

1 DEPARTMENT OF REAL ESTATE

2 1651 Exposition Blvd.

3 P. O. Box 137007

4 Sacramento, CA 95813-7007

5 Telephone: (916) 5767843

**FILED**

**OCT 08 2021**

DEPARTMENT OF REAL ESTATE

By B. Nicholas

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To: ) No. H-3382 FR  
12 TRANSWORLD BUSINESS ADVISORS; ) ORDER TO  
13 TRANSWORLD BUSINESS ADVISORS ) DESIST AND REFRAIN  
14 OF TRI-VALLEY, and )  
15 TRI-VALLEY BUSINESS ADVISORS, LLC ) (B&P Code Section 10086)

16 The Real Estate Commissioner ("Commissioner") of the California Department  
17 of Real Estate ("Department") has caused an investigation to be made of the activities of  
18 TRANSWORLD BUSINESS ADVISORS, TRANSWORLD BUSINESS ADVISORS OF TRI-  
19 VALLEY, and TRI-VALLEY BUSINESS ADVISORS, LLC (collectively referred to herein as  
20 "Respondents"). Based on that investigation, the Commissioner has determined that  
21 Respondents have engaged in, are engaging in, or are attempting to engage in, acts or practices  
22 constituting violations of the California Business and Professions Code ("Code") and/or Title  
23 10, Chapter 6, California Code of Regulations ("the Regulations") including acting in the  
24 capacity of, and/or advertising or assuming to act as real estate brokers in the State of California  
25 within the meaning of Sections 10130 (act as a real estate broker without a license), and  
26 10131(a) (soliciting prospective purchasers of real property and negotiating the purchase and  
27 sale of business opportunities) of the Code. Furthermore, based on the investigation, the

Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. At no time herein mentioned has TRANSWORLD BUSINESS ADVISORS been licensed by the Department in any capacity.

2. At no time herein mentioned has TRANSWORLD BUSINESS ADVISORS OF TRI-VALLEY been licensed by the Department in any capacity.

3. At no time herein mentioned has TRI-VALLEY BUSINESS ADVISORS, LLC been licensed by the Department in any capacity.

4. At all times herein mentioned, TRANSWORLD BUSINESS ADVISORS was and is a business brokerage company headquartered in West Palm Beach, Florida, specializing in the solicitation, negotiation and sale of businesses, mergers and acquisitions, and franchises. TRANSWORLD BUSINESS ADVISORS operates throughout the United States, including California, through its subsidiaries and/or partnership entities. TRANSWORLD BUSINESS ADVISORS subsidiaries and/or partnership entities operating in California were/are known as TRANSWORLD BUSINESS ADVISORS, TRANSWORLD BUSINESS ADVISORS OF TRI-VALLEY, Tri-Valley Business Advisors, and TRI-VALLEY BUSINESS ADVISORS, LLC, and at all times relevant to this Desist and Refrain Order were located at 602 Lyell Drive, Suite A, Modesto, California 95356.

5. At all times mentioned herein, Respondents engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate licensees, in the State of California, within the meaning of Section 10131(a) of the Code, including the operation and conduct of a real estate brokerage with the public, wherein, on behalf of others, for compensation or in expectation of compensation, Respondents sold and offered to sell, bought and offered to buy, solicited prospective sellers and purchasers of, solicited and obtained listings of, and negotiated the purchase and sale of business opportunities.

///

1           6. In or about November 13, 2019, in connection with the business brokerage  
2 activities described above in Paragraphs 4 and 5, TRANSWORLD BUSINESS ADVISORS and  
3 TRANSWORLD BUSINESS ADVISORS OF TRI-VALLEY were identified on a Corporate  
4 Resolution form, that was executed by the sellers, as being eligible to receive a fee in the event  
5 of the purchase and sale of the business known as "CTS Reporting Inc." located in Fresno,  
6 California.

7           7. On or about February 26, 2020, in connection with the business brokerage  
8 activities described above in Paragraphs 4 and 5, TRANSWORLD BUSINESS ADVISORS was  
9 identified in the Buyer's and Seller's Closing Agreements as representing the buyer and seller in  
10 the purchase and sale of a business known as "Don's Lifestyle Fitness Inc." located in Stockton,  
11 California.

