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DEPARTMENT OF REAL ESTATE

BY: Jana B. Am

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-37723 LA
	)	L-2012031164
ALL COUNTIES REAL ESTATE, dba	)	
Home Owners Unity, a corporate	)	
real estate broker; and FRANK	)	
TICAS, individually and as	)	
designated broker-officer of	)	
All Counties Real Estate,	)	
	)	
Respondents.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 9, 2011, an Accusation was filed in this matter against Respondent ALL COUNTIES REAL ESTATE.

On August 17, 2012, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent ALL COUNTIES REAL ESTATE's petition for voluntary surrender of its real estate broker license(s) is accepted as of the effective date of this

1 Order as set forth below, based upon the understanding and  
2 agreement expressed in Respondent's Declaration dated August 17,  
3 2012 (attached as Exhibit "A" hereto). Respondent's license  
4 certificate(s), pocket card(s) and any branch office license  
5 certificate(s) shall be sent to the below listed address so that  
6 they reach the Department on or before the effective date of this  
7 Order:

8  
9 DEPARTMENT OF REAL ESTATE  
10 Attn: Licensing Flag Section  
11 P. O. Box 187000  
12 Sacramento, CA 95818-7000

13 This Order shall become effective at 12 o'clock noon

14 on JAN - 2 2013

15 DATED: 11/28/12

16 Real Estate Commissioner

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18 By WAYNE S. BELL  
19 Chief Counsel

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"Exhibit A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	DRE No. H- 37723 LA
	)	OAH No. 2012031164
ALL COUNTIES REAL ESTATE, dba	)	
Home Owners Unity, a corporate real	)	
estate broker; and FRANK TICAS,	)	
individually and as designated	)	
broker-officer of All Countics Real Estate,	)	
	)	
Respondents.	)	

DECLARATION

My name is FRANK TICAS and I am currently an officer of ALL COUNTIES REAL ESTATE, dba Home Owners Unity, which is licensed as a corporate real estate broker and/or has license rights with respect to said license, (and/or has a mortgage loan originator endorsement). I am authorized and empowered to sign this declaration on behalf of ALL COUNTIES REAL ESTATE. ALL COUNTIES REAL ESTATE is represented by Dennis Connelly, Esq., in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), ALL COUNTIES REAL ESTATE wishes to voluntarily surrender its real estate license (and/or

1 mortgage loan originator endorsement), issued by the Department of Real Estate ("Department"),  
2 pursuant to Business and Professions Code Section 10100.2.

3 I understand that ALL COUNTIES REAL ESTATE, by so voluntarily  
4 surrendering its license, (and/or mortgage loan originator endorsement), can only have it  
5 reinstated in accordance with the provisions of Section 11522 of the Government Code. I also  
6 understand that by so voluntarily surrendering its license, (and/or mortgage loan originator  
7 endorsement) ALL COUNTIES REAL ESTATE agrees to the following:

8 The filing of this Declaration shall be deemed as its petition for voluntary  
9 surrender. It shall also be deemed to be an understanding and agreement by ALL COUNTIES  
10 REAL ESTATE that, it waives all rights it has to require the Commissioner to prove the  
11 allegations contained in the Accusation filed in this matter at a hearing held in accordance with  
12 the provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.),  
13 and that it also waives other rights afforded to it in connection with the hearing such as the right  
14 to discovery, the right to present evidence in defense of the allegations in the Accusation and the  
15 right to cross-examine witnesses. I further agree on behalf of ALL COUNTIES REAL ESTATE  
16 that upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits  
17 and all relevant evidence obtained by the Department in this matter prior to the Commissioner's  
18 acceptance, and all allegations contained in the Accusation filed in the Department Case No. H-  
19 37723 LA may be considered by the Department to be true and correct for the purpose of  
20 deciding whether or not to grant reinstatement of ALL COUNTIES REAL ESTATE's license  
21 pursuant to Government Code Section 11522.

22 A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If and  
23 when a petition application is made for reinstatement of a surrendered license or endorsement,  
24 the Real Estate Commissioner will consider as one of the criteria of rehabilitation, whether or not  
25 restitution has been made to any person who has suffered monetary losses through "substantially  
26 related" acts or omissions of Respondent(s), whether or not such persons are named in the  
27 investigation file in this case.

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I further agree on behalf of ALL COUNTIES REAL ESTATE INC. to pay the Commissioner's reasonable cost for the audit which led to this action. In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. I will pay such cost within 60 days of receiving an invoice from the Commissioner detailing the activities performed during the audit and the amount of time spent performing those activities.

I am aware that if ALL COUNTIES REAL ESTATE INC. petitions for reinstatement in the future, that payment of the audit costs will be a condition of reinstatement.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that I am acting freely and voluntarily on behalf of ALL COUNTIES REAL ESTATE INC. to surrender its license and all license rights attached thereto.

8/17/12 Van Nuys  
Date and Place

  
ALL COUNTIES REAL ESTATE INC.  
By: FRANK TICAS