

REAL ESTATE BULLETIN

PETE WILSON, *Governor*
CLARK WALLACE, *Real Estate Commissioner*

Spring 1993



Broker Escrows

Compensation for Self-Referrals Prohibited

Although a real estate broker may legally conduct his/her own escrows under certain circumstances, a broker may not compensate his/her real estate salespersons for referring clients to the broker's escrow service.

Broker's exemption from the Escrow Law

The Financial Code generally requires an escrow agent to be licensed by the Commissioner of Corporations. However, Section 17006(a)(4) of the Financial Code exempt real estate brokers from the Escrow Law, provided they are acting in the course of or incidental to a real estate transaction in which the broker is an agent or a party to the transaction and in which the broker is performing an act for which a real estate license is required.

Compensation prohibited for certain referrals

Under the exemption described above, some brokers conduct escrow activities; however, brokers and salespersons must be aware of the dangers of illegal compensation for referrals to such escrow operations. Section 10177.4 of the Business and Professions Code provides for disciplinary action if a real estate licensee "claims, demands, or receives a commission, fee or other consideration, as compensation or inducement, for referral of customers to any escrow agent, structural pest control firm, home protection company, title insurer, controlled escrow company, or underwritten title company."

Both broker and salesperson may be held responsible

The Department of Real Estate takes the position that the licenses of a salesperson *and* his/her broker may be subject to disciplinary action if the broker compensates the salesperson for a referral to the broker's escrow service.

In Opinion No. 92-517, California's Attorney General has expressed agreement with the position taken by the Department.

Although employees of escrow companies licensed by

the Commissioner of Corporations may be compensated for bringing in business to their companies, real estate salespersons may not receive such compensation in relation to broker escrows. 

License Renewal Revisited

by Larry Cannon, Manager Pre-Licensing

Most licensees are aware that real estate is a cyclical business. In slower economic times, individuals may let their real estate license expire, with the intention of renewing their license on a late basis sometime during the two-year late renewal period, when business conditions improve.

Licensees are again reminded that, during the time when their license is expired, activities which require a license may not be performed until the license renewal process has been completed and a new license certificate has been issued. A commission or other form of compensation may not be *legally* earned for any real estate activity that requires a real estate license if the activity is conducted during the time the license is expired.

The penalties for conducting licensed activities without a current valid license include the administrative sanction of license revocation and criminal prosecution. The law provides that individuals who conduct licensed activities when unlicensed may be criminally prosecuted and, if convicted, fined up to \$10,000, imprisoned in a county jail for not more than six months, or both a fine and imprisonment may be imposed. A corporation that conducts licensed activities without being properly licensed is subject to a criminal fine not to exceed \$50,000.

Escrow holders may also be assessed penalties for compensating an unlicensed individual for the performance of licensed real estate activities. Any person, such as an escrow holder or obligor, who pays or delivers compensation to any individual for the performance of licensed activities who does not hold a valid broker license may be found guilty of a misdemeanor and fined. A real estate broker violates the Real Estate Law if he/she employs or compensates any unlicensed person who performs acts requiring a real estate license.

If you intend to conduct licensed activities, avoid the risk of possible disciplinary action or other penalties by keeping your license current. 

"Double Issue" Real Estate Bulletin

As announced in the Fall 1992 issue of the *Real Estate Bulletin*, we did not produce a Winter edition due to the current fiscal situation. Therefore, this issue contains six months of disciplinary listings. Summer, Fall and Winter 1993 editions will be produced as normal.

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Spring 1993

STATE OF CALIFORNIA

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New Conditional Public Report Brings Housing to Market Earlier

by Robert Gilmore, *Subdivisions Compliance Manager*

The California Building Industry Association (CBIA), in cooperation with the Department, sponsored legislation last year which provides a new public report option. This measure will allow builders to accelerate the offering of housing, which will benefit both the industry and the consumer. The new conditional public report is described below.

Assembly Bill 2490 (Brulte) amended Section 11011 and added Section 11018.12 to the Business and Professions Code to authorize the Commissioner to issue a conditional subdivision public report. A conditional public report will allow a subdivider to enter into a binding contract and open an escrow, but not to release any funds or close the escrow until the issuance of a final subdivision public report. The fee for a conditional public report is \$500.

Before the effective date of this bill, a subdivider needed to obtain a final subdivision public report before a binding sales contract could be entered into with a purchaser. Upon satisfying all conditions of the escrow, the purchase could then be consummated.

Some subdividers choose to obtain a preliminary public report (pink) in order to begin sales activ-

ity prior to issuance of the final public report. A preliminary report, however, does not provide the in-depth disclosures found on a final report, and only allows the subdivider to accept reservations for sales. Reservation monies must be fully refundable and kept in an escrow.

The conditional public report was created to permit the use of binding contracts before all the requirements for issuance of a final public report have been met. Typically, issuance of a final public report is delayed because certain items, such as recordation of the tract map, have not been accomplished. With the passage of AB 2490, a conditional public report can be issued even if certain specified conditions have not yet been satisfied. The requirements for issuance of a conditional public report are more than what is required for the preliminary public report.

The conditional public report provides that, notwithstanding other requirements, a person may sell or lease interests or lots if, as a condition of the sale, delivery of legal title or other interest contracted for will not take place until issuance of a public report and other specified conditions are satisfied. The term of the conditional public

Conditional Reports, *continued on page 12**Real Estate**Advisory Commission*

Shirley E. Commons Long

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DISCIPLINARY ACTION — JUNE 1992 TO NOVEMBER 1992



- ✓ A list of actions is not published in this *Bulletin* until the 30-day period allowed for court appeal has expired, or if an appeal is taken and the disciplinary action is stayed, until the stay is dissolved. Names of persons to whom licenses are denied on application are not published.
- ✓ Licensees are listed alphabetically by the District Office region of responsibility.
- ✓ The license type is listed in parentheses after the licensee's name. [REB – Real estate broker; RREB – Restricted real estate broker; RES – Real estate salesperson; RRES – Restricted real estate salesperson; PRLS – Prepaid rental listing service; RPRLS – Restricted prepaid rental listing service; REO – Real estate officer; REC – Real estate corporation]
- ✓ The following are brief summaries of the numerical code sections listed. The full text of the various sections is found in the Business and Professions Code and the Regulations of the Real Estate Commissioner, both of which are printed in the *Real Estate Law* book. The *Real Estate Law* book is available for purchase from the Department of Real Estate.

