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Department of Real Estate  
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**FILED**

JUN 09 2022

DEPT. OF REAL ESTATE  
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-42330 LA
	)	
DONNIE RAY MULDROW,	)	<u>A C C U S A T I O N</u>
	)	
Respondent.	)	
_____	)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against DONNIE RAY MULDROW ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against DONNIE RAY MULDROW.

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

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Accusation of Donnie Ray Muldrow

1 3.

2 Respondent DONNIE RAY MULDROW presently has license rights under the  
3 Real Estate Law, Part 1 of Division 4 of the Code as a real estate broker. Respondent also has  
4 an individual mortgage loan originator license endorsement.

5 SALE OF LOS ANGELES PROPERTY

6 4.

7 On or about July 9, 2019, seller K. Holt sold real property at 10308 Wall St,  
8 Los Angeles, California 90003 ("Los Angeles property") to buyer Bird's Estate, LLC.  
9 Respondent represented both seller and buyer in the Los Angeles property transaction.  
10 Respondent used the unlicensed fictitious business name "East West Estates" in the Los  
11 Angeles property transaction.

12 PURCHASE OF LOS ANGELES PROPERTY

13 5.

14 On or about March 17, 2020, buyers K. Holt and S. Williams submitted an offer  
15 to purchase the Los Angeles property through a Residential Purchase Agreement to seller Bird's  
16 Estate, LLC, represented by Respondent. On or about April 2, 2020, Respondent signed the  
17 Residential Purchase Agreement and used the unlicensed fictitious business name "East West  
18 Estates".

19 LINKEDIN WEBSITE

20 6.

21 From June 10, 2021, through the present, Respondent has operated a website at  
22 <https://www.linkedin.com/in/donnie-muldrow857a67149>, which describes Respondent as  
23 "CEO for East West Estates/Lending Key, Inc."

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On or about March 5, 2021, a Department of Real Estate (“Department”) investigator mailed a letter to Respondent requesting the complete transaction files for the Los Angeles house transactions in 2019 and 2020.

On or about August 12, 2021, a Department investigator mailed a letter to Respondent requesting the complete transaction files for the Los Angeles house transactions in 2019 and 2020.

On or about October 14, 2021, the Department served Respondent with a subpoena for the production of the complete transaction files for the Los Angeles house transactions in 2019 and 2020.

Respondent failed to provide the Department with the complete transaction files for the Los Angeles house transactions in 2019 and 2020.

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1 cc: DONNIE RAY MULDROW  
2 Lending Key Inc  
3 Veronica Kilpatrick  
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