

**FILED**

MAY 23 2023

DEPT. OF REAL ESTATE

By- [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of:	)	DRE No. H-42446 LA
	)	
RENE ANGEL SANCHEZ,	)	
	)	
Respondent.	)	
_____	)	

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 19, 2023, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, RENE ANGEL SANCHEZ (“Respondent”); (2) affidavits; and (3) other evidence.

This Decision revokes a Mortgage Loan Originator License Endorsement (“License Endorsement”) and a real estate broker license on the grounds of a violation of the Real Estate Law.

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 Sections 11521 and 11522 and a copy of the Commissioner’s Criteria of Rehabilitation are attached hereto for the information of respondent.

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FINDINGS OF FACT

1.

On March 6, 2023, 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 March 09, 2023.

2.

On April 19, 2023, 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.

LICENSE HISTORY

3.

Respondent is presently licensed and/or has license rights under the Code, as a real estate broker with Department of Real Estate (Department) license ID 01386096.

4.

Respondent's real estate broker license was originally issued on or about May 30, 2003, and is scheduled to expire on May 29, 2023, unless renewed. Respondent has renewal rights pursuant to Code section 10201. The Department retains jurisdiction pursuant to Code section 10103.

5.

In addition to Respondent's real estate broker license Respondent held a Mortgage Loan Originator Endorsement. On or about August 15, 2019, an individual Mortgage Loan Originator ("MLO") license endorsement was originally issued to Respondent with the assigned National Mortgage Licensing System and Registry ("NMLS") No. 1418265.

6.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on March 9, 2023, which is incorporated herein as part of this Decision.

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DETERMINATION OF ISSUES

1.

Respondent violated the NMLS student Rules of Conduct ("ROC") by using the services of Danny Yen dba Real Estate Educational Services ("REES") to complete Respondent's NMLS-approved continuing education courses, which constitutes a violation of the licensing requirements of this state and under federal law. Specifically, Respondent used and compensated REES to obtain credit through an in-person fraud scheme. Under the in-person fraud scheme, Respondent used REES to annually report completion of an in-person course for one (1) year in 2020. REES did not teach the in-person course and Respondent never attended the in-person course nor completed the required exam or course work to receive course credit. Respondent does not meet the minimum criteria for licensure under Code section 10166.05(c). The conduct of Respondent, as alleged in the Accusation, Paragraph 6 above, is grounds for the suspension or revocation of Respondent's license, MLO license endorsement, and license rights pursuant to the provisions of Code sections 10166.051(a), 10166.051(b), 10177(d), 10177(g) and/or 10177(j).

2.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

The Department of Real Estate having met its burden of proof, it is hereby ordered that all real estate licenses, licensing rights, and Mortgage Loan Originator license endorsements issued to Respondent RENE ANGEL SANCHEZ 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 6/22/2023.

DATED: 5/16/2023.

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER



By: MARCUS L. McCARTHER  
Chief Deputy Real Estate Commissioner

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

**FILED**

APR 20 2023

DEPT. OF REAL ESTATE

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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-42446 LA*  
12 )  
13 RENE ANGEL SANCHEZ, ) DEFAULT ORDER  
14 )  
15 Respondent. )  
16 \_\_\_\_\_ )

17 Respondent RENE ANGEL SANCHEZ, having failed to file a Notice of  
18 Defense within the time required by Section 11506 of the Government Code, is now in  
19 default. It is, therefore, ordered that a default be entered on the record in this matter.

20 IT IS SO ORDERED APRIL 19, 2023.

21 DOUGLAS R. McCAULEY  
22 REAL ESTATE COMMISSIONER

23   
24 Chika Sunquist (Apr 19, 2023 13:27 PDT)  
25 By: \_\_\_\_\_  
26 CHIKA SUNQUIST  
27 Assistant Commissioner, Enforcement

Lissete Garcia, Counsel (SBN 211552)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105  
Telephone: (213) 576-6982  
Direct: (213) 576-6914  
Fax: (213) 576-6917  
*Staff Attorney for Department of Real Estate*

**FILED**

**MAR 09 2023**

**DEPT. OF REAL ESTATE**

By: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation against  
  
RENE ANGEL SANCHEZ,  
  
Respondent.

DRE No. H-42446 LA  
  
ACCUSATION

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator for the Department of Real Estate ("DRE" or "Department") of the State of California, for cause of Accusation against RENE ANGEL SANCHEZ ("Respondent"), is informed and alleges as follows:

1. The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.
2. All references to the "Code" are to the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code.

LICENSE HISTORY

3. Respondent is presently licensed and/or has license rights under the Code, as a real estate broker with Department of Real Estate (Department) license ID 01386096.

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1 9. In order to meet CE requirements contemplated under the SAFE Act, state-  
2 licensed MLOs must complete eight (8) hours of NMLS-approved education. (Code section  
3 10166.10(a).)

4 REES

5 10. REES, with NMLS course provider number 1405046, was an NMLS-approved  
6 course provider during the years 2017 to 2020.

7 11. The NMLS had approved REES to offer one in-person 8-hour “DBO-SAFE Act  
8 Comprehensive: Mortgage Continuing Education” course in a classroom format located at  
9 15751 Brookhurst Street, Suite 230, Westminster, California (“Westminster address”).

10 12. REES was never approved by the NMLS to offer online or in-home / home  
11 study PE or CE to MLOs.