Commissioner's Regulations

2710(a)	Failure to submit timely and accurate application
2715	Broker's failure to maintain current address with DRE
2725	Failure of broker to review and initial agreements
2726	Failure to have broker-salesperson agreements
2731	Unauthorized use of fictitious business name
2752	Broker's failure to notify DRE of new salesperson
2770	Advertising in salespersons name only
2785(a)(6)	Misrepresenting form, amount or treatment of a purchase deposit
2794	Failure to provide a public report
2795(b)(2)	Failure to place deposit and signed reservation instrument into neutral escrow
2800	Failure to notify DRE of material change in subdivision
2830	Failure to maintain trust fund account
2831	Inadequate trust fund records
2831.1	Inadequate trust fund records
2831.2	Inadequate trust fund records
2832	Failure to comply with provisions for handling trust funds
2832.1	Broker's failure to obtain permission to disburse trust funds from an account involving multiple beneficiaries
2834	Trust account withdrawals by unauthorized person
2950(j)	Failure to obtain written consent before delivering/recording a title instrument
2951	Record keeping requirements for broker handled escrows
2970	Misleading advance fee advertising material
2972	Incomplete advance fee accountings

Business and Professions Codes

480(a)	Denial of license on grounds of conviction of crime, dishonest or fraudulent act, or act which would warrant suspension or revocation of license
480(c)	Denial of license on grounds of false statement in license app.
490	Relationship of conviction to licensed activity
10085	Failure to submit advance fee materials
10130	Acting without license
10137	Unlawful payment of compensation
10140.6	Failure to disclose license status in advertising
10145	Trust fund handling
10145(c)	Failure by salesperson to deliver trust funds to broker
10145(g)	Failure to maintain a separate record of receipt and disposition of all trust funds
10146	Failure to handle advance fees as trust funds or to furnish verified accounting to principal
10148	Failure to retain records and make available for inspection
10159.2	Failure by designated officer to supervise licensed acts of corp.
10161.8	Failure of broker to notify Commissioner of sales. employment
10162	Failure to maintain a place of business
10163	Failure to obtain branch office license
10165	Covers various violations
10176(a)	Making any substantial misrepresentation
10176(c)	Course of misrepresentations through salespersons
10176(e)	Commingling trust funds
10176(i)	Fraud or dishonest dealing in licensed capacity
10177(a)	Procuring a real estate license by misrepresentation or material false statement
10177(b)	Conviction of crime
10177(c)	False advertisement
10177(d)	Violation of real estate law or regulations
10177(f)	Conduct that would have warranted denial of a license
10177(g)	Negligence or incompetence as licensee

10177(h)	Failure to supervise salespersons or corporation
10177(j)	Fraud or dishonest dealing not in licensed capacity
10177(k)	Violation of restricted license condition
10177(n)	Violation of real estate syndicate provisions of corporate securities law
10177.5	Civil fraud judgment based on licensed acts
10232	Failure to notify DRE of threshold status
10232.2	Failure to file annual MLB reports
10232.25	Failure to file trust fund status report
10232.4	Failure to give lender/purchaser disclosure
10232.5	Failure to provide lender disclosure statement
10234	Failure of broker to record trust deed in loan transaction or to cause recorded assignment of trust deed in sale of note secured by trust deed
10240	Failure to give mortgage loan disclosure statement
11012	Failure to notify DRE of material change in subdivision
11013.2	Failure to comply with conditions in the sale of subdivided lands subject to blanket encumbrance
11013.4	Failure to comply with conditions with respect to delivery of title to a subdivision interest
11018.2	Sale of subdivision lots without a public report

LICENSES REVOKED

Fresno Region

Borre, Gene Paul (REB)
3855 N. West, #106, Fresno
Effective: 10/27/92
Violation: 10177(f)

Drake, Donna Maria (RES)
106 W. Paul, Clovis
Effective: 6/11/92
Violation: 10176(a)(i), 10177(g)

Ennis Realty Inc. (REC)
410 N. Main St., Porterville
Effective: 10/6/92
Violation: 10177.5

Foremaster, Kristine (RES)
166 North 9th St., Grover City
Effective: 7/13/92
Violation: 10130, 10145(c), 10177(d)

Larson, Marion Russell (REB)
20406 Brian Way, Ste. A, Tehachapi
Effective: 6/8/92
Violation: 2731, 2831, 2831.1, 2831.2, 2830, 2832.1, 10145, 10176(e)(i), 10177(d)

Larson, Jean Ann (REB)
20407 Brian Way, #7, Tehachapi
Effective: 6/8/92
Violation: 2731, 2831, 2831.1, 2831.2, 2830, 2832.1, 10145, 10176(e)(i), 10177(d)

Marsella, Jay Edwin (REB)
647 W. Shaw, Ste. M, Fresno
Effective: 8/5/92
Violation: 2715, 2830, 2831.1, 2831.2, 2832, 2832.1, 10176(e)(i), 10177(d)

McIntosh, Bruce Allen (RES)
1220 Oak St., Ste. A, Bakersfield
Effective: 9/11/92
Violation: 490, 10177(b)

Nijor, Mikhail S. (RES)
1009 W. Rumble Rd., Modesto
Effective: 8/4/92
Violation: 10177(a)

Perry, David Earl (REB)
5960 Sherlock Rd., Midpines
Effective: 9/17/92
Violation: 10177(f)

Phelps, Kathie Patricia (RES)
900 W. Main St., Visalia
Effective: 7/20/92
Violation: 10176(i)

Reynolds, Ron Alton (RES)
P.O. Box 144, Cressey
Effective: 4/21/92
Violation: 490, 10177(a)

Sadlier, Timothy Clement (RES)
160 Bayshore Dr., Morro Bay
Effective: 10/6/92
Violation: 10130, 10177(d), 11018.2

Strunack, Christine L. (RES)
P. O. Box 807, Bass Lake
Effective: 10/6/92
Violation: 490, 10177(a)(b)