12           8. On or about January 10, 2020, in connection with the business brokerage  
13 activities described in Paragraphs 4 and 5, TRANSWORLD BUSINESS ADVISORS was  
14 identified in the Asset Purchase Agreement as representing both the buyers and the seller in the  
15 purchase and sale of the business known as "Magic Cutz" located in Tracy, California. In the  
16 same transaction, TRANSWORLD BUSINESS ADVISORS was identified in the Buyer's  
17 Closing Agreements as representing the buyer in the transaction.

18           9. On or about February 21, 2020, in connection with the business brokerage  
19 activities described above in Paragraphs 4 and 5, TRANSWORLD BUSINESS ADVISORS was  
20 identified in the Buyer's and Seller's Closing Agreements as representing the buyer and seller in  
21 the purchase and sale of a business known as "Hair Studio Salon and Barber Shop" located in  
22 Stockton, California.

23           10. On or about March 1, 2020, in connection with the business brokerage  
24 activities described above in Paragraphs 4 and 5, TRANSWORLD BUSINESS ADVISORS was  
25 identified in the Buyer's and Seller's Closing Agreements as representing the buyer and seller in  
26 the purchase and sale of a business known as "Sadie's Salon" located in Manteca, California.

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1 11. On or about June 8, 2020, in connection with the business brokerage  
2 activities described above in Paragraphs 4 and 5, TRANSWORLD BUSINESS ADVISORS was  
3 identified in the Buyer's and Seller's Closing Agreements as representing the buyer and seller in  
4 the purchase and sale of a business known as "Hischier Landscaping" located in Escalon,  
5 California. Additionally, the Asset Purchase Agreement identified TRANSWORLD BUSINESS  
6 ADVISORS, LLC as the agent for both the buyer and seller in the transaction.

7 CONCLUSIONS OF LAW

8 Based on the Findings of Fact contained above in Paragraphs 1 through 11,  
9 Respondents performed and/or participated in the purchase, sale or exchange of business  
10 opportunities and solicited and obtained listings of business opportunities for compensation or in  
11 expectation of compensation for which a real estate license is required under Section 10131(a) of  
12 the Code, during a period of time when Respondents were not licensed by the Department as real  
13 estate brokers in violation of Section 10130 of the Code.

14 DESIST AND REFRAIN ORDER

15 Based upon the Findings of Fact and Conclusions of Law stated herein,  
16 TRANSWORLD BUSINESS ADVISORS, TRANSWORLD BUSINESS ADVISORS OF TRI-  
17 VALLEY, and TRI-VALLEY BUSINESS ADVISORS, LLC ARE HEREBY ORDERED to  
18 immediately Desist and Refrain from performing any acts within the State of California for  
19 which a real estate broker license is required, and in particular, to immediately Desist and  
20 Refrain from soliciting and obtaining listings of, and/or negotiating the purchase and sale of  
21 business opportunities for others for compensation, or in the expectation of compensation, unless  
22 an appropriate license is issued by the Department.

23 DATED: 9.21, 2021

24 REAL ESTATE COMMISSIONER

25   
26 DOUGLAS R. McCAULEY

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Desist and  
Refrain Order to:

) DRE Case No. H-3382 FR

)  
)  
) TRI-VALLEY BUSINESS ADVISORS, LLC , et al  
)  
)

DECLARATION OF MAILING

STATE OF CALIFORNIA )  
) ss.  
COUNTY OF SACRAMENTO )

I am employed in the office of the Department of Real Estate of the State of California at 1651 Exposition Blvd., Sacramento, CA 95815. I am over the age of eighteen years and not a party to the within action.

On October 15, 2021, I served the following document(s):

- ☒ Desist and Refrain Order
- ☒ RE-575 Notice of Service (Individual)
- ☒ RE-576 Service Notice (Corporation)
- ☒ Citation

in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

TRI-VALLEY BUSINESS ADVISORS, LLC  
AGENT FOR SERVICE: CORPNET INC  
ATTN: PHILLIP K. AKALP  
31416 AGOURA RD. SUITE 118  
WESTLAKE VILLAGE, CA 91361

TRANSWORLD BUSINESS ADVISORS  
ATTN: JAY GROVER  
5101 NW 21ST AVE  
SUITE 300  
FORT LAUDERDALE, FL 33309

HEARTHSTONE BROKERAGE, INC.  
DBA TRANSWORLD BUSINESS ADVISORS OF TRI-VALLEY  
ATTN: DAN CONRAD  
2937 VENEMAN AVE STE A-210  
MODESTO, CA 95356

TRANSWORLD BUSINESS ADVISORS  
ATTN: DAN CONRAD  
2937 VENEMAN AVE STE A-210  
MODESTO, CA 95356

☒ (By Mail) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

☒ (By Certified Mail) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on October 15, 2021, at Sacramento, California.

