

FILED

OCT 25 2022

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)
) DRE No. H-42229 LA
)
ALBERT ARTHUR VON ENTRESS,)
) OAH No. 2022060064
)
)
Respondent.)

DECISION

The Proposed Decision dated September 7, 2022, of the Administrative Law Judge of the Office of Administrative Hearings, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter with the following correction:

On page 16, paragraph no. 2, "Respondent shall pay the Board the costs incurred in the prosecution and enforcement of this matter . . ." shall be changed to "Respondent shall pay the Department the costs incurred in the prosecution and enforcement of this matter . . ."

The Decision revokes one or more real estate licenses.

Pursuant to Government Code Section 11521, the Department of Real Estate may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department'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.

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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.

This Decision shall become effective at 12 o'clock noon on 11/14/2022.

IT IS SO ORDERED 10.14.22.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

A handwritten signature in blue ink, reading "Douglas R. McCauley", is written over a horizontal line.

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

In the Matter of the First Amended Accusation against:

ALBERT ARTHUR VON ENTRESS, Respondent.

Agency Case No. H-42229 LA

OAH No. 2022060064

PROPOSED DECISION

Irina Tentser, Administrative Law Judge (ALJ), Office of Administrative Hearings (OAH), State of California, heard this matter by videoconference on August 22, 2022.

Andrea Bentler, Counsel, appeared on behalf of Veronica Kilpatrick (Complainant), Supervising Special Investigator of the State of California, Department of Real Estate (Department or DRE).

Albert Arthur Von Entress (Respondent) appeared on his own behalf.

The parties stipulated at hearing if the ALJ identified personal information in the admitted documentary evidence after the matter was submitted for decision, the ALJ could redact said personal information to protect privacy.

Testimonial and documentary evidence was received. The record was closed and the matter was submitted for decision on August 22, 2022.

FACTUAL FINDINGS

Jurisdictional Matters

1. Complainant filed the Accusation on February 23, 2022 in her official capacity. The First Amended Accusation was subsequently filed and is the operative pleading in this matter.

2. Respondent filed a timely Notice of Defense requesting the hearing.

3. On October 31, 2007, the Department issued Respondent a conditional salesperson license, License Number 01827590. From 2007 Respondent has held a salesperson license and presently has unrestricted license rights as a salesperson. The license is scheduled to expire on February 18, 2024.

Criminal Conviction

4. On January 12, 2021, in the Superior Court of California, County of Riverside, case no. SWF2001108, Respondent was convicted on his plea of guilty, of violating Penal Code sections 273.5 (A), (inflicting corporal injury upon spouse/cohabitant), 422 (threatening to commit a crime which will result in the death or great bodily injury of another person), and 591.5 (damaging wireless communication device with the intent to prevent the use of the device to summon help), all misdemeanors. The court sentenced Respondent to: summary probation for 36 month; 180 days in jail suspended pending successful completion of probation (with two days credit); enroll in and complete a 52-week domestic violence program; not annoy, harass, threaten, or disturb the peace of the victim; not knowingly own, possess, have under your control or immediate access to any firearm, deadly weapon,

ammunition or weapon related paraphernalia or incendiary device; perform and complete 20 hours of community service through a non-profit organization by January 1, 2022; and pay fines and fees. The Court also issued a Criminal Protective Order-Domestic Violence (CPO) to expire on January 12, 2031 which precludes any negative contact with the victim. Respondent was served with the CPO at the time of sentencing on January 12, 2021. (Exhibit 3, p. 32.)

5. Respondent is in the process of complying with his probationary terms. Respondent submitted proof at hearing that he completed a 52-week Domestic Violence Program as of February 2, 2022. (Exhibit E.) Respondent asserted he has satisfied the 20 hours of community service requirement. Respondent represented he has paid all fines and fees and restitution associated with his sentence. Respondent's probation is scheduled to be completed in January 2024.