Los Angeles

- Bae, Lawrence Won II (RES)**
19811 E. Colima Rd., Ste. 400,
Walnut
Effective: 10/22/92
Violation: 10177(g)
- Bartold, Robyn Lynea (RES)**
23710 Miranda St., Woodland Hills
Effective: 7/28/92
Violation: 490, 10177(a)(b)
- Bartu, Daniela (RES)**
270 N. Canon, Beverly Hills
Effective: 8/4/92
Violation: 490, 10177(b)
- Benjamin, Michael Samuel (RES)**
716 N. Cherokee Ave., Los Angeles
Effective: 11/24/92
Violation: 490, 10177(b)
- Brocklesby, William Kenneth (RES)**
11611 San Vicente Blvd.,
Los Angeles
Effective: 10/15/92
Violation: 490, 10177(b)
- Cann, Gregory John (RES)**
P.O. Box 7562, San Bernardino
Effective: 7/14/92
Violation: 490, 10177(b)
- Castellanos, Jeanette M. (RES)**
8909 Oneida Ave., Sun Valley
Effective: 9/1/92
Violation: 490, 10177(b)
- Cate, John Ordway (REB, REO)**
22255 Starlight Dr., Yorba Linda
Effective: 7/16/92
Violation: 10176(i), 10177(d)(g)
Officer of: ETAC Realty &
Investments Inc.
- Chappelle, Loistene (RES)**
P. O. Box 6101, Compton
Effective: 10/6/92
Violation: 490, 10177(b)
- Chase, Stuart Neelis (REB)**
610 N. Glenoaks Blvd., Ste 101,
Burbank
Effective: 4/2/92
Violation: 490, 10177(b)
- Cheng, Nai-Ling Judy (RES)**
1808 Verdugo Blvd., Glendale
Effective: 6/1/92
Violation: 490, 10177(b)
- Cohen, Mark Steven (REB)(REO)**
5990 Sepulveda Blvd. #140,
Van Nuys
Effective: 6/30/92
Violation: 2830, 2831, 2831.1,
2832.1, 10085, 10145,
10176(a)(i), 10177(d)(h)(j)(k),
10231.2(a)(b)
Officer of: Southland Funding
Corp Inc.
- Dadras, John A. (RES)**
2420 N. Verdugo Rd., Glendale
Effective: 10/6/92
Violation: 490, 10177(b)
- DaSilva, Manuel Marques (RES)**
P. O. Box 8052, Culver City
Effective: 9/15/92
Violation: 490, 10177(a)(b)
- Driver, Paul Wesley (RES)**
30346 Bouquet Canyon Rd., Saugus
Effective: 11/10/92
Violation: 10177(j)
- Esslinger, David Jack (REB)**
4309 E. Colorado St., Long Beach
Effective: 10/15/92
Violation: 10176(a)(i),
10177(d)(g), 10234
- ETAC Realty & Inv. Inc. (REC)**
22255 Starlight Dr., Yorba Linda
Effective: 7/16/92
Violation: 2832.1, 10145,
10176(i), 10177(d)(g)
- Forouzandeh, Ahmad (REB)**
4575 Vieja Dr., Santa Barbara
Effective: 7/22/92
Violation: 490, 10177(b)
- Gholami, Ali Sean (RES)**
17509 Ventura Blvd., Encino
Effective: 7/2/92
Violation: 490, 10177(b)
- Harris, Charles E. (RES)**
2023 Trentham Rd., Thousand Oaks
Effective: 6/18/92
Violation: 490, 10177(b)
- Hoffman, Anthony Iver (REB)**
22127 Burbank Blvd., #5,
Woodland Hills
Effective: 11/3/92
Violation: 490, 10177(b)
- Hoots, John Roy (RES)**
11611 San Vicente Blvd., 9th Fl.,
Los Angeles
Effective: 9/23/92
Violation: 10177(c)
- Hoots, Tommie Lou (RES)**
11611 San Vicente Blvd., L. A.
Effective: 9/23/92
Violation: 10130, 10177(c)(d)
- Huie, Linna (RES)**
857 Coffman Dr., Montebello
Effective: 11/19/92
Violation: 490, 10177(b)
- Jacobs, Eric Preston (RES)**
2014 Riverside Dr., Burbank
Effective: 10/22/92
Violation: 490, 10177(b)
- Jerahian, Kevork (RES)**
1628 N. Sinaloa, Pasadena
Effective: 8/11/92
Violation: 490, 10177(b)
- Kessler, Eugene P. (REB)**
12112 W. Washington Blvd.,
Ste. 200, Los Angeles
Effective: 11/23/92
Violation: 490, 10177(b)
- Key, Linda J. (RES)**
4640 Lankershim Blvd.,
North Hollywood
Effective: 6/5/92
Violation: 490, 10177(b)
- Leon, Robert James (RES)**
404 S. Ashdale St., West Covina
Effective: 7/21/92
Violation: 490, 10177(a)(b)
- Lindblom, Ronald Marvin (REB)**
1903 State St., Santa Barbara
Effective: 11/30/92
Violation: 10177(j)
- Maltz, John W. (RES)**
4640 Lankershim Blvd.,
North Hollywood
Effective: 8/11/92
Violation: 490, 10177(b)
- Mantanona, Marc Tenorio (RES)**
5565 California Ave., Long Beach
Effective: 7/22/92
Violation: 10145(c), 10176(i),
10177(d)
- Marshal, Nellie Jean (REB, REO)**
1862 Heather Way, Beverly Hills
Effective: 9/16/92
Officer Of: Marshal Plan, Inc.
Violation: 10176(e)(i),
10177(d)(i)(j), 10231, 10231.1,
10231.2(a), 10234
- Marshal Plan, Inc. (REC)**
2701 Ocean Park Blvd., #131,
Santa Monica
Effective: 9/16/92
Violation: 10176(e)(i),
10177(d), 10231, 10231.1,
10231.2(a), 10234
- Martin, Marta Marie (REB)**
206 Mero Ln., La Canada-Flintridge
Effective: 11/6/92
Violation: 10177(d)(g)
- Minukin, Ellen (RES)**
10720 Ohio Ave., #22,
Los Angeles
Effective: 10/14/92
Violation: 490, 10177(a)
- Najjar, Fuad (RES)**
P. O. Box 64489, Los Angeles
Effective: 10/6/92
Violation: 490, 10177(b)
- Neal, Florzell Victor (REB)**
14067 Trailside Dr., La Puente
Effective: 10/19/92
Violation: 490, 10177(b)
- Orihu, Victor Nelson (RES)**
501 North 4th St., #152,
Montebello
Effective: 10/27/92
Violation: 490, 10177(a)(b)
- Petrullo, Michael August (RES)**
18653 Ventura Blvd., Ste. 533,
Tarzana
Effective: 11/13/92
Violation: 490, 10177(a)(b)
- Pino, Luis A. Jr. (RES)**
9201 San Carlos #C, South Gate
Effective: 6/30/92
Violation: 490, 10177(a)
- Pirijanian, Zorik (RES)**
1166 Elm Ave., #104, Glendale
Effective: 11/10/92
Violation: 490, 10177(b)
- Ponzo, Burce Joseph (REB)**
224 S. Santa Anita Ave., Arcadia
Effective: 11/5/92
Violation: 490, 10177(b)
- Posson, Dan Vern (RES)**
P. O. Box 625, San Pedro
Effective: 11/10/92
Violation: 490, 10177(b)
- Quesada, Richard (RES)**
3125 W. Beverly Blvd.,
Montebello
Effective: 6/30/92
Violation: 10176(i)
- Quirk, William Walter (RES)**
12032 Venice Blvd., #2,
Los Angeles
Effective: 10/13/92
Violation: 490, 10177(a)(b)
- Ricardo Realty (REC)**
3125 S. Beverly Blvd.,
Montebello
Effective: 6/30/92
Violation: 2725, 2726, 2831,
2831.2, 2832.1, 10145, 10163,
10176(e)(i), 10177(d)
- Rupp, Stevie E. (RES)**
11611 San Vicente Blvd.,
Los Angeles
Effective: 6/9/92
Violation: 490, 10177(b)
- Saenz, Jaime Ernesto (RES)**
1725 S. Nogales St., #101,
Rowland Heights
Effective: 9/15/92
Violation: 2785(a), 10176(a)(i),
10177(d)
- Salt, Ernest (REB, REO)**
2930 Imperial Hwy., Ste. 200F,
Inglewood
Effective: 8/14/92
Violation: 10177(h)
- Southland Funding Corp. Inc.(REC)**
5990 Sepulveda Blvd. #140,
Van Nuys
Effective: 6/30/92
Violation: 2830, 2831, 2831.1,
2832.1, 10085, 10145,
10176(a)(i), 10177(d)(j)(k),
10231.2(a)(b)
- Strickland, William Ronald (RES)**
4084 Muirfield Rd., Los Angeles
Effective: 7/15/92
Violation: 490, 10177(b)
- T & S Financial Group Inc (REC)**
19720 E. Walnut Dr., Ste. 101,
Walnut
Effective: 6/2/92
Violation: 10162, 10165
- Thompson, James (RES)**
8006 S. Central Ave., #1,
Los Angeles
Effective: 10/6/92
Violation: 490, 10177(a)(b)
- Trzeciecka, Anna (RES)**
11611 San Vicente Blvd.,
Los Angeles
Effective: 8/11/92
Violation: 490, 10177(b)
- Valencia, Richard Henry (RES)**
3125 W. Beverly Blvd., Montebello
Effective: 6/30/92
Violation: 10176(i)
- Van De Griff, Dale (RES)**
1825 N. Knigsley Dr. #406,
Los Angeles
Effective: 7/22/92
Violation: 490, 10177(b)
- Wahren-Brock, Cher Lee (RES)**
P.O. Box 73, Claremont
Effective: 8/3/92
Violation: 490, 10177(b)
- Washington, Jewel Lee (RES)**
P.O. Box 18A266, Los Angeles
Effective: 7/16/92
Violation: 490, 10177(b)
- Wu, Shwu Hjuei (RES)**
2218 West 239th St., Torrance
Effective: 9/15/92
Violation: 490, 10177(a)(b)
- Yoshida, Etsuko Joy (RRES)**
5700 Serrania Ave.,
Woodland Hills
Effective: 7/21/92
Violation: 10177(k)
- Yun, Kisook (RES)**
22353 N. Summit Ridge Cir.,
Chatsworth
Effective: 7/14/92
Violation: 490, 10177(a)(b)

