

1 TAYLOR HERRLINGER, Counsel (314791)  
2 Department of Real Estate  
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4 Sacramento, CA 95811  
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6 Email: Taylor.Herrlinger@dre.ca.gov



7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )

No. H-12723 SF

12 RANDELL DUARTE SILVA, )

STIPULATION AND  
AGREEMENT

13 Respondent. )

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15 It is hereby stipulated by and between RANDELL DUARTE SILVA  
16 (“Respondent”), represented by attorney Iustina Migneu of Gould, Hahn, & Reinhardt PLC, and  
17 the Complainant, acting by and through Taylor Herrlinger, Counsel for the Department of Real  
18 Estate (“Department”), as follows for the purpose of settling and disposing of the Accusation and  
19 Amended Accusation (“Accusation”), filed February 27, 2024, and October 1, 2024,  
20 respectively, in this matter:

21 1. All issues which were to be contested and all evidence which was to be  
22 presented by Complainant and Respondent at a formal hearing on the Accusation, which said  
23 hearing was to be held in accordance with the provisions of the Administrative Procedure Act  
24 (“APA”), shall instead and in place thereof be submitted solely on the basis of the provisions of  
25 this Stipulation and Agreement.

26 2. Respondent has received, read, and understands the Statement to  
27 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department in  
this proceeding.

1                   3.       Respondent filed a Notice of Defense pursuant to Section 11505 of the  
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent  
4 acknowledges that Respondent will waive Respondent's right to require the Real Estate  
5 Commissioner ("Commissioner") to prove the allegations in the Accusation at a contested  
6 hearing held in accordance with the provisions of the APA and that Respondent will waive other  
7 rights afforded to Respondent in connection with the hearing such as the right to present  
8 evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

9                   4.       This Order is based on the factual allegations contained in the Accusation.  
10 In the interest of expediency and economy, Respondent chooses not to contest these factual  
11 allegations, but to remain silent and understands that, as a result thereof, these factual statements  
12 will serve as a prima facie basis for the "Determination of Issues" and "Order" set forth below.  
13 The Commissioner shall not be required to provide further evidence to prove such allegations.

14                   5.       It is understood by the parties that the Commissioner may adopt the  
15 Stipulation and Agreement as their Decision and Order in this matter thereby imposing the  
16 penalty and sanctions on Respondent's real estate license and license rights as set forth in the  
17 below "Order". In the event the Commissioner in their discretion does not adopt the Stipulation  
18 and Agreement, it shall be void and of no effect, and Respondent shall retain the right to a  
19 hearing and proceeding on the Accusation under all the provisions of the APA and shall not be  
20 bound by any admission or waiver made herein.

21                   6.       This Decision and Order or any subsequent Order of the Commissioner  
22 made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar  
23 to any further administrative or civil proceedings by the Department with respect to any matters  
24 which were not specifically alleged in Accusation H-12723 SF.

25                   7.       Respondent understands that by agreeing to this Order, Respondent agrees  
26 to pay, pursuant to Section 10106 of the Business and Professions Code ("Code"), the cost of the  
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1 investigation and enforcement which resulted in the determination that Respondent committed  
2 the violations found in the Determination of Issues. The amount of said costs is \$1,252.55.

### 3 DETERMINATION OF ISSUES

4 By reason of the foregoing stipulations, admissions, and waivers and solely for  
5 the purpose of settlement of the pending Accusation without hearing, it is stipulated and agreed  
6 that the acts and/or omissions of Respondent as described in the Accusation constitute violations  
7 of the Real Estate Law and are grounds for discipline pursuant to Section 490 and Section 10177  
8 (a), (b), and (d) of the Code.

### 9 ORDER

10 Respondent's real estate salesperson license is revoked; provided, however, a  
11 restricted real estate salesperson license shall be issued to Respondent pursuant to Section  
12 10156.5 of the Code if Respondent makes application therefor for the restricted license within 90  
13 days from the effective date of this Decision and Order. The restricted license issued to  
14 Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to the  
15 following limitations, conditions and restrictions imposed under authority of Section 10156.6 of  
16 that Code:

17 1. The restricted license issued to Respondent may be suspended prior to  
18 hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo  
19 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real  
20 estate licensee.

21 2. The restricted license issued to Respondent may be suspended prior to  
22 hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that  
23 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands  
24 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted  
25 license.