6. On May 15, 2020, Respondent and his wife, the victim, had a domestic argument while they had both been drinking alcohol which escalated into a physical altercation. During the altercation, Respondent inflicted physical injuries on the victim. According to the police report, the injuries of the victim included numerous scratches, abrasions and bruises over her arms, shoulders, chest and neck. She also had a "busted" lip and what appeared to be a contusion on her left eye. (Exhibit 4.) At the time of his arrest and at hearing, Respondent asserted the victim had caused most of the injuries to herself and is mentally ill. At hearing, Respondent admitted, however, he had struggled to take a cell phone out of the victim's hand during their altercation and, as a result, during their struggle, the victim was struck in the face by the cell phone, causing a red mark on her face.

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7. Respondent's criminal conviction is substantially related to the qualification, functions, or duties of a real estate licensee in that it was based on a criminal conviction for an unlawful act that involved the threat of substantial injury to the person of another, the victim.

Failure to Report Conviction

8. Respondent failed to notify the Department of his January 12, 2021 criminal conviction within 30 days of the conviction as required by Business and Professions Code section 10186.2.

9. At hearing, Respondent testified he had provided verbal notice of his January 2021 conviction to Department representative Jeffrey Wong and written notice to the Department in July 2021. In corroboration, Respondent submitted his Interview Information Statement (RE 515) and Conviction Detail Report (RE515D), (collectively, "RE515 Packet"). (Exhibits C and D.)

10. However, as of February 8, 2022, the Department had no record of Respondent's RE515 Packet. (Exhibit 7.)

Mitigation and Rehabilitation

11. Respondent credibly testified at hearing. Respondent provided somewhat inconsistent testimony regarding the incident that led to his conviction. On the one hand, he expressed remorse for his actions during his argument with the victim which led to his conviction. On the other hand, he deflected responsibility and minimized his actions against the victim. Respondent asserted that he did not commit a crime and that the victim was injured when the cell phone they were struggling with hit her in the face, causing a red mark. He asserts that the victim's other observed injuries as

detailed in the police report, a busted lip and an apparent contusion on her left eye, were self-inflicted. (Exhibit 4.) In sum, Respondent admitted that his actions in engaging in a physical struggle with the victim which led to at least some of her observed injuries during their altercation were unlawful and testified that he had learned from the 52-week domestic violence course he completed as a condition of his probation. Respondent testified he should have walked away instead of engaging in an argument with the victim and struggling for the cell phone. He is committed to never engaging in a physical altercation with the victim in the future.

12. In mitigation and by way of extenuating circumstances, Respondent explained the victim suffers from mental illness. At the time of the 2020 incident, the victim was drinking and acting erratically due to taking prescribed medication that did not effectively treat her mental illness. As a result, at the time of their May 2020 argument, the victim's behavior, including threatening to use his cell phone to call his real estate clients, caused him to call the sheriff to request that she be removed from their shared rental home. As reported by Respondent, after he called the sheriff, the victim, who had prior convictions and was worried that she would be taken back to jail, self-inflicted some of her injuries. In addition, their argument escalated, and the victim would not return Respondent's cell phone, thereby leading to their physical struggle over the phone.

13. Prior to Respondent's January 2021 criminal conviction, the victim's mental illness and alcohol consumption was out of control. In August 2020, Respondent filed a request for a domestic violence restraining order against the victim, including a move-out order. (Exhibit J.) The victim continued, however, to live with Respondent. In May 2021, after Respondent's January 2021 conviction, Respondent obtained a CPO for domestic violence against the victim because he feared for his

safety after the victim continued to show up at Respondent's home. (Exhibit F.) Nevertheless, the victim repeatedly showed up at Respondent's home and threatened his safety, leading to her multiple arrests.

