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FILED
MAR 25 2019
DEPT. OF REAL ESTATE
By John Casnit

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-41220 LA
13 ANNAZETTE SHILLINGS,) ACCUSATION
14 Respondent.)
15 _____)

16 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
17 State of California, for cause of Accusation against ANNAZETTE SHILLINGS, also known as
18 Annazette Rosia Shillings (“Respondent”) alleges as follows:

19 1.

20 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
21 State of California, makes this Accusation in her official capacity.

22 2.

23 Respondent presently has license rights under the Real Estate Law, Part 1 of
24 Division 4 of the California Business and Professions Code (“Code”), as a real estate
25 salesperson (License ID 01892599). Respondent’s license is scheduled to expire on March 12,
26 2019, unless renewed.

27 ///

1 FIRST CAUSE OF ACCUSATION

2 (CRIMINAL CONVICTION)

3 3.

4 On or about February 27, 2017, in the Superior Court of California, County of
5 Riverside, Case No. RIF1603111, Respondent was convicted on a plea of guilty for violation of
6 Penal Code section 415(2) (disturbing the peace), a misdemeanor. In part, Respondent was
7 placed on summary probation for 60 months on certain terms and conditions, including
8 commitment to the custody of the Riverside County Sheriff for 2 days, with credit for time
9 served of 2 actual days, ordered not to be an IHSS (In Home Supportive Services) paid
10 caregiver for any elder or dependent adult except for any family member, and payment of fees
11 and fines.

12 4.

13 The conviction, as described in Paragraph 3 above, bears a substantial
14 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the
15 qualifications, functions or duties of a real estate licensee.

16 5.

17 The crime of which Respondent was convicted, as described in Paragraph 3
18 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or
19 revocation of the license and license rights of Respondent under the Real Estate Law.

20 SECOND CAUSE OF ACCUSATION

21 (FAILURE TO REPORT CONVICTION)

22 6.

23 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, "the
24 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any
25 felony or misdemeanor" to the Department of Real Estate ("Department") within thirty (30)
26 days of the conviction. Respondent failed to report in writing to the Bureau the conviction
27 described in Paragraph 3 above, within thirty (30) days of the conviction date.

ACCUSATION

1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondent ANNAZETTE
4 SHILLINGS under the Real Estate Law, for the costs of investigation and enforcement as
5 permitted by law, and for such other and further relief as may be proper under other applicable
6 provisions of law.

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8 Dated at San Diego, California this 27 day of February, 2018.

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11 V. Kilpatrick
12 Veronica Kilpatrick
13 Supervising Special Investigator
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25 cc: ANNAZETTE SHILLINGS
26 Real Estate Ebroker Inc
27 Veronica Kilpatrick
Sacto.