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DEPT. OF REAL ESTATE

By \_\_\_\_\_

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9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-42017-LA  
13 GLOBAL EAGLE CORP, and )  
14 SHANNON KYMARA CARTER, ) ACCUSATION  
15 individually and as designated officer )  
16 of Global Eagle Corp, )  
17 Respondents. )

18 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator for the  
19 Department of Real Estate ("Department" or "DRE") of the State of California, for cause of  
20 Accusation against GLOBAL EAGLE CORP ("GEC"), and SHANNON KYMARA CARTER  
21 ("CARTER"), collectively "Respondents," is informed and alleges in her official capacity as  
22 follows:

- 23 1. The Complainant, Veronica Kilpatrick, acting in her official capacity as a  
24 Supervising Special Investigator, makes this Accusation against Respondents.
- 25 2. All references to the "Code" are to the California Business and Professions Code  
26 and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

27 LICENSE HISTORY

28 3. Respondent GEC has been licensed by the Department as a real estate corporation,  
License ID 01949548, from on or about February 20, 2014, through the present, with GEC's  
license scheduled to expire on February 19, 2022, unless renewed. GEC is licensed through

1 CARTER's real estate broker ("REB") license, ID 01830527, and CARTER is the designated  
2 officer ("D.O."). GEC has a mortgage loan originator license ("MLO") endorsement from the  
3 Department, and is licensed through the Nationwide Multistate Licensing System & Registry  
4 ("NMLS"), NMLS No. 1171063. According to Department records to date, GEC has no branch  
5 offices, employs no salespersons, and no broker associates. GEC currently maintains the fictitious  
6 business name "Global Eagle Financial Services," active as of April 11, 2014.

7 4. Respondent CARTER has been licensed by the Department as a real estate broker  
8 ("REB"), License ID 01830527, from on or about April 1, 2011 through the present, with  
9 CARTER's license scheduled to expire on September 24, 2023, unless renewed. Previously,  
10 CARTER was licensed by the Department as a real estate salesperson ("RES"), from on or about  
11 October 16, 2007 through March 31, 2011. CARTER has a MLO endorsement from the  
12 Department, and is licensed through the NMLS, with NMLS No. 361849. CARTER currently has  
13 no active fictitious business names licensed with the DRE, no branch offices, and employs no  
14 salespersons.

15 **BROKERAGE: GEC**

16 5. At all times mentioned, in Riverside County, GEC acted as a real estate broker,  
17 conducting licensed activities within the meaning of Code section 10131(d): soliciting borrowers  
18 or lenders for or negotiating loans or collecting payments or performing services for borrowers or  
19 lenders in connection with loans secured directly or collaterally by liens on real property. At all  
20 times mentioned, GEC was acting by and through CARTER as its D.O. pursuant to Code Section  
21 10159.2 who was responsible for ensuring compliance with the Real Estate Law.

22 **FACTS DISCOVERED BY DRE**

23 6. On or about September 27, 2013, an individual named Cindy G. Ritter, who was  
24 not licensed by the DRE, filed Articles of Incorporation of a Close Corporation for GEC with the  
25 California Secretary of State ("SOS").

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1           7.       On or about May 25, 2017, Michael J. Walters<sup>1/</sup> (“Walters”), REB license ID  
2 01207436, filed a Statement of Information for GEC with the SOS listing Walters as the chief  
3 executive officer, secretary, chief financial officer, and sole director of GEC. The same Statement  
4 of Information listed GEC’s type of business as “Real Estate Financial Services.”

5           8.       On or about January 2, 2020, the California Franchise Tax Board (“FTB”)  
6 suspended GEC’s powers, rights, and privileges.

7           9.       On or about May 12, 2020, Walters filed a Statement of Information No Change  
8 with the SOS.

9           10.      As of May 3, 2021, GEC’s powers, rights, and privileges remained suspended by  
10 the FTB.

11          11.      GEC, through Walters, provided the DRE with closing disclosures for fifteen (15)  
12 loan transactions handled by GEC. Eleven (11) of the fifteen (15) transactions occurred between  
13 January 2, 2020 and March 31, 2021.

14                   **VIOLATIONS OF THE REAL ESTATE LAW – CAUSES FOR DISCIPLINE**

15          12.      In the course of the activities described above in Paragraph 5, and based on the  
16 facts discovered by the DRE, as described in Paragraphs 6 through 11 above, Respondents acted in  
17 violation of the Code and Regulations as follows.

18                                   **FIRST CAUSE OF ACCUSATION**

19          13.      The Complainant realleges and incorporates by reference all of the allegations  
20 contained in paragraphs 1 through 12 above with the same force and effect as though fully set  
21 forth herein.

22          14.      GEC’s acts and/or omissions in engaging the business of a real estate broker while  
23 not in good legal standing with the Office of the Secretary of State, as alleged above, are in  
24 violation of **Code section 10177(d) and/or 10177(g), and Regulation 2742(c)**, and constitute  
25 cause to suspend or revoke the real estate licenses and license rights of Respondent GEC pursuant  
26 to **Code section 10177(d) and/or 10177(g)**.

27  
28 <sup>1/</sup> On April 16, 2021, the DRE filed an Accusation in DRE Case No. H-41930 LA against Nationwide Associates Corp., and Michael J. Walters. The Accusation in DRE Case No. H-41930 LA is a companion case to this Accusation in DRE Case No. H-42017 LA.

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SECOND CAUSE OF ACCUSATION

15. The Complainant realleges and incorporates by reference all of the allegations contained in paragraphs 1 through 14 above with the same force and effect as though fully set forth herein.

16. CARTER's acts and/or omissions, as alleged above in paragraphs 1 through 14, and in the First Cause of Accusation, are in violation of Code sections 10159.2, 10177(h), 10177(d) and/or 10177(g), and Regulation 2725, and constitute cause to suspend or revoke the real estate licenses and license rights of Respondent CARTER pursuant to Code sections 10177(h), 10177(d) and/or 10177(g).

COSTS

(INVESTIGATION AND ENFORCEMENT COSTS)

17. Code section 10106 provides, in pertinent part that in any order issued in resolution of a disciplinary proceeding before the DRE, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondents GLOBAL EAGLE CORP and SHANNON KYMARA CARTER under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 3 day of June, 2021.

*Veronica Kilpatrick*  
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Veronica Kilpatrick  
Supervising Special Investigator

cc: GLOBAL EAGLE CORP  
SHANNON KYMARA CARTER  
Veronica Kilpatrick  
Sacto.