14. In October 2021, Respondent again filed a request for a domestic violence restraining order against the victim. (Exhibit K.) During the victim's late 2021 stay at the Jackson House in Temecula, California, the victim obtained help for her drinking and effectively adjusted her medication used to treat her mental illness. As a result, Respondent and the victim have been able to cohabitate and live in a strife-free home since late 2021. Respondent did not address whether their co-habitation constitutes a violation of the CPO enacted as part of the Respondent's criminal conviction.

15. Respondent testified that since late 2021 he and the victim have attended weekly therapy sessions together to maintain their peaceful home. Respondent reported that he loves and deeply cares for the victim and cannot abandon her despite their turbulent past. He testified he financially supports both the victim and the victim's 91-year-old mother who resides with them.

16. Respondent asserted his past complicated domestic issues with the victim, exacerbated by the victim's improperly treated mental illness and drinking, should be considered as a mitigating and extenuating circumstances to his criminal conviction. Accordingly, Respondent argues his criminal conviction should not be considered as a basis for the revocation of his professional license without considering the complicated circumstances that contributed to events that led to the conviction. He submitted corroborating evidence at hearing of the protective orders Respondent obtained based on the victim's domestic violence against Respondent before and after

the period of his criminal conviction. In support of his argument against license revocation, Respondent pointed to the fact that he had a long and discipline free history as a licensee and had never had his license rights disciplined by the Department during the 15 years he has held a license.

17. Respondent mitigated his failure to report his January 2021 conviction within 30 days by asserting that the court closures which accompanied COVID-19 negatively affected his ability to timely notify the Department his conviction within the required 30-day time-period. He erroneously believed his conversations with Department Staff Service Analyst Jeffrey Wong in July 2021 were sufficient to satisfy the notification requirements. He asserts he properly notified the Department in July 2021 of his convictions by submitting his written RE515 Packet and does not understand why the Department does not have a record of the RE515 Packet.

18. Respondent explanation for his delay in notifying the Department of his conviction explains but does not mitigate his failure to notify the Department of the January 2021 in writing within 30 days. Respondent could have reasonable contacted the Department prior to July 2021, when Mr. Wong contacted Respondent to inquire about the conviction, to ascertain how to proceed to properly notify the Department of the conviction during COVID-19 related court closures. However, he failed to do so without valid justification.

19. Since 2012, Respondent has been employed as a property manager for Calcom Realty, Inc. Between January 2013 and August 2014, Respondent was also employed by Red Hawk Fire and Security as a Commercial Fire Alarm Integrator. In 2016 and 2018, Respondent held a voluntary position as the SRCAR Property Management Task Force Chair.

20. Respondent did not submit character reference letters from family, friends, business associates, and/or mental health professionals in support of his continued licensure at hearing.

21. Respondent was sincere in his remorse, commitment to not engaging in future physical altercations with the victim, and assertion that he needs his real estate license to be able to financially support himself, his wife (the victim), and his wife's elderly mother.

Costs

22. The Department incurred investigation costs of \$569.35 and enforcement costs of \$816, for a total cost recovery amount of \$1,285.25. (Exhibit 6.) These costs are deemed reasonable.

LEGAL CONCLUSIONS

1. Complainant has the burden of proving cause for discipline against respondent by clear and convincing evidence to a reasonable certainty. (*The Grubb Co., Inc. v. Department of Real Estate* (2011) 194 Cal.App.4th 1494, 1505.) This means the burden rests on complainant to adduce proof that is clear, explicit, and unequivocal--so clear as to leave no substantial doubt and sufficiently strong to command the unhesitating assent of every reasonable mind. (*In re Marriage of Weaver* (1990) 224 Cal.App.3d 478, 487.)

