

See file

1 Department of Real Estate
320 West 4th Street, Ste. 350
2 Los Angeles, California 90013-1105
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FILED
JUL 16 2007
DEPARTMENT OF REAL ESTATE

R. K. Kuderholdt

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

10 TO:)
11)
12 WINFRED ROBERSON aka)
Roger Roberson)
13)
14)

No. H-34115 LA
ORDER TO DESIST
AND REFRAIN

15 The Real Estate Commissioner of the State of California
16 (Commissioner) has caused an investigation to be conducted of
17 your activities, as described herein, and based upon the findings
18 of that investigation, is of the opinion that:

19 YOU, WINFRED ROBERSON aka Roger Roberson ("ROBERSON"),
20 have violated Section 10130 of the California Business and
21 Professional Code ("Code").

22 1.

23 At no time herein mentioned, were YOU, ROBERSON
24 licensed by the Department of Real Estate of the State of
25 California (Department) as a real estate broker or a real estate
26 salesperson employed by a real estate broker. You were
27

1 originally licensed as a real estate broker on April 14, 1984.
2 On March 3, 1994, in case number H-25553 LA, your real estate
3 broker license was revoked for violations of Code Sections 490
4 and 10177(b).

5 2.

6 At all times mentioned, in the City of Carson, County
7 of Los Angeles, you, ROBERSON, were an unlicensed assistant to
8 real estate broker Aril Lee Manning, dba as Century 21 Imperial 7
9 Realty, Imperial 7 Mortgage Division, and Imperial 7 Escrow
10 Division. You acted in the capacity of, advertised or assumed to
11 act as a broker within the definition of Code Section 10131(a)
12 for another or others, for or in expectation of compensation to
13 solicit sellers and buyers for listing, sale and purchase of real
14 property and to negotiate the purchase and sale of real property
15 on behalf of buyers and sellers.

16 3.

17 In the course of activities described in Paragraph 2
18 above, you, ROBERSON acted in violation of the Code in that you
19 acted in the capacity as a real estate broker:
20

21 (a) During the month of February 2004, You Roberson
22 solicited Constance Nicholls to sell her residence located at
23 19833 Reinhart, Carson, California "the Carson property".

24 (b) On February 24, 2004, you, Roberson completed
25 negotiations for the sale of the Carson property by seller to
26 buyers Jose and Susan Espino.
27

1 (c) The Sales/Escrow Agreement was entered into and on
2 or about February 24, 2004, You, Roberson, opened escrow at
3 Imperial 7 Escrow Division, broker Aril Lee Manning's escrow
4 division.

5 (d) You Roberson, on behalf of seller Constance
6 Nicholls negotiated the offer, sale price and terms, and
7 selection of escrow company, with sales agent, Nick Wolf, real
8 estate broker, who represented the buyers.

9 (e) You, Roberson negotiated the and the counter-offer
10 on February 24, 2004, and the Addendum on May 4, 2004.

11 (f) You, Roberson, negotiated the sales commission to
12 be paid on the transaction by Constance Nicholls.

13 (g) Also, you Roberson coordinated the repairs and
14 payment therefor on behalf of seller Constance Nicholls Carson
15 property; and

16 (k) You, Roberson, signed the California Realtor Form
17 "Estimated Sellers Proceeds" Attachment D in the capacity as a
18 licensee.
19

20 4.

21 Your conduct, ROBERSON, as described in Paragraphs 2
22 and 3, is in violation of Code Section 10130.

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24 ///

25 ///

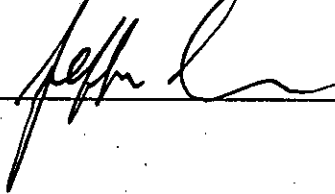
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1 NOW, THEREFORE, YOU, WINFRED ROBERSON, ARE ORDERED TO
2 DESIST AND REFRAIN from performing any and all acts requiring a
3 real estate license in California unless and until you are
4 licensed by the Department of Real Estate.

5
6 DATED 7-9, 2007.

7
8 JEFF DAVI
Real Estate Commissioner

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24
25 cc: Winfred Roberson
26 931 Northwood Avenue
27 Compton, CA 90220