

FLAG

BEFORE THE BUREAU OF REAL ESTATE

FILED

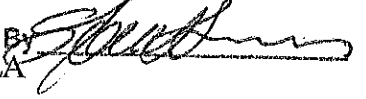
STATE OF CALIFORNIA

SEP 20 2016

BUREAU OF REAL ESTATE

In the Matter of the Accusation of)
FRANKLIN EQUITY CORPORATION)
Respondent(s).)

CalBRE No. H-40122 LA

By 

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 Respondent Franklin Equity Corporation on July 26, 2016, and the Findings of Fact set forth herein, which 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 the violation of the Real Estate Law (commencing with Section 10000 of the Business and Professions Code (Code)) or 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.

Pursuant to Government Code section 11521, the Bureau of Real Estate may order reconsideration of this Decision on petition of any party. The Bureau's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On May 17, 2016, Maria Suarez made the 2nd Amended Accusation in her official capacity as a Supervising Special Investigator of the State of California, Bureau of Real Estate. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Bureau of Real Estate of the State of California (hereinafter "the Bureau") on February 1, 2016. The 1st Amended Accusation was mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Bureau on March 8, 2016. The 2nd Amended

Accusation was mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Bureau on May 19, 2016.

2.

On July 26, 2016, no Notice of Defense having been received or filed herein by Respondent Franklin Equity Corporation within the time prescribed by Section 11506 of the Government Code, said Respondent's default was entered herein.

3.

Respondent Franklin Equity Corporation 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 (herein "the Code") as a corporate real estate broker.

4.

Attached as Exhibit "A" is a true and correct copy of the 2nd Amended Accusation filed on May 19, 2016, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Sections 10145, 10148, 10159.5, 10176(a), 10176(b), 10176(e), 10176(g) and 10176(i) of the Code and Sections 2731(a), 2742(c), 2831.1, 2831.2, 2832, 2832.1, 2932, 2950(d), 2950(e), 2950(g), 2950(h) and 2951 of Title 10, Chapter 6, Code of Regulations ("Regulations").

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

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ORDER

All licenses and licensing rights of Respondent FRANKLIN EQUITY CORPORATION 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 10 2016.

DATED: 9/14/2016.

WAYNE S. BELL
REAL ESTATE COMMISSIONER

By: 

1 Bureau of Real Estate
2 320 West Fourth St, Ste 350
3 Los Angeles, CA, 90013

4 (213) 576-6905

FILED

JUL 26 2016

BUREAU OF REAL ESTATE

By 

7 BEFORE THE BUREAU OF REAL ESTATE

8 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of) CalBRE NO. *H-40122 LA*
12)
13 FRANKLIN EQUITY)
CORPORATION ,) DEFAULT ORDER
14)
Respondent.)
15)

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

19 IT IS SO ORDERED *July 26, 2016*

20 WAYNE BELL
21 REAL ESTATE COMMISSIONER

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23 By: 
24 DOLORES RAMOS
25 Regional Manager
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