26 3. Respondent shall not be eligible to apply for the issuance of an  
27 unrestricted real estate license nor for removal of any of the conditions, limitations or restrictions

1 of a restricted license until two (2) years have elapsed from the effective date of this Decision  
2 and Order.

3 4. Respondent shall submit with any application for license under an  
4 employing broker, or any application for transfer to a new employing broker, a statement signed  
5 by the prospective employing real estate broker on a form approved by the Department which  
6 shall certify:

7 (a) That the employing broker has read the Decision and Order of the  
8 Commissioner which granted the right to a restricted license; and

9 (b) That the employing broker will exercise close supervision over the  
10 performance by the restricted licensee relating to activities for which a real  
11 estate license is required.

12 5. Respondent shall, within nine (9) months from the effective date of this  
13 Stipulation, present evidence satisfactory to the Commissioner that Respondent has, since the  
14 most recent issuance of an original or renewal real estate license, taken and successfully  
15 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate  
16 Law for renewal of a real estate license. If Respondent fails to satisfy this condition,  
17 Respondent's real estate license shall automatically be suspended until Respondent presents  
18 evidence satisfactory to the Commissioner of having taken and successfully completed the  
19 continuing education requirements. Proof of completion of the continuing education courses  
20 must be delivered to the Department's Flag Section at 651 Bannon Street, Suite 504,  
21 Sacramento, CA 95811.

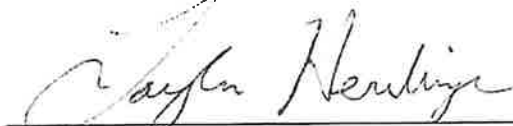
22 6. Respondent shall notify the Commissioner in writing within 72 hours of  
23 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,  
24 delivered to the Department's Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA  
25 95811. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent  
26 was arrested and the name and address of the arresting law enforcement agency. Respondent's  
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1 failure to timely file written notice shall constitute an independent violation of the terms of the  
2 restricted license and shall be grounds for the suspension or revocation of that license.

3 7. All licenses and licensing rights of Respondent are indefinitely suspended  
4 unless or until Respondent pays the sum of \$1,252.55 for the Commissioner's reasonable cost of  
5 the investigation and enforcement which led to this disciplinary action. Said payment shall be in  
6 the form of a cashier's check made payable to the Department. The investigative and  
7 enforcement costs must be delivered to the Department's Flag Section at 651 Bannon Street,  
8 Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

9  
10 02-03-2025

11 DATED



TAYLOR HERRLINGER, Attorney  
DEPARTMENT OF REAL ESTATE

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13 \* \* \*

14 I have read the Stipulation and Agreement, and its terms are understood by me  
15 and are agreeable and acceptable to me. I understand that I am waiving rights given to me by  
16 the APA (including but not limited to Sections 11506, 11508, 11509, and 11513 of the  
17 Government Code), and I willingly, intelligently, and voluntarily waive those rights, including  
18 the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing  
19 at which I would have the right to cross-examine witnesses against me and to present evidence  
20 in defense and mitigation of the charges.

21 Respondent can signify acceptance and approval of the terms and conditions of  
22 this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by  
23 Respondent, to the Department at fax number (916) 576-7840 or by e-mail to  
24 taylor.herrlinger@dre.ca.gov. Respondent agrees, acknowledges, and understands that by  
25 electronically sending to the Department a copy of Respondent's actual signature as it appears  
26 on the Stipulation and Agreement, that receipt of the copy by the Department shall be as  
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1 binding on Respondent as if the Department had received the original signed Stipulation and  
2 Agreement.

3 01 / 31 / 2025



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5 DATED

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RANDELL DUARTE SILVA  
Respondent

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*I have reviewed this Stipulation and Agreement as to form and content and have  
advised my client accordingly.*

01 / 31 / 2025



DATED

IUSTINA MIGNEA  
Attorney for Respondent

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The foregoing Stipulation and Agreement is hereby adopted by the Real Estate  
Commissioner as their Decision and Order and shall become effective at 12 o'clock noon on  
**APR 21 2025**

IT IS SO ORDERED

3/18/2025

CHIKA SUNQUIST  
Real Estate Commissioner



By Marcus L. McCarther  
Chief Deputy Real Estate Commissioner