  
BROOKE NICHOLAS

## DEPARTMENT OF REAL ESTATE

CITE &amp; FINE

P.O. BOX 137012

SACRAMENTO, CA 95813-7012

**CITATION**

**YOUR FAILURE TO RESPOND TO THIS CITATION, PAY THE ASSESSED FINE, OR SATISFY AN ORDER TO DESIST & REFRAIN MAY RESULT IN:**

- ✓ LICENSE ISSUANCE WITHHELD
- ✓ A CIVIL JUDGMENT FOR THE UNPAID FINE.
- ✓ ANY UNPAID DEBT SENT TO COLLECTIONS, WHICH MAY INCUR ADDITIONAL FEES AND NEGATIVELY IMPACT YOUR CREDIT RATING.

**TO: TRANSWORLD BUSINESS ADVISORS**  
5101 NW 21ST AVE  
SUITE 300  
FORT LAUDERDALE, FL 33309

**RE: NUMBER OF CITATIONS:** 1  
**CITATION NUMBER(S):** See Below  
**DRE CASE NUMBER:** 6-19-0520-001  
**PAYMENT DUE DATE:** 30 Days after receipt

**TOTAL FINE AMOUNT:**  
**\$2,500.00**

Pursuant to the authority provided in California Business and Professions Code §10080.9 and Commissioner's Regulation 2907, et seq., the California Department of Real Estate hereby issues this citation to Transworld Business Advisors (Respondent), an unlicensed person/entity for specified violation(s) of the Real Estate Law. An Order to Desist & Refrain (D&R) accompanies the Citation(s).

**CITATION SECTION**

REF	CITATION NUMBER	VIOLATION(S)	FINE
1	C-6-21-0726-002 (PRIMARY)	Violation: B&P 10130/10131 - Acting without license  Respondent solicited prospective buyers and sellers of, solicited and obtained listings of, and/or negotiated the purchase and sale of business opportunities in multiple transactions.	\$2500.00
<b>TOTAL ADMINISTRATIVE FINES: \$2,500.00</b>			

**PAYMENT OF ADMINISTRATIVE FINE**

Payment of the fine shall not constitute an admission of the violation(s) cited.

Please return the enclosed invoice form and include the Citation number on your cashier's check or money order. If you are paying by credit card, please complete and return the Credit Card Authorization form. Send payments to:

DEPARTMENT OF REAL ESTATE  
FISCAL / Citations  
Post Office Box 137006  
Sacramento CA 95813-7006

**FAILURE TO RESPOND OR COMPLY WITH CITATION**

The failure to comply with the terms of the citation or pay a fine assessed pursuant to B&P §10080.9 shall subject that person to formal disciplinary action by the Commissioner, which could, if you are a licensee, result in the suspension or revocation of your real estate license and mortgage loan originator license endorsement (if applicable). A license may not be renewed, nor may a new license be issued, if an unpaid fine remains outstanding or the terms of a citation have not been complied with.

Unpaid fines may be referred for collections, which may negatively affect one's credit rating. Please know that pursuant to Government Code §16583.1, a referral for collections and a subsequent collections effort may result in additional costs to you from fees related to the collections, which may total more than the amount of the initially-assessed fine. The Department may also seek a civil court judgment for the unpaid debt from superior court.

If, within thirty (30) days from the receipt of the citation, you fail to notify the Department's Cite & Fine section of your intent to contest the citation and request a formal hearing, the citation shall be deemed final.

**CONTESTING THE CITATION – CITATION REVIEW CONFERENCE**

You may contest or dispute any aspect of the citation by making written request to the Department no later than 30 days after receipt of the citation. Use the enclosed form, "Notice of Intent to Request a Formal Hearing", to indicate your wish to contest the citation. Upon receipt of your request, the Department will schedule you for a Citation Review Conference, or CRC, which are held in the Department's Sacramento or Los Angeles offices.

The CRC is an opportunity for you to meet in person with a representative of the Department and to present evidence or mitigating information regarding the cited violations. Following the CRC the Department will notify you of its decision to affirm, modify, or dismiss the citation(s).

