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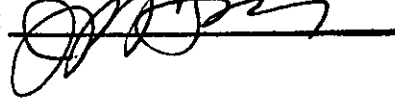
BEFORE THE DEPARTMENT OF REAL ESTATE

SEP 15 2010

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

* * * *

BY: 

In the Matter of the Accusation of)
)
 LORDSMAN INC.,)
)
 Respondent.)
 _____)

NO. H-36192 LA

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 July 19, 2010 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.

This Decision suspends or revokes one or more real estate licenses on the ground of violation of the Real Estate Law (commencing with section 10000 of the Business and Professions Code (Code)) Chapter 1 (commencing with Section 11000 of the Code) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with section 11000 of the Code) of Part 2.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of the Respondent.

FINDINGS OF FACT

I

On August 18, 2009, Robin Trujillo 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 August 24, 2009, and September 17, 2009.

Respondent failed to file a Notice of Defense within the time required by Section 11506 of the Government Code. Respondent's default was entered herein.

II

Respondent is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code, hereinafter "Code") as a corporate real estate broker. On or about February 4, 2009, Respondent's license expired.

III

On or about March 3, 2008, the Franchise Tax Board of the State of California suspended the powers, rights and privileges of Respondent pursuant to the provisions of the California Revenue and Taxation Code. The corporate powers, rights and privileges of Respondent remain suspended to date.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 10177(d) and 10177(f) and Section 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

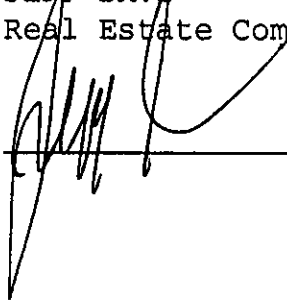
The license and license rights of Respondent LORDSMAN INC. under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on OCT - 5 2010.

DATED: _____

01-7-2010


JEFF DAVI
Real Estate Commissioner



1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013
4
5 (213) 576-6982

FILED

JUL 19 2010

DEPARTMENT OF REAL ESTATE
BY: 

6 BEFORE THE DEPARTMENT OF REAL ESTATE

7 STATE OF CALIFORNIA


8 * * * *

9 In the Matter of the Accusation of) NO. H-36192 LA
10 LORDSMAN INC.,) DEFAULT ORDER
11)
12)
13 Respondent.)
14)

15 Respondent LORDSMAN INC., having failed to file a
16 Notice of Defense within the time required by Section 11506
17 of the Government Code, is now in default. It is therefore,
18 ordered that a default be entered on the record in this
19 matter.

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22 IT IS SO ORDERED JULY 19, 2010.

23 JEFF DAVI
24 Real Estate Commissioner

25 By: 
26 PHILLIP IHDE
27 Regional Manager

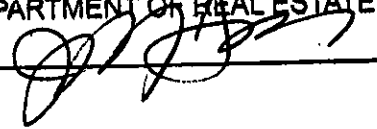
72/16

1 CHERYL D. KEILY SBN# 94008
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-6905

FILED

AUG 24 2009

DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

| | | | |
|----|------------------------------------|---|----------------------------|
| 11 | In the Matter of the Accusation of |) | No. H-36192 LA |
| 12 | |) | |
| 13 | LORDSMAN INC. |) | <u>A C C U S A T I O N</u> |
| 14 | |) | |
| 15 | Respondent. |) | |

16 The Complainant, Robin Trujillo, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against LORDSMAN INC. ("Respondent"), is informed and alleges as
19 follows:

20 1.

21 The Complainant, Robin Trujillo, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation
23 in her official capacity.

24 2.

25 Respondent is presently licensed and/or has license
26 rights under the Real Estate Law, Part 1 of Division 4 of the
27

1 California Business and Professions Code ("Code") as a corporate
2 real estate broker. On or about February 4, 2009, Respondent's
3 license expired. Pursuant to Code Section 10201 Respondent
4 retains renewal rights. Pursuant to Section 10103 the
5 Department retains jurisdiction.

6 3.

7 On or about March 3, 2008, the Franchise Tax Board of
8 the State of California suspended the powers, rights and
9 privileges of Respondent pursuant to the provisions of the
10 California Revenue and Taxation Code. The corporate powers,
11 rights and privileges of Respondent remain suspended to date.

12 4.

13 The conduct of Respondent, LORDSMAN INC., as alleged
14 above, is in violation of Section 2742 of Title 10, Chapter 6,
15 California Code of Regulations, and subjects its real estate
16 license and license rights to suspension or revocation pursuant
17 to Code Section 10177(d) and (f).
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and/or license rights of
5 Respondent LORDSMAN INC. under the Real Estate Law, and for such
6 other and further relief as may be proper under other applicable
7 provisions of law.

8 Dated at Los Angeles, California
9 this 18 day of August, 2009.

10
11
12 
13 _____
14 Robin Trujillo
15 Deputy Real Estate Commissioner
16
17
18
19
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21
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23
24

25 cc: LORDSMAN INC.
26 Robin Trujillo
27 Sacto.