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FILED
MAY 16 2008
DEPARTMENT OF REAL ESTATE

By *K. Shulsky*

1 Department of Real Estate
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2 Los Angeles, California 90013-1105
3 Telephone: (213) 576-6911 (direct)
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8 ~~BEFORE THE DEPARTMENT OF REAL ESTATE~~

9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12)
13 MARGARET ANN DAILEY, also known)
as Margaret Miller)
14)
15)

No. H- 32871LA

ORDER TO DESIST

AND REFRAIN

16
17 The Real Estate Commissioner of the State of California
18 (Commissioner) has caused an investigation to be conducted of
19 your activities, as described herein, and based upon the findings
20 of that investigation, is of the opinion that you, MARGARET ANN
21 DAILEY aka Margaret Miller ("DAILEY"), operating under the
22 fictitious business name of Mortgage Capital Resources, have
23 violated Section 10130 of the California Business and Professions
24 Code (Code).

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26 ///
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1.

1
2 At no time herein mentioned, were you licensed by the
3 Department of Real Estate of the State of California (Department)
4 as a real estate broker or a real estate salesperson employed by
5 a real estate broker.

6
7 2.

8 On August 8, 1993, you, DAILEY, were originally
9 licensed as a real estate salesperson. Your license expired on
10 February 7, 1997.

11 3.

12 At your office located at 61 Mollison Dr., Simi Valley,
13 California 93065, from on or about August 1, 2001, to date, you,
14 DAILEY, have held yourself out as and represented that you were a
15 real estate salesperson doing business under the fictitious
16 business name of Mortgage Capital Resources.

17 4.

18 On or about September 3, 2003, you, DAILEY, dba
19 Mortgage Capital Resources originated and performed services for,
20 or attempted to refinance the property located at 6309 Agnes Ave,
21 North Hollywood for borrower Layna McAllister, in violation of
22 Code Section 10130.

23 5.

24 On October 8, 2003, the Department completed an audit
25 examination of the books and records of An dba MGA Realty &
26 Mortgage Co., Mortgage Capital Resources and Valley Wide Mortgage
27

1 Services, pertaining to the mortgage and loan brokerage
2 activities described in Paragraph 4 that require a real estate
3 license. The audit examination covered a period of time
4 beginning on August 1, 2001 to July 31, 2003. The audit
5 examination, ~~Audit Report LA 020466~~ and the exhibits and
6 workpapers attached to said audit report, revealed that during a
7 period of April 25, 2003 and July 31, 2003, you, DAILEY, dba
8 Mortgage Capital Resources originated, negotiated, and were
9 compensated by George M. An, real estate broker, for mortgage
10 loans made to borrowers Brower, Skillen, Sanders, Chavez, Novak,
11 Carson, Neiditz, in violation of Code Section 10130.

12
13 6.

14 Your acts, DAILEY, as described in Paragraph 3, above,
15 are acts requiring a real estate license under the provision of
16 Code Section 10131(a).

17 7.

18 You, DAILEY, violated Code Section 10130 by acting in
19 the capacity of a licensee when you were not licensed as a real
20 estate broker or as a real estate salesperson employed by a real
21 estate broker.

22 8.

23 The acts performed by you DAILEY, as described in
24 Paragraph 4, above, are acts requiring a real estate license
25 under the provision of Code Section 10131(d).

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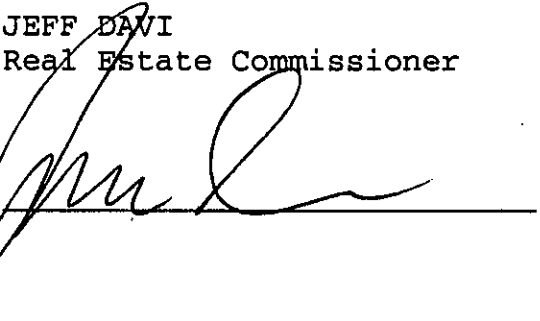
9.

You, DAILEY, by acting in the capacity of a real estate licensee, described in Paragraph 4, above, when you were not licensed as a real estate licensee, have violated Code Section 10130.

NOW, THEREFORE, YOU, MARGARET ANN DAILEY aka Margaret Miller, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in California, individually and under any fictitious business name, unless and until you obtain the required license from the Department.

DATED 8-9, 2006.

JEFF DAVI
Real Estate Commissioner



cc: Margaret Ann Dailey aka Margaret Miller
61 Mollison Drive, Simi Valley, CA 93063