**CONTESTING THE D&R AND CITATION – FORMAL ADMINISTRATIVE HEARING**

Pursuant to Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code, you have the right to a formal administrative hearing conducted by an



administrative law judge through the Office of Administrative Hearings. Please refer to the accompanying Order to Desist & Refrain for information on contesting the D&R.

**ADDITIONAL CITE AND FINE INFORMATION** is available on the Department's website at [www.dre.ca.gov](http://www.dre.ca.gov).

**CITE & FINE**  
**Department of Real Estate**

By:



L.S. MARTIN  
COMPLIANCE OFFICER

STATE OF CALIFORNIA  
DEPARTMENT OF REAL ESTATE

# CITATION AND FINE INVOICE

RE 589 (Rev 9/14)

BARCODE#: 21207850112

## CITATION INFORMATION

DRE CITATION NUMBER

C-6-21-0726-002 (PRIMARY)

DRE CASE NUMBER

6-19-0520-001

DRE USE ONLY

DRE USE ONLY

CITATION/INVOICE DATE

07/26/2021

INVOICE NUMBER

CIT03147 (PRIMARY)

DRE RECEIVED DATE

DRE LICENSE NUMBER

CITED PARTY

TRANSWORLD BUSINESS ADVISORS  
5101 NW 21ST AVE  
SUITE 300  
FORT LAUDERDALE, FL 33309

## DESCRIPTION

## TOTAL

ASSESSED ADMINISTRATIVE FINE .....

\$2,500.00

**TOTAL DUE TO DRE BY:**

**30 DAYS AFTER RECEIPT**

- ❖ Payment may be made by certified funds, money order, or credit card. If paying by credit card, complete and return the credit card information requested. **No personal or company checks will be accepted.**
- ❖ If payment is mailed, please include a copy of this invoice with your payment.
- ❖ Per Government Code §16583.1, referral of this bill to Collections may result in additional costs to you, above the amount of the initial fine assessed. To avoid additional costs, you must pay this bill within the time prescribed.
- ❖ This invoice is for 1 citation.

## INSTRUCTIONS

FOR ACCOUNTING USE  
ONLY:  
164300.36

- A copy of this invoice must accompany your remittance to ensure proper credit to your account.
- Make the cashier's check or money order payable to:  
**California Department of Real Estate, or DRE**
- Mail to: CALIFORNIA DEPARTMENT OF REAL ESTATE  
FISCAL/CITATIONS  
P.O. BOX 137006  
SACRAMENTO, CA 95813-7006

DEPARTMENT OF REAL ESTATE

## RE 909CAF (Rev. 1/14)

- Fines may be charged to your VISA, MasterCard, Discover, or American Express credit card.
- Complete the information requested below and mail or fax to DRE at:

**DEPARTMENT OF REAL ESTATE**  
Fiscal/Citations  
P.O. Box 137006  
Sacramento, CA 95813-7006  
Fax: (916) 263-8889

➤ When charging fees to your VISA, MasterCard (MC), Discover Card (DSC), or American Express (AE), the following information must be completed and submitted:

METHOD OF PAYMENT (CHECK ONE) <input type="checkbox"/> VISA <input type="checkbox"/> MC <input type="checkbox"/> DSC <input type="checkbox"/> AE		ACCOUNT NUMBER <div style="border-bottom: 1px solid black; height: 20px; width: 100%;"></div>		DRE USE ONLY	
EXPIRATION DATE		AMOUNT AUTHORIZED \$ <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span> ZIP CODE OF CARDHOLDER <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span>			
CARDHOLDER NAME (PLEASE PRINT)				Approval #	
CITED PERSON'S NAME (IF DIFFERENT THAN CARDHOLDER)					
PURPOSE OF TRANSACTION				Reference #	
INVOICE CIT03147 (PRIMARY)				Transaction Date	
				Initials	
LICENSE INFORMATION (IF APPLICABLE) <input type="checkbox"/> SALESPERSON <input type="checkbox"/> BROKER <input type="checkbox"/> CORPORATION/OFFICER ID#		DRE CITATION OR CASE # (IF KNOWN)			

I hereby certify that I understand that the fee remitted is deemed earned upon receipt.  
(B&P Section 10207)