SACRAMENTO

- Baker, John Monroe (REB, REO)**
1107 4th St., Redding
Effective: 10/28/92
Officer of: Specialized Housing
Inc.
Violation: 2794, 2800, 2830,
2831, 2831.1, 2832, 2832.1, 2834,
2970, 2972, 10085, 10145, 10146,
10176(a)(e), 10177(d)(g)(j),
11012, 11018.2

- Basile, Richard Felix (REB)**
4330 Auburn Blvd., Ste. 1100,
Sacramento
Effective: 9/1/92
Violation: 490, 10177(b)
- Beireis, Paul Marvin (RES)**
2604 Stonehaven Dr., Sacramento
Effective: 6/9/92
Violation: 10130, 10132,
10176(e)(i), 10177(d)
- Boyd, Reginald A. (RES)**
P.O. Box 2192, Stockton
Effective: 6/5/92
Violation: 10176(a)(b)(i),
10177(j)
- Canaya, Herbert Filamor (RES)**
199 Chatham Pl., Vallejo
Effective: 6/9/92
Violation: 490, 10177(b)
- Chaney, Pamela Lynne (RES)**
1406 Tehama St., Corning
Effective: 6/16/92
Violation: 490, 10177(b)
- Commercial Real Estate Funding
Inc. (REC)**
700 Ygnacio Valley Rd., Ste. 350,
Walnut Creek
Effective: 11/18/92
Violation: 2970, 10085, 10137,
10176(a)(i), 10177(d)
- Haley, Michele G. (RES)**
4548 Auburn Blvd., Ste. 116,
Sacramento
Effective: 10/6/92
Violation: 10177(j)
- Hughes, Barry Allen (REB)**
168 G St., Lincoln
Effective: 10/1/92
Violation: 490, 10177(b)
- Kiene, Victoria Sharon (RES)**
P. O. Box 37, Camino
Effective: 10/6/92
Violation: 490, 10177(b)
- Lea, Lana Cherril (REO)**
5910 Clark Rd., Ste. C, Paradise
Effective: 8/13/92
Violation: 2830, 2831, 2831.1,
2832, 2832.1, 10145, 10162,
10165, 10177(d), 10240
- Lunsford, Larimore Kindrick
(REB)**
2336 Porter Way, Stockton
Effective: 6/16/92
Violation: 490, 10177(b)
- Morris, Richard William (REB)**
16845 North 29th Ave.,
Phoenix, AZ
Effective: 7/9/92
Violation: 490, 10177(f)
- Moss, Robert William (RES)**
7437 Elata Ave., Yucca Valley
Effective: 7/14/92
Violation: 490, 10177(b)
- Myers, Edward George (REB)**
5790 Clark Rd., Paradise
Effective: 7/22/92
Violation: 10177.5
- Nichols, William D. (RES)**
39771 Avenida Palisada, Murrieta
Effective: 7/14/92
Violation: 490, 10177(a)
- Paradise Mortgage & Inv. (REC)**
5910 Clark Rd., Ste. C, Paradise
Effective: 8/13/92
Violation: 2830, 2831, 2831.1,
2832, 2832.1, 10145, 10162,
10165, 10177(d), 10240
- Simeon, Jerry Joel (RES)**
5 Lancaster Cr. #219, Pittsburg
Effective: 8/19/92
Violation: 490
- Specialized Housing Inc. (REC)**
13760 Lisa Way, Red Bluff
Effective: 10/28/92
Violation: 2794, 2830, 2831,
2831.1, 2832, 2832.1, 2834, 2970,
2972, 10085, 10145, 10146,
10176(a)(e), 10177(d), 11018.2
- Sutherland, Donald Fredrick (RES)**
1273 Lincoln Way, Auburn
Effective: 7/13/92
Violation: 10177.5
- Sutherland Investments Inc (REC)**
1273 Lincoln Way, Auburn
Effective: 7/13/92
Violation: 10177.5
- Vasques, Lawrence Joseph (RES)**
9256 Madison Ave., Orangevale
Effective: 9/14/92
Violation: 10130, 10131,
10137, 10177(d)
- Washburn, Mark Stephen (RES)**
17 W. Rose St., Stockton
Effective: 7/9/92
Violation: 10176(a)
-
- San Diego**
- Eck, Darren Lee (RES)**
1750 Avocado Rd., Oceanside
Effective: 9/22/92
Violation: 10177(a)
- Forrest, Lili Luh (RES)**
13589 Freeport Rd., San Diego
Effective: 9/14/92
Violation: 490, 10177(b)
- Hunking, Carl Edwin (RES)**
3560 1st Ave., San Diego
Effective: 10/1/92
Violation: 10177(j)
- Lester, Donald James Jr., (RES)**
7965 Hillandale Dr., San Diego
Effective: 9/15/92
Violation: 490, 10177(b)
- Loan Marketing & Broker Services
Inc. (REC)**
930 Via Mil Cumbres, #3,
Solana Beach
Effective: 10/13/92
Violation: 10137
- Naimco Inc., (REC)**
7578 El Cajon, Blvd., La Mesa
Effective: 9/1/92
Violation: 10177(d)
- Petterson, Steve Douglas (REB)**
7954 Westbury Ave., San Diego
Effective: 10/1/92
Violation: 10177(j)
- Professional Investment Fund Inc.
(REC)**
7954 Westbury Ave., San Diego
Effective: 10/1/92
Violation: 10177(j)
- Telisky, Wendy Karen (RES)**
9528 Carroll Canyon Rd.,
San Diego
Effective: 10/6/92
Violation: 490, 10177(b)
