

**FILED**

JUN 05 2014

BUREAU OF REAL ESTATE

By S. Blum

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	NO. H-39159 LA
DANIELLE CANDACE CARLSON,	)	
	)	
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 28, 2014, 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 revokes a real estate license on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations.

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 Respondent.

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FINDINGS OF FACT

1.

On November 19, 2013, Maria Suarez 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, return receipt requested, to Respondent at her address of record on November 20, 2013. On or about November 23, 2013, the signed certified mail receipt was returned to the Bureau of Real Estate ("Bureau") by the USPS.

On April 28, 2014, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

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, as a real estate broker. Respondent was originally issued a real estate salesperson license by the Bureau on May 28, 1991, and a real estate broker license on November 14, 1997.

3.

At all times mentioned, in the City of Orange, County of Orange, Respondent engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the meaning of Code Section 10131(a), including the solicitation for listings of and the negotiation of the purchase and sale of real property as the agent of others by and through her licensed real estate corporation World Star Realty, and the conducting of broker-controlled escrow activities under her real estate broker license pursuant to Financial Code Section 17006(a)(4).

4.

On August 29, 2012, the Bureau completed an audit examination of the books and records of World Star Realty and of Respondent pertaining to the real estate sales and broker-controlled escrow activities described in paragraph 3, above. The audit examination covered the period of time from January 1, 2010, to July 31, 2012, with regard to Respondent. The audit examination revealed numerous violations of the Real Estate Law (Part I of Division 4 of the Business and Professions Code ("Code")) and the Regulations (Title 10, Chapter 6, California Code of Regulations) as set forth in Audit Report LA 110238 and the exhibits and work papers attached to said audit report. Specifically, Respondent was found to have violated Code Sections 10148, 10159.5, and Regulation 2731.

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5.

In addition, Respondent failed to exercise reasonable supervision over the activities of her broker-controlled escrow operation, to ensure compliance with the Real Estate Law and the Commissioner's Regulations in violation of Code Sections 10159.2, 10177(h), and Regulation 2725.

6.

The conduct, acts and omissions of Respondent, and the facts set forth above, are cause for the suspension or revocation of the licenses and license rights of Respondent pursuant to Code Sections 10177(d), 10177(g), and/or 10177(h).

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 10177(d), 10177(g) and/or 10177(h).

2.

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, DANIELLE CANDACE CARLSON, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

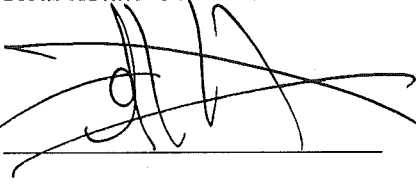
This Decision shall become effective at 12 o'clock noon on

~~JUN 26 2014~~

**MAY 21 2014**

DATED: \_\_\_\_\_

Real Estate Commissioner



\_\_\_\_\_  
**JEFFREY MASON**  
Chief Deputy Commissioner

**FILED**

APR 28 2014

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	NO. H-39159 LA
DANIELLE CANDACE CARLSON,	)	
	)	<u>DEFAULT ORDER</u>
Respondent.	)	
	)	

Respondent, DANIELLE CANDACE CARLSON, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED *April 28, 2014*

Real Estate Commissioner

By: *Dolores Weeks*  
DOLORES WEEKS  
Regional Manager

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