SIGNATURE		DATE	
PRINTED NAME (LAST, FIRST MIDDLE)		DAYTIME TELEPHONE NUMBER ( )	
MAILING ADDRESS		CITY	STATE ZIP CODE

**PRIVACY NOTICE:** Section 1798.17 of the Civil Code requires this notice be provided when collecting personal or confidential information from individuals. Each individual has the right to review personal information maintained by this agency, unless access is exempted by law. Government Code Section 6162 and 6163 authorizes the maintenance of this information. All information is voluntary; however, failure to provide requested information may cause your credit card payment request to be delayed. The information requested in this form is used to verify the authenticity of the credit card you wish to use to pay for DRE transaction/service fees. There are no known or foreseeable interagency or intergovernmental transfers of this information. For more information or access to this record, please contact the Fiscal Officer at (916) 576-8098 or you may write to Department of Real Estate, 1651 Exposition Blvd, Sacramento, CA 95815.

**DEPARTMENT OF REAL ESTATE**

CITE &amp; FINE

P.O. BOX 137012

SACRAMENTO, CA 95813-7012

**CITATION**

**YOUR FAILURE TO RESPOND TO THIS CITATION, PAY THE ASSESSED FINE, OR SATISFY AN ORDER TO DESIST & REFRAIN MAY RESULT IN:**

- ✓ **LICENSE ISSUANCE WITHHELD**
- ✓ **A CIVIL JUDGMENT FOR THE UNPAID FINE.**
- ✓ **ANY UNPAID DEBT SENT TO COLLECTIONS, WHICH MAY INCUR ADDITIONAL FEES AND NEGATIVELY IMPACT YOUR CREDIT RATING.**

**To: TRI-VALLEY BUSINESS ADVISORS, LLC**  
**5630 DALE RD.**  
**MODESTO, CA 95356**

**RE: NUMBER OF CITATIONS:** 1  
**CITATION NUMBER(S):** See Below  
**DRE CASE NUMBER:** 6-19-0520-001  
**PAYMENT DUE DATE:** 30 Days after receipt

**TOTAL FINE AMOUNT:**  
**\$2,500.00**

Pursuant to the authority provided in California Business and Professions Code §10080.9 and Commissioner's Regulation 2907, et seq., the California Department of Real Estate hereby issues this citation to Tri-valley Business Advisors, LLC (Respondent), an unlicensed person/entity for specified violation(s) of the Real Estate Law. An Order to Desist & Refrain (D&R) accompanies the Citation(s).

**CITATION SECTION**

REF	CITATION NUMBER	VIOLATION(S)	FINE
1	C-6-21-0726-003 (PRIMARY)	Violation: B&P 10130/10131 - Acting without license Respondent solicited prospective buyers and sellers of, solicited and obtained a listing of, and/or negotiated the purchase and sale of a business opportunity in a transaction.	\$2500.00
<b>TOTAL ADMINISTRATIVE FINES: \$2,500.00</b>			

**PAYMENT OF ADMINISTRATIVE FINE**

Payment of the fine shall not constitute an admission of the violation(s) cited.

Please return the enclosed invoice form and include the Citation number on your cashier's check or money order. If you are paying by credit card, please complete and return the Credit Card Authorization form. Send payments to:

DEPARTMENT OF REAL ESTATE  
FISCAL / Citations  
Post Office Box 137006  
Sacramento CA 95813-7006

**FAILURE TO RESPOND OR COMPLY WITH CITATION**

The failure to comply with the terms of the citation or pay a fine assessed pursuant to B&P §10080.9 shall subject that person to formal disciplinary action by the Commissioner, which could, if you are a licensee, result in the suspension or revocation of your real estate license and mortgage loan originator license endorsement (if applicable). A license may not be renewed, nor may a new license be issued, if an unpaid fine remains outstanding or the terms of a citation have not been complied with.

Unpaid fines may be referred for collections, which may negatively affect one's credit rating. Please know that pursuant to Government Code §16583.1, a referral for collections and a subsequent collections effort may result in additional costs to you from fees related to the collections, which may total more than the amount of the initially-assessed fine. The Department may also seek a civil court judgment for the unpaid debt from superior court.

If, within thirty (30) days from the receipt of the citation, you fail to notify the Department's Cite & Fine section of your intent to contest the citation and request a formal hearing, the citation shall be deemed final.