2. Business and Professions Code (Code) section 10177 provides, in pertinent part:

The commissioner may suspend or revoke the license of a real estate licensee, [or] delay the renewal of a license of a real estate licensee, . . . who has done any of the following . . . : [¶ . . . ¶]

(b)(1) Entered a plea of guilty or no contest to, or been found guilty of, or been convicted of, a felony, or a crime substantially related to the qualifications, functions, or duties of a real estate licensee, and the time for appeal has elapsed or the judgment of conviction has been affirmed on appeal, irrespective of an order granting probation following that conviction, suspending the imposition of sentence, or of a subsequent order under Section 1203.4 of the Penal Code allowing that licensee to withdraw that licensee's plea of guilty and to enter a plea of not guilty, or dismissing the accusation or information.

(2) Notwithstanding paragraph (1), and with the recognition that sentencing may not occur for months or years following the entry of a guilty plea, the commissioner may suspend the license of a real estate licensee upon the entry by the licensee of a guilty plea to any of the crimes described in paragraph (1). If the guilty plea is withdrawn, the suspension shall be rescinded and the license reinstated to its status prior to the suspension. The department shall notify a person whose license is subject to suspension pursuant to this paragraph of that person's right to have

the issue of the suspension heard in accordance with Section 10100.

3. Code section 490 provides, in relevant part:

(a) In addition to any other action that a board is permitted to take against a licensee, a board may suspend or revoke a license on the ground that the licensee has been convicted of a crime, if the crime is substantially related to the qualifications, functions, or duties of the business or profession for which the license was issued.

(b) Notwithstanding any other provision of law, a board may exercise any authority to discipline a licensee for conviction of a crime that is independent of the authority granted under subdivision (a) only if the crime is substantially related to the qualifications, functions, or duties of the business or profession for which the licensee's license was issued.

(c) A conviction within the meaning of this section means a plea or verdict of guilty or a conviction following a plea of nolo contendere. An action that a board is permitted to take following the establishment of a conviction may be taken when the time for appeal has elapsed, or the judgment of conviction has been affirmed on appeal, or when an order granting probation is made suspending the

imposition of sentence, irrespective of a subsequent order under Section 1203.4 of the Penal Code.

4. California Code of Regulations, title 10 (Regulations), section 2910, provides the criteria of substantial relationship and provides:

a) When considering whether a license should be denied, suspended or revoked on the basis of the conviction of a crime, or on the basis of an act described in Section 480(a)(2) of the Code, the crime or act may be deemed to be substantially related to the qualifications, functions or duties of a licensee of the Department within the meaning of Sections 480 and 490 of the Code if it involves: [11] . . . [11]

(8) Doing of any unlawful act with the intent of conferring a financial or economic benefit upon the perpetrator or with the intent or threat of doing substantial injury to the person or property of another. [11] . . . [11]

(c) The nature and gravity of the offense, the number of years that have elapsed since the date of the offense, and the nature and duties of a real estate licensee shall be taken into consideration when determining whether to deem an offense to be substantially related to the qualifications, functions or duties of a licensee. The Department's consideration of these factors in assessing the substantial relationship of an offense does not alter, or act in place of,

consideration of these same factors in the Criteria for Rehabilitation.

5. Code section 10186.2 describes when disciplinary actions must be reported to the Department and provides:

(a)(1) A licensee shall report any of the following to the department: [1] . . . [11]

(B) The conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or misdemeanor.

(2) The report required by this subdivision shall be made in writing within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the disciplinary action.

(b) Failure to make a report required by this section shall constitute a cause for discipline.

Causes for Discipline

6. Cause exists to suspend or revoke Respondent's real estate salesperson license pursuant to Code sections 490 and 10177, subdivision (b), in that Respondent was convicted of crimes which are substantially related to the qualifications, functions, and duties of a real estate licensee under Regulations section 2910, based on Factual Findings 4 through 7.

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7. Cause exists to suspend or revoke Respondent's real estate salesperson license pursuant to Code section 10186.2, in that Respondent failed to report the convictions within 30 days, based on Factual Findings 8 through 10.