- Todd, Leo A. (REB)**
11230 Sorrento Valley Rd.,
San Diego
Effective: 6/19/92
Violation: 10148, 10176(e),
10177(d)(h)
- Wiggins, James Raymond (REB)**
550 W. Vista Way, Ste. 210, Vista
Effective: 7/22/92
Violation: 2950(j), 2972,
10146, 10162, 10165, 10176(i),
10177(d)
-
- San Francisco**
- Abaca Financial Services Inc (REC)**
50 Victoria Ave., Ste. 207,
Millbrae
Effective: 11/9/92
Violation: 2725, 10137, 10145,
10177(d), 10240
- Almasi, Kristof (REB, REO)**
585 W. College Ave., Santa Rosa
Effective: 8/17/92
Violation: 2834, 10137, 10145,
10177(d)(h), 10232, 10232.2,
10232.25
Officer of: Tenex Mortgage &
Investment Inc.
- Amerimac Corporation (REC)**
1850 Warburton Ave., Santa Clara
Effective: 6/26/92
Violation: 10145(a), 10176(e),
10177(d)
- August Mortgage (REC)**
2455 Bennett Valley Rd.,
Santa Rosa
Effective: 6/19/92
Violation: 10176(e), 10177(d)
- Biggs, Michael Shave (RES)**
3559 Airway Dr., Santa Rosa
Effective: 8/21/92
Violation: 10137, 10176(c)(i),
10177(d)
- CAM Mortgage Inc. (REC)**
39899 Balentine Dr., Ste. 160,
Newark
Effective: 9/18/92
Violation: 10176(a)(i), 10177(j)
- DeMella, Rocco Michael (REB, REO)**
987 University Ave. #4, Los Gatos
Effective: 7/21/92
Violation: 2831.1, 2831.2,
10145, 10177(d), 10240(a)
- Demroc Corporation (REC)**
987 University Ave. #4, Los Gatos
Effective: 7/21/92
Violation: 2831.1, 2831.2,
10145, 10177(d), 10240(a)
- Durante, Edward Andrew (RES)**
6951 Norfolk Rd., Berkeley
Effective: 6/18/92
Violation: 490, 10177(b)
- Edwards, Susan L. (RES)**
518 Leland Ave., San Jose
Effective: 9/21/92
Violation: 490, 10177(a)
- Erlandson, James M. (REB, REO)**
1119 Industrial Way, San Carlos
Effective: 9/8/92
Officer of: JME Associates Ltd.
Violation: 2715, 10162,
10176(a)(i), 10177(d)(g)(j)(h)
- First National Real Estate Treasury
(REC)**
4675 Stevens Creek Blvd.,
Santa Clara
Effective: 9/8/92
Violation: 10177.5
- Fisher, Stephanie Sue (RES)**
2200 Curtner Ave., Campbell
Effective: 9/22/92
Violation: 490, 10177(b)
- Hernandez, Luis Roberto (REB)**
275 Saratoga Ave., Ste. 180,
Santa Clara
Effective: 9/22/92
Officer of: Priam Real Estate
Investment Inc.
Violation: 2831.1, 2831.2,
2834, 10145, 10176(i), 10177(d)
- JME Associates Limited (REC)**
3 Lagoon Dr., Ste. 100,
Redwood City
Effective: 9/8/92
Violation: 2715, 10162,
10176(a)(i), 10177(d)(j)
- Johanson, Linda Ann (RES)**
8446 Lombard Way, Rohnert Park
Effective: 9/23/92
Violation: 2970, 10085, 10130,
10145, 10146, 10176(e)(i),
10177(d)(f)
- Johnson, Earl Blair (REB)(REO)**
341 Castro St., Mountain View
Effective: 7/20/92
Officer of: The Noricum
Corporation
Violation: 10177(d)(j)
- Kalodemas, John Andrew (REB)**
2913 Jason Dr., Santa Rosa
Effective: 11/30/92
Violation: 10176(a)(c)(i)
- Kitajima Inc. (REC)**
4447 Stoneridge Dr., Ste. 1,
Pleasanton
Effective: 4/17/92
Violation: 2830, 2831, 10137,
10145, 10145(g), 10177(d)
- Klein, Albert (REB)**
500 Ygnacio Valley Rd., Ste. 100,
Walnut Creek
Effective: 11/16/92
Violation: 2831, 2831.1, 10148,
10176(c)(i), 10177(d)
- Lee, Ko-Ren W. (RES)**
90 De Bell Dr., Atherton
Effective: 10/6/92
Violation: 490, 10177(b)
- Love, Jewel Edward (RES)**
55 Home Place East, Oakland
Effective: 11/9/92
Violation: 480(c), 10177(a)
- Mack, Stephen Todd (REB, REO)**
1023 Kiser Dr., San Jose
Effective: 9/8/92
Officer of: Portola Mortgage
Association
Violation: 2830, 2831, 2970,
10085, 10145, 10146, 10176(c)(i),
10177(d)(g)(h)
- Masias, Eduardo Jose (RES)**
695 Edna Way, San Mateo
Effective: 6/9/92
Violation: 490, 10177(b)
- Miller, Bret A. (RES)**
8136 Arroya Dr. #4, Pleasanton
Effective: 7/17/92
Violation: 490, 10177(b)
- Mitchell, Martha Myrl (REB)**
2941 H Park Ave., Soquel
Effective: 6/26/92
Violation: 10177(j)
- Montoya, David Paul (RES)**
39275 State, St., Fremont
Effective: 9/8/92
Violation: 10130, 10131(d),
10145(c), 10176(a)(c)(i),
10177(d)(j)

