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DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

| | | |
|---|---|----------------|
| In the Matter of the Accusation of |) | No. H-42187 LA |
| |) | |
| WALKER, INC.; and |) | |
| |) | |
| DENISE ANNETTE PAUL-ELLIOTT, |) | |
| individually and as designated officer of Walker, |) | |
| Inc., |) | |
| |) | |
| Respondents. |) | |

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On or about March 1, 2023, Respondents WALKER, INC. (license no. 00412433) and DENISE ANNETTE PAUL-ELLIOTT (license no. 01145430) petitioned the Commissioner to voluntarily surrender their real estate broker licenses pursuant to California Business and Professions Code section 10100.2.

IT IS HEREBY ORDERED that Respondents WALKER, INC. and DENISE ANNETTE PAUL-ELLIOTT's petition for voluntary surrender of their real estate licenses is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondents' Declaration dated March 1, 2023 (attached as Exhibit "A" hereto). The license certificates and pocket cards of WALKER, INC. and DENISE

1 ANNETTE PAUL-ELLIOTT shall be sent to the below listed address so that they reach the
2 Department of Real Estate on or before the effective date of this Order:

3 Department of Real Estate
4 Attn: Licensing Flag Section
5 P. O. Box 137013
6 Sacramento, CA 95813-7013

7 This Order shall become effective at 12 o'clock noon on May 1, 2023.

8 DATED: 4.4.23.

9 DOUGLAS R. McCAULEY
10 REAL ESTATE COMMISSIONER



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EXHIBIT "A"

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

*** * ***

In the Matter of the Accusation of) No. H-42187 LA
)
 WALKER, INC; and)
 DENISE ANNETTE PAUL-ELLIOTT,)
 individually and as designated officer)
 of Walker Inc,)
)
)
 Respondents.)

DECLARATION

My name is DENISE ANNETTE PAUL-ELLIOTT ("PAUL-ELLIOTT"). I am a licensed real estate broker and/or have license rights with respect to said license (license no. 01145430), and am the designated officer of WALKER, INC. ("WI") (license no. 00412433). I am representing myself and WI. Neither I nor WI is represented by counsel in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedures Act (California Government Code sections 11400 et seq.), I wish to voluntarily surrender WI's and my real estate licenses and license rights issued by the Department of Real Estate ("Department") pursuant to California Business and Professions Code section 10100.2.

1 I freely and voluntarily surrender all WI's and my licenses and license rights
2 under the Real Estate Law.

3 I understand that by so voluntarily surrendering WI's and my real estate licenses,
4 WI and/or I can only have our real estate licenses reinstated in accordance with the provisions of
5 California Government Code section 11522. I also understand that by so voluntarily
6 surrendering our license rights, WI and I agree to the following:

7 1. The filing of this Declaration shall be deemed as WI's and my petition for
8 voluntary surrender.

9 2. It shall also be deemed to be an understanding and agreement by WI and
10 me that we waive all rights we have to require the Commissioner to prove the allegations
11 contained in the Accusation filed in this matter at a hearing held in accordance with the
12 provisions of the Administrative Procedures Act (California Government Code sections 11400 et
13 seq.), and that WI and I also waive other rights afforded to us in connection with the hearing
14 such as the right to discovery, the right to present evidence in defense of the allegations in the
15 Accusation, and the right to cross examine witnesses.

16 3. WI and I further agree that upon acceptance by the Commissioner, as
17 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the
18 Department in this matter prior to the Commissioner's acceptance, and all allegations contained
19 in the Accusation filed in the Department Case No. H-42187 LA may be considered by the
20 Department to be true and correct for the purpose of deciding whether or not to grant
21 reinstatement to me and/or WI pursuant to California Government Code section 11522.

22 4. Prior to issuance of any new or reinstated license, WI and PAUL-ELLIOTT
23 shall pay the Department its cost of investigation and enforcement, which is \$913.40 total, with
24 joint and several liability.

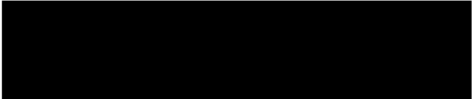
25 5. Prior to issuance of any new or reinstated license, WI and PAUL-ELLIOTT
26 shall pay the Department its cost of audit, which is \$9,794.50 total, with joint and several
27 liability.

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6. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If and when a petition application is made for licensure, relicensure, and/or reinstatement, the Commissioner will consider as one of the criteria of rehabilitation whether or not restitution has been made to any person who has suffered monetary losses through "substantially related" acts or omissions by me.

7. WI and I freely and voluntarily surrender all of WI's and my licenses and license rights under the Real Estate Law.

WI and I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed on 3-1-2023 (date), at Oxnard (city), California.



WALKER, INC.
By: DENISE ANNETTE PAUL-ELLIOTT



DENISE ANNETTE PAUL-ELLIOTT (Broker)