PROPERTY SOLUTIONS INC,) DEFAULT ORDER
14)
Respondent.)

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

18 IT IS SO ORDERED FEBRUARY 28, 2024.

19 CHIKA SUNQUIST
20 REAL ESTATE COMMISSIONER

21 *Veronica Kilpatrick*

22 By: Veronica Kilpatrick
23 Acting Assistant Commissioner, Enforcement
24
25
26
27