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JIM BEAVER, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

(213) 620-4790

FILED

AUG -7 1990

DEPARTMENT OF REAL ESTATE
BY *Sybil Wilms*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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|-------------------------------------|---|----------------------------|
| In the Matter of the Accusation of |) | No. H-24096 LA |
| |) | |
| DEERCREEK FINANCIAL, a corporation; |) | <u>A C C U S A T I O N</u> |
| SHERI DEANE DAHLER, also known as |) | |
| Sheri D. Dahler, individually, and |) | |
| as officer of Deercreek Financial; |) | |
| and LARRY ADRIAN LANTERMAN, also |) | |
| known as Larry Lanterman, |) | |
| |) | |
| Respondents. |) | |
| |) | |

The complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against DEERCREEK FINANCIAL, a corporation; SHERI DEANE DAHLER, also known as Sheri D. Dahler, individually, and as officer of Deercreek Financial; and LARRY ADRIAN LANTERMAN, also known as Larry Lanterman, alleges as follows:

1.

The complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

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2.

DEERCREEK FINANCIAL, a corporation, SHERI DEANE DAHLER, and LARRY ADRIAN LANTERMAN (hereinafter sometimes collectively referred to as Respondents) are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code; hereinafter the Code).

3.

On or about July 13, 1988, DEERCREEK FINANCIAL (hereinafter DEERCREEK) became incorporated in the State of California by filing of Articles of Incorporation with the California Secretary of State, said filing by SHERI DEANE DAHLER (hereinafter DAHLER).

4.

On or about August 24, 1989, DEERCREEK was licensed by the Department of Real Estate of the State of California (hereinafter the Department) as a corporate real estate broker by and through DAHLER as designated officer of DEERCREEK, to qualify said corporation and to act for said corporation as a real estate broker.

5.

At all times herein mentioned, DAHLER was and is now licensed by the Department as a real estate broker, and since August 24, 1989, licensed as the designated officer of DEERCREEK.

6.

LARRY ADRIAN LANTERMAN (hereinafter LANTERMAN) was licensed by the Department as a real estate salesperson from about December 28, 1984, until December 27, 1988, when said

1 license expired. On about August 22, 1989, said license was
2 renewed and issued to LANTERMAN in the employ of DAHLER. At no
3 time from December 27, 1988, until August 22, 1989, was LANTERMAN
4 licensed by the Department as a real estate salesperson or a
5 real estate broker.

6 7.

7 Whenever reference is made in an allegation in this
8 Accusation to an act or omission of Respondents, such allegation
9 shall be deemed to mean that the officers, directors, employees,
10 agents, and real estate licensees employed by or associated with
11 Respondents committed such act or omission while engaged in the
12 business or operation of Respondents and while acting within the
13 course and scope of their authority and employment.

14 8.

15 Beginning at a time unknown to the Commissioner, and
16 continuing until about August 24, 1989, Respondents engaged in
17 the business of, acted in the capacity of, advertised, or
18 assumed to act as a real estate broker in the State of California
19 within the meaning of Section 10131(d) of the Code, including
20 the operation of a mortgage loan brokerage business with the
21 public, wherein Respondents solicited borrowers for loans
22 secured by liens on real property and packaged said loans for
23 referral to lenders, all for or in expectation of compensation.

24 9.

25 From in or about December, 1988, and continuing
26 through August 14, 1989, Respondents solicited and negotiated
27 loans for borrowers, including, but not necessarily limited to,

-3-

1 Steven Brink and Rodman Wright, Tsu Hwa Chao, Steven and Cynthia
2 Helgeson, and Norman and Sandra Gere, for compensation.

3 10.

4 The activities described in Paragraph 9 are acts
5 requiring a real estate license under Section 10131(d) of the
6 Code. At no time while the said activities occurred was
7 DEERCREEK licensed by the Department as a real estate broker.
8 At no time prior to December 27, 1988, was LANTERMAN licensed in
9 the employ of DAHLER. At no time during the period from
10 December 27, 1988 to August 22, 1989, was LANTERMAN licensed as
11 a real estate salesperson or a real estate broker.

12 11.

13 The conduct of DEERCREEK, in engaging in the business
14 as a real estate broker, as alleged in Paragraphs 8, 9, and 10,
15 is in violation of Section 10130 of the Code and is cause for
16 suspension or revocation of all licenses and license rights of
17 DEERCREEK under the provisions of Section 10177(d) of the Code.

18 12.

19 The conduct of DAHLER, in permitting, allowing, and
20 causing DEERCREEK to violate Section 10130 of the Code as alleged
21 in Paragraphs 8, 9, and 10, is cause for the suspension or
22 revocation of all licenses and license rights of DAHLER under
23 the provisions of Section 10177(d) of the Code.

24 13.

25 The conduct of DAHLER, in employing and compensating
26 LANTERMAN to perform activities requiring a real estate license
27 for or on behalf of DEERCREEK, as alleged in Paragraphs 8, 9,

-4-

1 and 10, is cause for the suspension or revocation of all licenses
2 and license rights of DAHLER under the provisions of Section
3 10137 of the Code.

4 14.

5 The conduct of LANTERMAN, in performing acts requiring
6 a real estate license while he was not so licensed, as alleged
7 in Paragraphs 8, 9, and 10, is in violation of Section 10130 of
8 the Code and is cause for the suspension or revocation of all
9 licenses and license rights of LANTERMAN under the provisions
10 of Section 10177(d) of the Code.

11
12 WHEREFORE, complainant prays that a hearing be
13 conducted on the allegations of this Accusation and, that upon
14 proof thereof, a decision be rendered imposing disciplinary
15 action against all licenses and license rights of Respondents,
16 DEERCREEK FINANCIAL, a corporation; SHERI DEANE DAHLER, also
17 known as Sheri D. Dahler, individually, and as officer of
18 Deercreek Financial; and LARRY ADRIAN LANTERMAN, also known as
19 Larry Lanterman, under the Real Estate Law (Part 1 of Division 4
20 of the Business and Professions Code) and for such other and

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1 further relief as may be proper under other applicable provisions
2 of the law.

3 Dated at Los Angeles, California,
4 this 7th day of August, 1990.

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6 
7 Deputy Real Estate Commissioner

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cc: Deercreek Financial
Sheri Deane Dahler
Larry Adrian Lanterman
Sacto
JO