- Mortgage Corp. of the West (REC)**
2121 S. El Camino Real, Ste. 307,
San Mateo
Effective: 7/14/92
Violation: 2970, 10085, 10145,
10146, 10176(c)(i), 10177(d)
- Muhr, George John (RES)**
3350 Fir Ave., Alameda
Effective: 11/30/92
Violation: 10177(j)
- Nelms, William Etheridge (REB, REO)**
39899 Balentine Dr., Ste., 117,
Newark
Effective: 9/18/92
Officer of: CAM Mortgage Inc.
Violation: 10176(a)(i), 10177(j)
- Pham, Tong Ngoc Anh (RES)**
1641 N. First St., Ste. 200,
San Jose
Effective: 7/3/92
Violation: 10130, 10137,
10177(d)(j)
- Portola Mortgage Assoc. (REC)**
1180 Coleman Ave., Ste. 105,
San Jose
Effective: 9/8/92
Violation: 2830, 2831, 2970,
10085, 10145, 10146, 10176(c)(i),
10177(d), 10232, 10232.2,
10232.25, 10232.4, 10232.5,
10240
- Prey, Anthony R. (RES)**
P.O. Box 919, Eureka
Effective: 7/28/92
Violation: 490, 10177(b)
- Priam Real Estate Inv. Inc. (REC)**
275 Saratoga Ave., Ste. 180,
Santa Clara
Effective: 9/22/92
Violation: 2831.1, 2831.2,
2834, 10145, 10176(i), 10177(d)
- Refinance Counselors Inc. (REC)**
650-N. Winchester Blvd.,
San Jose
Effective: 9/8/92
Violation: 2831.1, 10137,
10145, 10160, 10177(d)(f),
10232(f)
- Reynolds, Norman Lee (RES)**
1650 Jackson St., #203,
San Francisco
Effective: 9/22/92
Violation: 490, 10177(a)(b)
- Riddell, Michael James (RES)**
P.O. Box 5710, Santa Rosa
Effective: 8/17/92
Violation: 10130, 10137,
10177(d)
- Salih, Lois N. (RES)**
1322 Cotterell Dr., San Jose
Effective: 9/30/92
Violation: 490, 10177(b)
- Sanchez, B Mike (RES)**
P. O. Box 1198, Palo Alto
Effective: 11/16/92
Violation: 10176(a)(e),
10177(d)(f)
- Stafford, Beverly Kathleen (REB)**
1569 Laurel, Ste. B, San Carlos
Effective: 10/1/92
Violation: 10177.5
- Starks, James Edward Jr., (RES)**
434 Ramona Ave., Monterey
Effective: 9/30/92
Violation: 490, 10177(b)
- Tenax Mortgage & Inv. Inc. (REC)**
585 W. College Ave., Santa Rosa
Effective: 8/17/92
Violation: 2834, 10137, 10145,
10177(d), 10232, 10232.2,
10232.25
- The Noricum Corporation (REC)**
341 Castro St., Mountain View
Effective: 7/20/92
Violation: 10177(d)
- Trinh, Giao Nhu Tuong (RES)**
1822 Francisco St., #4, Berkeley
Effective: 9/8/92
Violation: 490, 10177(b)
- Villanueva, Joy M. (RES)**
1030 Piedmont Rd., Ste., F,
San Jose
Effective: 9/30/92
Violation: 490, 10177(a)
- Villegas, Cristina (RES)**
380 Northlake Dr., San Jose
Effective: 9/18/92
Violation: 490, 10177(b)
- Walker, Gerald (RES)**
10 United Nations Plaza,
San Francisco
Effective: 7/13/92
Violation: 2795(b)(2), 10130,
10137, 10145(c), 10176(c)(i),
10177(d)(g), 11013.2, 11013.4
- Wang, Joanne L. (RES)**
505 W. Olive Ave., #610, Sunnyvale
Effective: 11/30/92
Violation: 490, 10177(b)
-
- Santa Ana Region**
- Acevedo, Bonnie L. (RES)**
P. O. Box 418, Loma Linda
Effective: 9/15/92
Violation: 10177(f)(j)
- Ameri-Coastal Funding Corp (REC)**
412 West 17th St., San Bernardino
Effective: 9/16/92
Violation: 2970, 10085,
10177(d)
- B/F Security First Inv. Corp (REC)**
18062 Irvine Blvd., Tustin
Effective: 7/22/92
Violation: 2832.1, 10145,
10162, 10165, 10177(d)
- Borras, James Charles (REB)**
1100 Irvine Blvd., #28, Tustin
Effective: 7/22/92
Violation: 2832.1, 10145,
10148, 10162, 10165,
10177(d)(h)(k)
Officer of: B/F Security First
Inv. Corp
- Bramlett, John Harvey (REB, REO)**
412 West 17th St., San Bernardino
Effective: 9/16/92
Officer of: Ameri-Coastal
Funding Corp.
Violation: 2970, 10085,
10177(d)(h)
- Brayton, Bob Gene (RES)**
7672 Whitney Dr.,
Huntington Beach
Effective: 7/22/92
Violation: 490, 10177(b)
- Cal-Star Financial Services Inc. (REC)**
575 Anton Blvd., Costa Mesa
Effective: 7/29/92
Violation: 10177(d)
- De Jong, Daniel S. (REB, REO)**
2465 E. Orangethorpe Ave.,
Fullerton
Effective: 9/16/92
Violation: 10177(h)
- Jolley, Jeffrey Joseph (REB)**
124 Southbrook, Irvine
Effective: 10/29/92
Violation: 490, 10177(b)
- Jones-Pate, Marie R. (RES)**
18372 Manitoba Dr.,
Huntington Beach
Effective: 9/10/92
Violation: 490, 10177(a)(b)
- Kinney, Richard Carl (REB)**
202 Fashion Ln., Ste. 114, Tustin
Effective: 8/5/92
Violation: 490, 10177(b)
- Klyver, Brett Morius (REB)**
217 Sapphire, Balboa Island
Effective: 9/16/92
Violation: 2831, 2831.1,
2831.2, 2832.1, 10145, 10177(d)
- Lawrence, Richard (REB, REO)**
2211 Martin St., Ste. 108, Irvine
Effective: 9/15/92
Violation: 490, 10177(b)
- Morgan, Robert (REB)**
3535 Inland Empire Blvd.,
Ontario
Effective: 7/21/92
Violation: 2830, 10145, 10148,
10162, 10165, 10176(i), 10177(d)
- Mountain View Mortgage Co. (REC)**
9541 Business Center Dr., Ste. A,
Rancho Cucamonga
Effective: 7/29/92
Violation: 10137, 10145,
10176(c), 10177(d)(f)(g)
- Potts, Sandra Jeanne (RES)**
1403 N. Tustin, Santa Ana
Effective: 8/4/92
Violation: 490, 10177(b)
- Reid, Robert Michael (RES)**
17065 San Bruno, #C,
Fountain Valley
Effective: 7/21/92
Violation: 10137
- Reynolds, Amiee J. (RES)**
511 San Jacinto Cir., Corona
Effective: 8/4/92
Violation: 10130, 10176(a)(i),
10177(d)(g)
- Staley, James Dennis (REB)**
73951 Shadow Mountain Dr.,
Palm Desert
Effective: 9/1/92
Violation: 2785(a)(6), (b), (c),
10176(a)(b), 10177(g)(j)
- Stoekel, David P. (REB)**
25112 De Salle, Laguna Hills
Effective: 8/11/92
Violation: 10177(f)
- The Rosemont Corp (REC)**
2465 E. Orangethorpe Ave.,
Fullerton
Effective: 7/31/92
Violation: 2830, 2831, 2831.1,
2831.2, 2832, 10137, 10145,
10176(e), 10177(d), 10232(e),
10240
- Thomas, Ray Llewellyn (RES)**
17531 Capri, Hesperia
Effective: 9/15/92
Violation: 490, 10177(b)
-
- REVOKED WITH STAYS**
- Los Angeles Region**
- Perez, Thomas Anthony (REB)**
21326 Tambo Pl., Diamond Bar
Effective: 10/17/92
Violation: 10137, 10176(b)(i),
10177(d)(f)
Stayed for 3 years on terms and
conditions.
-
- REVOKED WITH A RIGHT TO A RESTRICTED LICENSE**
- Fresno Region**
- Dynamic Realty Inc. (REC)**
2434 E. Fairmont Ave., Fresno
Effective: 11/12/92
Violations: 2831(a) 10145(a),
10176(a), 10177(d)(f)(g)
Right to RREC license on terms
and conditions.
- Mallory, Chester Albert (REB)**
389 West F St., Oakdale
Effective: 10/14/92
Violations: 10137
Right to RREC license on terms
and conditions; RREC license to
be suspended for 30 days.
- McNally, John Henry (REB, REO)**
228 Trinity Ave., Chowchilla
Effective: 11/9/92
Violations: 2725, 10145,
10177(d), 10240
Right to RREC license on terms
and conditions.
- Suakjian, George Yeghia (REO)**
2434 E. Fairmont Ave., Fresno
Effective: 11/12/92
Officer of: Dynamic Realty
Incorporated
Violations: 2831(a), 10145(a),
10176(a), 10177(d)(f)(g)
Right to RREC license on terms
and conditions.
-
- Los Angeles Region**
- Aguirre, Paul (RES)**
941 Oxford Ave., Marina Del Rey
Effective: 8/4/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.
- Aranda, Christina P. (RES)**
121 S. Pacific Ave., Glendale
Effective: 9/1/92
Violations: 10177(a)
Right to RRES license on terms
and conditions.
- Barkley, Brent D. (RES)**
587 Oldstone Pl., Simi Valley
Effective: 7/16/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.
- Barrera, Ruth (RES)**
6501 S. Eastern Ave., Bell Gardens
Effective: 9/23/92
Violations: 490, 10177(b)
Right to RRES license on terms
and conditions.