**CONTESTING THE CITATION – CITATION REVIEW CONFERENCE**

You may contest or dispute any aspect of the citation by making written request to the Department no later than 30 days after receipt of the citation. Use the enclosed form, "Notice of Intent to Request a Formal Hearing", to indicate your wish to contest the citation. Upon receipt of your request, the Department will schedule you for a Citation Review Conference, or CRC, which are held in the Department's Sacramento or Los Angeles offices.

The CRC is an opportunity for you to meet in person with a representative of the Department and to present evidence or mitigating information regarding the cited violations. Following the CRC the Department will notify you of its decision to affirm, modify, or dismiss the citation(s).

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Pursuant to Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code, you have the right to a formal administrative hearing conducted by an administrative law judge through the Office of Administrative Hearings. Please refer to the accompanying Order to Desist & Refrain for information on contesting the D&R.

**ADDITIONAL CITE AND FINE INFORMATION** is available on the Department's website at [www.dre.ca.gov](http://www.dre.ca.gov).

**CITE & FINE**  
**Department of Real Estate**

By:   
L.S. MARTIN  
COMPLIANCE OFFICER

STATE OF CALIFORNIA  
DEPARTMENT OF REAL ESTATE

# CITATION AND FINE INVOICE

RE 589 (Rev 9/14)

BARCODE#: 21207850286

## CITATION INFORMATION

DRE CITATION NUMBER

C-6-21-0726-003 (PRIMARY)

DRE CASE NUMBER

6-19-0520-001

DRE USE ONLY

DRE USE ONLY

DRE RECEIVED DATE

CITATION/INVOICE DATE

07/26/2021

INVOICE NUMBER

CIT03148 (PRIMARY)

DRE LICENSE NUMBER

CITED PARTY

TRI-VALLEY BUSINESS ADVISORS, LLC  
5630 DALE RD.  
MODESTO, CA 95356

## DESCRIPTION

TOTAL

ASSESSED ADMINISTRATIVE FINE .....

\$2,500.00

**TOTAL DUE TO DRE BY:** 30 DAYS AFTER RECEIPT

- ❖ Payment may be made by certified funds, money order, or credit card. If paying by credit card, complete and return the credit card information requested. No personal or company checks will be accepted.
- ❖ If payment is mailed, please include a copy of this invoice with your payment.
- ❖ Per Government Code §16583.1, referral of this bill to Collections may result in additional costs to you, above the amount of the initial fine assessed. To avoid additional costs, you must pay this bill within the time prescribed.
- ❖ This invoice is for 1 citation.

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FOR ACCOUNTING USE  
ONLY:  
164300.36

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- Make the cashier's check or money order payable to:  
*California Department of Real Estate, or DRE*
- Mail to: CALIFORNIA DEPARTMENT OF REAL ESTATE  
FISCAL/CITATIONS  
P.O. BOX 137006  
SACRAMENTO, CA 95813-7006

STATE OF CALIFORNIA  
DEPARTMENT OF REAL ESTATE

**CREDIT CARD PAYMENT FOR CITATIONS**

RE 909CAF (Rev. 1/14)

**GENERAL INFORMATION**

- Fines may be charged to your VISA, MasterCard, Discover, or American Express credit card.
- Complete the information requested below and mail or fax to DRE at:

DEPARTMENT OF REAL ESTATE  
Fiscal/Citations  
P.O. Box 137006  
Sacramento, CA 95813-7006  
Fax: (916) 263-8889

**CREDIT CARD INFORMATION**

- When charging fees to your VISA, MasterCard (MC), Discover Card (DSC), or American Express (AE), the following information must be completed and submitted:

<b>METHOD OF PAYMENT (CHECK ONE)</b> <input type="checkbox"/> VISA <input type="checkbox"/> MC <input type="checkbox"/> DSC <input type="checkbox"/> AE		<b>ACCOUNT NUMBER</b>		<b>DRE USE ONLY</b>	
<b>EXPIRATION DATE</b>		<b>AMOUNT AUTHORIZED</b> \$		<b>ZIP CODE OF CARDHOLDER</b>	
<b>CARDHOLDER NAME (PLEASE PRINT)</b>				<b>Approval #</b>	
<b>CITED PERSON'S NAME (IF DIFFERENT THAN CARDHOLDER)</b>				<b>Reference #</b>	
<b>PURPOSE OF TRANSACTION</b> <b>INVOICE CIT03148 (PRIMARY)</b>				<b>Transaction Date</b>	
				<b>Initials</b>	
<b>LICENSE INFORMATION (IF APPLICABLE)</b> <input type="checkbox"/> SALESPERSON <input type="checkbox"/> BROKER <input type="checkbox"/> CORPORATION/OFFICER ID#			<b>DRE CITATION OR CASE # (IF KNOWN)</b>		