Disposition

8. The primary purpose of license disciplinary proceedings is to protect the public and the licensed profession or occupation, maintain integrity and high standards, and preserve public confidence in licensees. (*Clerici v. Department of Motor Vehicles* (1990) 224 Cal.App.3d, 1016, 1030-1031.) Punishment of the licensee is not the goal of license discipline. Rather, real estate licensing laws are enacted "to ensure, as far as possible, that real estate brokers and salesmen will be honest, truthful and of good reputation." (*Arneson v. Fox* (1980) 28 Cal.3d, 440, 451, citing *Ring v. Smith* (1970) 5 Cal.App.3d 197, 205.)

9. Here, causes for discipline against Respondent's real estate salesperson have been established. Respondent therefore bears the burden of establishing sufficient rehabilitation to justify his continued licensure. (See, *Martin v. Alcoholic Beverage Control Appeals Bd. of Cal.* (1950) 52 Cal.2d 259, 264-265; *In the Matter of Brown* (1993) 2 Cal. State Bar Ct. Rptr. 309.)

10. Rehabilitation is a state of mind and the law looks with favor upon one who has achieved reformation and regeneration with the reward of the opportunity to serve. (*Pacheco v. State Bar* (1987) 43 Cal.3d 1041, 1058.) Fully acknowledging the wrongfulness of past actions is an essential step towards rehabilitation. (*Seide v. Committee of Bar Examiners* (1989) 49 Cal.3d 933, 940.) The evidentiary significance of misconduct is greatly diminished by the passage of time and by the absence of similar, more recent misconduct. (*Kwasnik v. State Bar* (1990) 50 Cal.3d 1061, 1070.) Mere

remorse does not demonstrate rehabilitation but can be considered as a mitigating factor. (*In re Demergian* (1989) 48 Cal.3d 284, 296.) A truer indication of rehabilitation is sustained conduct over an extended period of time. (*In re Menna* (1995) 11 Cal.4th 975, 991.)

11. The Department's rehabilitative criteria, as set forth in Regulations section 2912, subdivisions (a) through (m), have been considered. In this matter, the appropriate level of discipline is revocation, as set forth below.

12. Less than two years have elapsed since Respondent's January 2021 conviction, which is, by definition, "inadequate to demonstrate rehabilitation." (Regulations, § 2912, subd. (a)(1).) Respondent has yet to successfully complete his criminal probation, which is scheduled to be completed in 2024. Respondent testified his relationship with the victim is now stable, but failed to provide credible corroborating evidence to that attestation. In fact, Respondent provided evidence that, subsequent to January 2021 conviction, he and the victim have continued to engage in domestic incidents which have resulted in both parties holding current protective orders against the other. No evidence of a change in attitude from that which existed at the time of the criminal acts in question has been provided from either Respondent, the victim, family members, friends, and/or mental health professionals. Respondent continues to dispute his culpability for his physical crimes against the victim which led to his conviction, insisting that he did not cause the victim's injuries despite pleading guilty to the crimes that led to his conviction.

13. The record of the criminal conviction is conclusive evidence thereof. (Bus. & Prof. Code, § 493.) While it is permissible to introduce evidence of extenuating circumstances by way of mitigation or explanation, as well as any evidence of

rehabilitation, it is not permissible to offer evidence contrary to the conviction or impeaching a prior conviction. The issue of guilt cannot be re-litigated, and a licensee may not impeach the criminal conviction by explaining the "true" reasons for making a plea in a criminal case, regardless of the motives for making the plea. (*Arneson v. Fox* (1980) 28 Cal.3d 440, 449; see also *Robbins v. Davi* (2009) 175 Cal.App.4th 118, 126.) Further, Respondent provided no convincing mitigating evidence of his failure to report his conviction to the Department within 30 days and did not take responsibility for his failure to properly report the conviction at hearing.

14. In addition, Respondent's good behavior on parole is accorded little weight when assessing rehabilitation because a person under the direct supervision of correctional authorities is "required to behave in exemplary fashion." (*In re Gossage* (2000) 23 Cal.4th 1080, 1099.) Accordingly, Respondent has failed to establish a convincing record of rehabilitation.