- Bentson, Sean Freeman (RES)**
1005 S. Larkellen, West Covina
Effective: 10/27/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.
- Berger, Anastasia (RES)**
110 N. Everett #208, Glendale
Effective: 6/23/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- C F Nielsen Inc. (REC)**
1317 5th St., Santa Monica
Effective: 7/1/92
Violation: 2710(a), 2831.1, 2831.2, 2832.1, 2834, 10161.8(b), 10177(d), 10234
Right to RREC license on terms and conditions.
- Chmielewska, Monika (RES)**
5770 N. Rosemead Blvd., Temple City
Effective: 10/14/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions; RRES license to be suspended for 60 days.
- Cohen, Ronald Marvin (REB)**
16830 Ventura Blvd., Ste. 345, Encino
Effective: 8/25/92
Violation: 480(a)(3), 10177(f)
Right to RRES license on terms and conditions.
- Davis, Ted James (RES)**
3900 Kentucky Dr., Hollywood
Effective: 10/13/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Detanna, Richard C. (RES)**
11330 Shoshone Ave., Granada Hills
Effective: 8/11/92
Violation: 10177(f)(j)
Right to RRES license on terms and conditions.
- Dino, Rosario Garcia (RES)**
1724 Varilla Dr., West Covina
Effective: 7/21/92
Violation: 490, 10177(a)
Right to RRES license on terms and conditions.
- Edler, Richard K. (RES)**
653 Manhattan Beach Blvd., Manhattan Beach
Effective: 11/10/92
Violations: 10177(a)
Right to RRES license on terms and conditions.
- Elkholy, Mohsen Hassan (RES)**
11611 San Vicente Blvd., Los Angeles
Effective: 8/4/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Friend, Edward (RES)**
P. O. Box 2666, Rolling Hills Estates
Effective: 9/2/92
Violations: 490
Right to RRES license on terms and conditions.
- Great United Realty Co. Inc. (REC)**
2438 N. San Gabriel Blvd., #B, Rosemead
Effective: 8/25/92
Violation: 2832, 2832.1, 10177(d)
Right to RREC license on terms and conditions.
- Hicks, James Thomas (REB)**
293 Homer Ave., Ventura
Effective: 7/13/92
Violation: 2725, 2830, 2831, 2832, 10145(a), 10177(d)(g)(h)
Right to RREB license on terms and conditions.
- Iantorno, Deborah Rose (RES)**
2116 N. Marter Ct., Simi Valley
Effective: 8/12/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Jen, Lynwood (REO)**
2438 N. San Gabriel Blvd., #B, Rosemead
Effective: 8/25/92
Violation: 10177(h)
Right to RREB license on terms and conditions.
- Jo, Steven C. (RES)**
1901 Avenue of the Stars, Los Angeles
Effective: 10/28/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.
- J. Thomas Hicks Inv. Inc. (REC)**
293 Homer Ave., Ventura
Effective: 7/13/92
Violation: 2725, 2830, 2831, 2832, 10145(a), 10177(d)(g)(h)
Right to RREC license on terms and conditions.
- J. Wright Properties Inc. (REC)**
800 N. Pacific Coast Hwy., Redondo Beach
Effective: 11/17/92
Violations: 10177(n)
Right to RREC license on terms and conditions.
- Lao, Danny Uy (REB)**
430 S. Garfield Ave., #325, Alhambra
Effective: 11/26/92
Violations: 10145, 10177(d)
Right to RREB license on terms and conditions; RREB license suspended for 10 days, all but 5 days stayed.
- Lechuga, Manuel Ricardo (REB)**
2315 Kuehner Dr., #112, Simi Valley
Effective: 7/28/92
Violation: 10137, 10177(d)
Right to RREB license on terms and conditions.
- Leo, Joseph Cyril (REB, REO)**
5829 W. Franklin, Hollywood
Effective: 10/28/92
Violations: 10177(d)(h)
Right to RREB license on terms and conditions.
- Martin, Theodule Delano (REB, REO)**
44300 Lowtree, Ste. 114, Lancaster
Effective: 10/21/92
Violations: 10159.2, 10177(d)
Right to RREB license on terms and conditions.
- Martinez, John Joseph (RES)**
21020 E. Mesarica Rd., Covina
Effective: 8/5/92
Violation: 10130, 10177(d)
Right to RRES license on terms and conditions.
- Michelson-Nygren, Jessyca A. (RES)**
4620 Kester Ave., #214, Sherman Oaks
Effective: 9/10/92
Violations: 490, 10177(a)
Right to RRES license on terms and conditions.
- Moerler, Theresa Mary (REB)**
5663 Tanner Ridge, Westlake Village
Effective: 7/16/92
Violation: 10177(d)
Right to RREB license on terms and conditions.
- Moses, Marlene Ellen (REB)**
714-A Deep Valley Dr., Rolling Hills Estates
Effective: 9/29/92
Violations: 490, 10177(b)
Right to RREB license on terms and conditions.
- Niami, Shirin (REB)**
28006 Newfield Ct., Saugus
Effective: 6/16/92
Violation: 490, 10177(a)(b)
Right to RREB license on terms and conditions.
- Nielsen, Charles Finn (REB, REO)**
1317 5th St., Ste. 300, Santa Monica
Effective: 7/1/92
Violation: 2710(a), 2831.1, 2831.2, 2832.1, 2834, 10161.8(b), 10234, 10177(d)(h)
Officer of: C F Nielsen Inc.
Right to RREB license on terms and conditions. RREB license to be suspended for 30 days.
- Poston, Jeanette Maria (RES)**
2274 Queensland Ct., Thousand Oaks
Effective: 10/13/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.
- Professional Lending Services (REC)**
5605 Woodman Ave., Ste. 201, Van Nuys
Effective: 10/21/92
Violations: 2725, 2831.2, 2834, 2840, 10137, 10177(d), 10240
Right to RREC license on terms and conditions.
- Rahm, Deborah Ann (RES)**
13919 Olive Grove Ln., Sylmar
Effective: 10/21/92
Violations: 10177(f)
Right to RRES license on terms and conditions.
- Rappoport, Barbara Ruth (RES)**
5823 Etiwanda Ave., Tarzana
Effective: 7/7/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Reed, Buron Thomas (RES)**
14602 S. Helwig Ave., Norwalk
Effective: 7/23/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Ronald L. Wolfe & Associates, Inc. (REC)**
173 Chapel St., Santa Barbara
Effective: 10/27/92
Violations: 2832.1, 10145, 10176(c), 10177(d)
Right to RREC license on terms and conditions.
- Smith, Olivia (RES)**
5205 Redwillow Ln., LaCanada-Flintridge
Effective: 9/8/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.
- Stam, Barbara G. (RES)**
631 E. Arrow Hwy, Ste. O, Glendora
Effective: 9/16/92
Violations: 10137, 10177(d)
Right to RRES license on terms and conditions; RRES license suspended for 30 days.
- Stam, Nicholas (REB)**
631 E. Arrow Hwy, Ste. O, Glendora
Effective: 9/16/92
Violations: 10137, 10177(d)
Right to RREB license on terms and conditions; RREB license suspended for 30 days.
- Stephanian, Rudolph Mardiros (RES)**
511 W. Glenoaks Blvd. #745, Glendale
Effective: 8/25/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Tirakyan, Hakop (RES)**
4451 Sunny Crest Dr., Los Angeles
Effective: 8/25/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Urbaitel, Eydie (RES)**
5727 Etiwanda Ave., Tarzana
Effective: 10/20/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.
- Vargas-Price, Chary (RES)**
7545 Beckford Ave., Reseda
Effective: 8/18/92
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.
- Vaughn, Comar Dudley Jr. (RES)**
2715 Hermosita Dr., Glendale
Effective: 11/19/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.
- Wang, Ching Leang (REB)**
212 S. Vernon Ave., Azusa
Effective: 7/28/92
Violation: 10177(a)
Right to RREB license on terms and conditions.
- Zabala, Prospero Palma (RES)**
1723 West Cameron St., Long Beach
Effective: 8/20/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Wilson, Dameon Shawn (RES)
45261 Calico St., Lancaster
Effective: 10/2/92
Violations: 10177(a)
Right to RRES license on terms and conditions.