**CERTIFICATION**

*I hereby certify that I understand that the fee remitted is deemed earned upon receipt.  
(B&P Section 10207)*

<b>SIGNATURE</b> ➤	<b>DATE</b>		
<b>PRINTED NAME (LAST, FIRST MIDDLE)</b>	<b>DAYTIME TELEPHONE NUMBER</b> ( )		
<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP CODE</b>

**PRIVACY NOTICE:** Section 1798.17 of the Civil Code requires this notice be provided when collecting personal or confidential information from individuals. Each individual has the right to review personal information maintained by this agency, unless access is exempted by law. Government Code Section 6162 and 6163 authorizes the maintenance of this information. All information is voluntary; however, failure to provide requested information may cause your credit card payment request to be delayed. The information requested in this form is used to verify the authenticity of the credit card you wish to use to pay for DRE transaction/service fees. There are no known or foreseeable interagency or intergovernmental transfers of this information. For more information or access to this record, please contact the Fiscal Officer at (916) 576-8098 or you may write to Department of Real Estate, 1651 Exposition Blvd, Sacramento, CA 95815.



**DEPARTMENT OF REAL ESTATE**

CITE &amp; FINE

P.O. BOX 137012

SACRAMENTO, CA 95813-7012

**CITATION**

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- ✓ **A CIVIL JUDGMENT FOR THE UNPAID FINE.**
- ✓ **ANY UNPAID DEBT SENT TO COLLECTIONS, WHICH MAY INCUR ADDITIONAL FEES AND NEGATIVELY IMPACT YOUR CREDIT RATING.**

**To: HEARTHSTONE BROKERAGE INC  
DBA TRANSWORLD BUSINESS ADVISORS OF TRI-VALLEY  
2937 VENEMAN AVE STE A-210  
MODESTO, CA 95356**

**RE: NUMBER OF CITATION: 1**  
**CITATION NUMBER(S): See Below**  
**DRE CASE NUMBER: 6-19-0520-001**  
**PAYMENT DUE DATE: 30 Days after receipt**

**TOTAL FINE AMOUNT:  
\$2,500.00**

Pursuant to the authority provided in California Business and Professions Code §10080.9 and Commissioner's Regulation 2907, et seq., the California Department of Real Estate hereby issues this citation to Hearthstone Brokerage Inc dba Transworld Business Advisors of Tri-Valley (Respondent), a licensed entity for specified violation(s) of the Real Estate Law. An Order to Desist & Refrain (D&R) accompanies the Citation(s).

**CITATION SECTION**

REF	CITATION NUMBER	VIOLATION(S)	FINE
1	C-6-21-0726-001 (PRIMARY)	<b>Violation: B&amp;P 10130/10131 - Acting without license</b>  Respondent solicited prospective buyers and sellers of, solicited and obtained listings of, and/or negotiated the purchase and sale of business opportunities in multiple transactions.	\$2500.00
<b>TOTAL ADMINISTRATIVE FINES: \$2,500.00</b>			

**PAYMENT OF ADMINISTRATIVE FINE**

Payment of the fine shall not constitute an admission of the violation(s) cited.

Please return the enclosed invoice form and include the Citation number on your cashier's check or money order. If you are paying by credit card, please complete and return the Credit Card Authorization form. Send payments to:

DEPARTMENT OF REAL ESTATE  
FISCAL / Citations  
Post Office Box 137006  
Sacramento CA 95813-7006

**FAILURE TO RESPOND OR COMPLY WITH CITATION**

The failure to comply with the terms of the citation or pay a fine assessed pursuant to B&P §10080.9 shall subject that person to formal disciplinary action by the Commissioner, which could, if you are a licensee, result in the suspension or revocation of your real estate license and mortgage loan originator license endorsement (if applicable). A license may not be renewed, nor may a new license be issued, if an unpaid fine remains outstanding or the terms of a citation have not been complied with.