15. Based on the record, no basis was established by Respondent to deviate from the Department's rehabilitative guidelines in this matter.

Cost Recovery

16. Pursuant to Code section 10106, subdivision (a), in any order issued in resolution of a disciplinary proceeding before the Department, "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 the investigation and enforcement of the case."

17. It was established that the Department incurred investigative and enforcement costs in the total amount of \$1,285.25. (Factual Finding 22.) Respondent

shall be permitted to pay the cost recovery if and when he applies for reinstatement of his license at a later date.

ORDER

1. All licenses and licensing rights of Respondent Albert Arthur Von Entress under the Real Estate Law, specifically his real estate salesperson license, are revoked.

2. Respondent shall pay the Board the costs incurred in the prosecution and enforcement of this matter in the amount of \$1,285.25 at the time he applies for reinstatement of his licenses and licensing rights.

DATE: **09/07/2022**

Irina Tentser

IRINA TENTSER

Administrative Law Judge

Office of Administrative Hearings

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
ALBERT ARTHUR VON ENTRESS,) DRE No. H-42229 LA
Respondent.)

ORDER GRANTING RECONSIDERATION

On or about May 12, 2022, a Decision was rendered in the above-entitled matter to become effective on June 2, 2022.

On or about May 24, 2022, Respondent ALBERT ARTHUR VON ENTRESS petitioned for reconsideration of the Decision of May 12, 2022. I find that there is good cause to reconsider said Order.

Reconsideration is hereby granted and pursuant to Section 11521(b) of the Government Code, the matter is reassigned to an Administrative Law Judge of the Office of Administrative Hearings for hearing.

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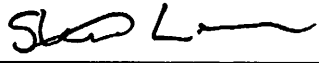
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This order shall be effective immediately.

Dated: 6/1/22

IT IS SO ORDERED 6/21/2022.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



for Douglas McCauley

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)	DRE No. H-42229 LA
)	
ALBERT ARTHUR VON ENTRESS,)	
)	
Respondent(s).)	

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 April 26, 2022, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, ALBERT ARTHUR VON ENTRESS (“Respondent”); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses and/or license rights on grounds of conviction of crimes that are substantially related to the qualifications, functions or duties of a real estate licensee and Respondent’s failure to timely report said convictions.

Pursuant to Government Code Section 11521, the California Department of Real Estate (“the Department”) may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department’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 Government Code 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 February 23, 2022, Veronica Kilpatrick, made the Accusation in her official capacity as a Supervising Special Investigator of the Department. 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 Department on February 23, 2022.

2.

On April 26, 2022, 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 as a real estate salesperson (license no. 01827590).

4.

To date, the Department has incurred investigation costs totaling \$569.35.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on February 23, 2022, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation, constitute cause under Sections 490 and 10177(b) (conviction of a crime substantially related to the qualifications, functions or duties of a real estate licensee) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

2.

Respondent's failure to report the convictions, as described in described in Paragraph 3, above, constitutes cause under California Business and Professions Code section 10186.2 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 evidence to a reasonable certainty.

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ORDER

All licenses and licensing rights of Respondent ALBERT ARTHUR VON ENTRESS 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 06/02/2022.

DATED: 5.9.22.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

D. McCauley

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

APR 26 2022

DEPT. OF REAL ESTATE

By *R. Powell*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of:) DRE NO. ***H-42229 LA***
12 ALBERT ARTHUR VON ENTRESS,) **DEFAULT ORDER**
13 Respondent.)
14

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

18 IT IS SO ORDERED APRIL 26, 2022.

19 DOUGLAS R. McCAULEY
20 REAL ESTATE COMMISSIONER

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22 By:
23 CHIKA SUNQUIST
24 Assistant Commissioner, Enforcement
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