12 13. During all times relevant herein, REES had its primary place of business located  
13 at 3643 Adams Street, Carlsbad, California.

14 14. During all times relevant herein, REES, by and through Danny Yen, maintained  
15 with his Internet Service Provider an IP address at 76.88.84.139 (“the IP Address”). The IP  
16 Address assigned to Danny Yen is associated with REES’ business address, 3643 Adams  
17 Street, Carlsbad, California.

18 REES Investigation

19 15. The Mortgage Testing and Education Board (“MTEB”), which was created by  
20 SRR, has approved “Administrative Action Procedures for S.A.F.E. Testing and Education  
21 Requirements” (“AAP”), which extends administrative authority to the MTEB to investigate  
22 alleged violations of the NMLS student Rules of Conduct (“ROC”).

23 16. The AAP also extends administrative authority to the MTEB and SRR to  
24 investigate alleged violations of the NMLS Standards of Conduct (“SOC”), which apply to all  
25 NMLS-Approved course providers.

26 ////  
27





1 ROC 9: I will not engage in any conduct that is dishonest, fraudulent, or would  
2 adversely impact the integrity of the course(s) I am completing and the conditions for which I  
3 am seeking licensure or renewal of licensure.

4 22. By using the services of another to complete Respondent CE and receiving  
5 fraudulent course credits through a non-existent course, Respondent violated ROC 3, 5, 8, and  
6 9, and engaged in conduct that was dishonest, fraudulent, and that adversely impacted the  
7 integrity of the courses Respondent completed and the conditions and qualifications for which  
8 Respondent sought licensure or renewal of licensure.

9 Financial Responsibility, Character, and General Fitness

10 23. Pursuant to Code section 10166.05(c), the Commissioner must deny a MLO  
11 license endorsement if the licensee fails to meet the minimum criteria for licensure, which  
12 includes a requirement that the applicant "has demonstrated such financial responsibility,  
13 character and general fitness as to command the confidence of the community and to warrant a  
14 determination that the [MLO] will operate honestly, fairly, and efficiently within the purposes  
15 of this division."

16 24. As described in paragraphs 18 through 23 above, Respondent violated ROC 3, 5,  
17 8 and 9 by using the services of another, REES, to falsely obtain course credits through an in-  
18 person course that Respondent never attended for the year 2020.

19 25. In violating the ROC by using the services of another to falsely obtain course  
20 credits, Respondent does not meet the minimum criteria for licensure under Code section  
21 10166.05(c). The conduct of Respondent, as alleged above, is grounds for the suspension or  
22 revocation of Respondent's license, MLO license endorsement, and license rights pursuant to  
23 the provisions of Code sections 10166.051(a), 10166.051(b), 10177(d), 10177(g) and/or  
24 10177(j).

25 GROUNDS FOR DISCIPLINARY ACTION

26 26. Code section 10166.05 provides in pertinent part, "Notwithstanding any other  
27 provision of law, the commissioner shall not issue a license endorsement to act as a mortgage

1 loan originator to an applicant unless the commissioner makes all of the following findings:

2 ...

3 (c) The applicant has demonstrated such financial responsibility, character, and  
4 general fitness as to command the confidence of the community and warrant a determination  
5 that the mortgage loan originator will operate honestly, fairly, and efficiently within the  
6 purposes of this article.”

7 27. Code section 10166.051 provides in pertinent part, “...the commissioner may do  
8 one or more of the following, after appropriate notice and opportunity for hearing:

9 (a) Deny, suspend, revoke, restrict, or decline to renew a mortgage loan  
10 originator license endorsement for a violation of this article, or any rules or regulations adopted  
11 hereunder.

12 (b) Deny, suspend, revoke, condition, or decline to renew a mortgage loan  
13 originator license endorsement, if an application or endorsement holder fails at any time to  
14 meet the requirements of Section 10166.05 or 10166.09, or withholds information or makes a  
15 material misstatement in an application for a license endorsement or license endorsement  
16 renewal.”

17 28. Code section 10177 provides in pertinent part, “[t]he Commissioner may  
18 suspend or revoke the license of a real estate licensee, delay the renewal of a license of a real  
19 estate licensee, or deny the issuance of a license to an applicant, who has done any of the  
20 following...

21 ...

22 (d) Willfully disregarded or violated the Real Estate Law (Part 1 (commencing  
23 with Section 10000)) or Chapter 1 (commencing with Section 11000) of Part 2 or the rules and  
24 regulations of the commissioner for the administration and enforcement of the Real Estate Law  
25 and Chapter 1 (commencing with Section 11000) of Part 2.

26 (g) Demonstrated negligence or incompetence in performing an act for which  
27 the officer, director, or person is required to hold a license.

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...  
(j) Engaged in any other conduct, whether of the same or of a different character than specified in this section, that constitutes fraud or dishonest dealing.


COSTS

(INVESTIGATION AND ENFORCEMENT COSTS)

29. Code section 10106 provides in pertinent part that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, 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.

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 the real estate license(s), MLO endorsement, and/or license rights of Respondent RENE ANGEL SANCHEZ 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 Mar 6, 2023 at San Diego, California.

  
Veronica Kilpatrick  
Supervising Special Investigator

cc: Rene Angel Sanchez  
Veronica Kilpatrick  
Sacto.