Unpaid fines may be referred for collections, which may negatively affect one's credit rating. Please know that pursuant to Government Code §16583.1, a referral for collections and a subsequent collections effort may result in additional costs to you from fees related to the collections, which may total more than the amount of the initially-assessed fine. The Department may also seek a civil court judgment for the unpaid debt from superior court.

If, within thirty (30) days from the receipt of the citation, you fail to notify the Department's Cite & Fine section of your intent to contest the citation and request a formal hearing, the citation shall be deemed final.

**CONTESTING THE CITATION – CITATION REVIEW CONFERENCE**

You may contest or dispute any aspect of the citation by making written request to the Department no later than 30 days after receipt of the citation. Use the enclosed form, "Notice of Intent to Request a Formal Hearing", to indicate your wish to contest the citation. Upon receipt of your request, the Department will schedule you for a Citation Review Conference, or CRC, which are held in the Department's Sacramento or Los Angeles offices.

The CRC is an opportunity for you to meet in person with a representative of the Department and to present evidence or mitigating information regarding the cited violations. Following the CRC the Department will notify you of its decision to affirm, modify, or dismiss the citation(s).

**CONTESTING THE D&R AND CITATION – FORMAL ADMINISTRATIVE HEARING**

Pursuant to Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code, you have the right to a formal administrative hearing conducted by an

administrative law judge through the Office of Administrative Hearings. Please refer to the accompanying Order to Desist & Refrain for information on contesting the D&R.

**ADDITIONAL CITE AND FINE INFORMATION** is available on the Department's website at [www.dre.ca.gov](http://www.dre.ca.gov).

**CITE & FINE**  
**Department of Real Estate**

By:   
L.S. MARTIN  
COMPLIANCE OFFICER

STATE OF CALIFORNIA  
DEPARTMENT OF REAL ESTATE

# CITATION AND FINE INVOICE

RE 589 (Rev 9/14)

BARCODE#: 21207849726

## CITATION INFORMATION

DRE CITATION NUMBER

C-6-21-0726-001 (PRIMARY)

DRE CASE NUMBER

6-19-0520-001

DRE USE ONLY

DRE USE ONLY

DRE RECEIVED DATE

CITATION/INVOICE DATE

07/26/2021

INVOICE NUMBER

CIT03146 (PRIMARY)

DRE LICENSE NUMBER

02136021

CITED PARTY

HEARTHSTONE BROKERAGE INC  
DBA TRANSWORLD BUSINESS ADVISORS OF TRI-  
2937 VENEMAN AVE STE A-210  
MODESTO, CA 95356

## DESCRIPTION

## TOTAL

ASSESSED ADMINISTRATIVE FINE .....

\$2,500.00

**TOTAL DUE TO DRE BY:** 30 DAYS AFTER RECEIPT

- ❖ Payment may be made by certified funds, money order, or credit card. If paying by credit card, complete and return the credit card information requested. **No personal or company checks will be accepted.**
- ❖ If payment is mailed, please include a copy of this invoice with your payment.
- ❖ Per Government Code §16583.1, referral of this bill to Collections may result in additional costs to you, above the amount of the initial fine assessed. To avoid additional costs, you must pay this bill within the time prescribed.
- ❖ This invoice is for 1 citation.

## INSTRUCTIONS

FOR ACCOUNTING USE  
ONLY:  
164300.36

- A copy of this invoice must accompany your remittance to ensure proper credit to your account.
- Make the cashier's check or money order payable to:  
***California Department of Real Estate, or DRE***
- Mail to: CALIFORNIA DEPARTMENT OF REAL ESTATE  
FISCAL/CITATIONS  
P.O. BOX 137006  
SACRAMENTO, CA 95813-7006

**PRIVACY NOTICE:** Section 1798.17 of the Civil Code requires this notice be provided when collecting personal or confidential information from individuals. Each individual has the right to review personal information maintained by this agency, unless access is exempted by law. Government Code Section 6162 and 6163 authorizes the maintenance of this information. All information is voluntary; however, failure to provide requested information may cause your credit card payment request to be delayed. The information requested in this form is used to verify the authenticity of the credit card you wish to use to pay for DRE transaction/service fees. There are no known or foreseeable interagency or intergovernmental transfers of this information. For more information or access to this record, please contact the Fiscal Officer at (916) 576-8098 or you may write to Department of Real Estate, 1651 Exposition Blvd, Sacramento, CA 95815.