

AUG - 2 2017

BUREAU OF REAL ESTATE

By Zoi-za

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) CalBRE No. H-40623 LA
)
HALEY ANN FARNAM,)
)
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 July 14, 2017, 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 revokes a real estate license and/or license rights on grounds of a criminal conviction and Respondent's failure to timely report the conviction to the Bureau of Real Estate.

Pursuant to Government Code section 11521, the Bureau of Real Estate of the State of California (hereinafter the "Bureau") 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 April 24, 2017, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Bureau. On May 2, 2017, the Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, and by regular mail to Respondent's last known mailing address on file with the Bureau.

2.

On July 14, 2017, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

3.

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 ("Code") as a real estate broker (License ID 01323200). Respondent's license expires on April 6, 2018, unless renewed.

4.

To date, the Bureau of Real Estate has incurred costs totaling \$831.50.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on May 2, 2017, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

The criminal conviction, as described in Paragraph 5 of the Findings of Fact, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

2.

Respondent's failure to timely report the conviction constitutes cause under Section 10186.2 of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

3.

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

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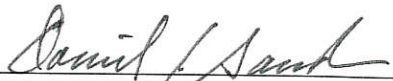
ORDER

All licenses and licensing rights of Respondent HALEY ANN FARNAM 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 AUG 22 2017.

DATED: 7/27/17.

WAYNE S. BELL
REAL ESTATE COMMISSIONER

By: 
DANIEL J. SANDRI
Chief Deputy Commissioner