

*Act 10
July*

FILED

DEC - 6 2012

1 DEPARTMENT OF REAL ESTATE
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3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0791

DEPARTMENT OF REAL ESTATE
BY: *R. Medeiros*

8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

11 To:)	
)	NO. H- 38594 LA
)	
13 ANA ESCALANTE,)	ORDER TO DESIST AND
)	REFRAIN
)	(B&P Code Section 10086)
)	
)	

16 The Commissioner (Commissioner) of the California Department of Real Estate
 17 (Department) caused an investigation to be made of the activities of ANA ESCALANTE
 18 ("ESCALANTE"). Based on the investigation, the Commissioner has determined that
 19 ESCALANTE has engaged in, is engaging in, or is attempting to engage in, acts or practices
 20 constituting violations of the California Business and Professions Code (Code) and including the
 21 business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker
 22 in the State of California within the meaning of Section 10131(a) (soliciting buyers of real
 23 property) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues
 24 the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
 25 authority of Section 10086 of the Code.
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1 Whenever acts referred to below are attributed to ESCALANTE, those acts are alleged to
2 have been done by ESCALANTE, acting by herself, or by and/or through one or more agents,
3 associates, affiliates, and/or co-conspirators, and using the other names or fictitious names
4 unknown at this time.

5 FINDINGS OF FACT

- 6
- 7 1. At no time herein mentioned has ESCALANTE been licensed by the Department in any
8 capacity.
- 9 2. During 2009 and 2010, for or in expectation of compensation, ESCALANTE solicited Andy
10 P. to purchase real property located at 16866 Kingsbury Court #201, Granada Hills, CA.

11 CONCLUSIONS OF LAW

- 12 3. Based on the findings of fact contained in paragraphs 1 and 2, ESCALANTE solicited
13 buyers and performed services for those buyers which requires a real estate license under
14 Section 10131(a) of the Code, during a period of time when ESCALANTE was not licensed by
15 the Department in any capacity, in violation of Section 10130 of the Code.

16 DESIST AND REFRAIN ORDER

17 Based on the Findings of Fact and Conclusions of Law stated herein,

18 ANA ESCALANTE is HEREBY ORDERED to immediately desist and refrain from
19 performing any acts within the State of California for which a real estate broker license is
20 required until properly licensed, in particular, soliciting buyers and/or performing services for
21 buyers unless and until ANA ESCALANTE obtains a real estate broker license issued by the
22 Department.

23 DATED: 10/11, 2012

24 REAL ESTATE COMMISSIONER

25 

26 By WAYNE S. BELL
27 Chief Counsel

1 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
2 real estate broker or real estate salesperson without a license or who advertises using words
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
4 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
5 imprisonment in the county jail for a term not to exceed six months, or by both fine and
6 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
7 (\$60,000)."

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17 cc: ANA ESCALANTE
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19 Woodland Hills, CA 91364
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