

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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Respondent.

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on April 10, 2008, and the findings of fact set forth herein are based on one or more of the following:

- (1) Respondent's express admissions; (2) affidavits; and
- (3) other evidence.

FINDINGS OF FACT

I.

On September 12, 2006, Janice A. Waddell made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Department on December 28, 2006.

On April 10, 2008, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent U S A FINANCIAL SERVICES, INC.'s default was entered herein.

II

U S A FINANCIAL SERVICES, INC. (hereinafter referred to as Respondent) is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter Code).

TII

At all times herein mentioned, Respondent was licensed by the Department of Real Estate of the State of California as a real estate broker.

IV

On or about April 1, 2004, the Franchise Tax Board of the State of California informed the California Secretary of State that Respondent's powers, rights, and privileges had been suspended pursuant to the provisions of the California Bank and Corporation Tax Code more particularly Section 23303 of the Taxation Code.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists under Code Section 10177(d) for violation of Regulation 2742, Title 10, Chapter 6, California Code of Regulations.

II

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

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ORDER

The license and license rights of Respondent
U S A FINANCIAL SERVICES, INC. under the provisions of
Part I of Division 4 of the Business and Professions Code
are revoked.

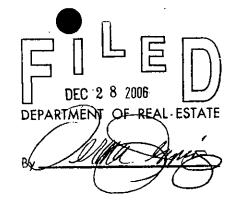
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	DATED:	5-14-	08	-
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SACTAN

JAMES R. PEEL, Counsel (SBN 47055) Department of Real Estate 320 West Fourth Street, Ste. 350 Los Angeles, California 90013-1105

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-or- (213) 576-6913 (Direct)



DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of
U S A FINANCIAL SERVICES, INC.,

No. H-33577 LA

Respondent.

ACCUSATION

The Complainant, Janice A. Waddell, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against U S A FINANCIAL SERVICES, INC., alleges as follows:

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The Complainant, Janice A. Waddell, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California, makes this Accusation against U S A FINANCIAL SERVICES, INC.

II

U S A FINANCIAL SERVICES, INC. (hereinafter referred to as "Respondent") is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code").

III

At all times herein mentioned, respondent U S A FINANCIAL SERVICES, INC. was licensed by the Department of Real Estate of the State of California as a corporate real estate broker.

IV

On April 1, 2004, pursuant to the provisions of the California Bank and Corporation Tax Law, more particularly Section 23302 of the Revenue and Taxation Code, the Franchise Tax Board transmitted a list to the Office of the Secretary of State containing the names of domestic corporations, the exercise of whose powers, rights and privileges in this State had been suspended under that law, which included the above-named corporation.

V

The conduct of respondent U S A FINANCIAL SERVICES, INC., as alleged above, was in violation of Section 2742, Title 10, Chapter 6, California Code of Regulations, and subjects its real estate license and license rights to suspension or revocation pursuant to Section 10177(d) of the Code.

VI

The current business address and mailing address
maintained by Respondent with Department is 14540 Victory Blvd.
Suite 212, Van Nuys, California 91411. Respondent is no longer
located at this address nor has Respondent informed the Real
Estate Commissioner of any new address nor is Respondent
presently maintaining any definite place of business in the State
of California which shall serve as its office for the transaction
of business requiring a real estate license.

VII

The acts and omissions of Respondent, as set forth above, are in violation of Section 10162 of the Code and are grounds for the suspension or revocation of the licenses and license rights of Respondent pursuant to Section 10165 of the Code.

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of respondent U S A FINANCIAL SERVICES, INC. under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California,

this 12 day of apply about 2006.

Deputy Real Estate Commissioner

JANICE A. WADDELL

U S A Financial Services, Inc. cc: Janice A. Waddell Sacto.