Wolfe, Ronald Leigh (REB, REO)
173 Chapel St., Santa Barbara
Effective: 10/27/92
Officer of: Ronald L. Wolfe & Associates, Inc.
Violations: 10177(h)
Right to RRES license on terms and conditions.

Sacramento Region

Brayton, Robert William (RES)
P.O. Box 1497, Pioneer
Effective: 8/20/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Felton, Barbara Jean (REB)
3220 Diggs Park Dr., Sacramento
Effective: 6/5/92
Violation: 2725, 2726, 2731, 2740, 10159.5, 10177(d)(g)
Right to RREB license on terms and conditions.

Hamilton, Michelle Debra (RES)
1007 Fourth St., Fairfield
Effective: 8/27/92
Violation: 10137
Right to RRES license on terms and conditions.

Kinchen, Linda Fay (RES)
7249 Milford St., Sacramento
Effective: 11/4/92
Violations: 10176(a)
Right to RRES license on terms and conditions.

Larry, Roy Lee (REB)
6924 S. Land Park Dr., Sacramento
Effective: 11/4/92
Violations: 2830, 2831.2, 10145(a), 10177(d)
Right to RREB license on terms and conditions.

Leskowitz, Paul Eugene (REB)
422 N. Main St., Yreka
Effective: 11/4/92
Violations: 10177.5
Right to RREB license on terms and conditions.

Malone, Henry Everett (REB)
5200 Paragon St., Rocklin
Effective: 6/29/92
Violation: 10176(a), 10177(g)
Right to RRES license on terms and conditions.

Timoney, Donald (REB)
16753 Alioto Dr., Grass Valley
Effective: 10/12/92
Violations: 2725, 2831.1, 2831.2, 2832.1, 2951, 10145, 10177(d), 10231.2, 10232.5
Right to RREB license on terms and conditions.

San Diego Region

Baldauf, Laurence Charles Jr. (REB)
2181 Sunset Cliffs Blvd., San Diego
Effective: 10/28/92
Violations: 10177(d)(h)
Right to RREB license on terms and conditions; RREB license suspended for 60 days.

Cahoon, Kenneth Lohrie (RES)
2191 San Elijo,
Cardiff By The Sea
Effective: 7/14/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Camilleri, Bruce Michael (RES)
1649 Elevado Rd., Vista
Effective: 10/13/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.

Holbrook, Gayann Elizabeth (RES)
3815 Sioux Ave., San Diego
Effective: 7/15/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Kaminsky, Yelena (RES)
548 Coulburn Ct., El Cajon
Effective: 7/24/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Prestera, Marc Anthony (RES)
2560 Carlsbad Blvd., Carlsbad
Effective: 8/19/92
Violation: 10177(g)
Right to RRES license on terms and conditions.

Read, Timothy A. (REB)
145 3rd St., Encinitas
Effective: 8/5/92
Violation: 10177(h)
Right to RREB license on terms and conditions. RREB license to be suspended for 90 days.

San Francisco Region

Alvarez, Jose E. (REB)
705 F St., Crescent City
Effective: 11/23/92
Violations: 490, 10177(b)
Right to RREB license on terms and conditions.

Arace, Glenn Jeffrey (RES)
4982 Jarvis Ave., San Jose
Effective: 6/25/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Bartosh, William Henry (REB)
777 Divisadero, San Francisco
Effective: 10/2/92
Violations: 490, 10177(b)
Right to RREB license on terms and conditions.

Broderick, Bonnie Dunn (RES)
1070 6th Ave., Ste. 200, Belmont
Effective: 7/10/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Carlin, Stephen Lockett (RES)
3323 Withersed Ln.,
Walnut Creek
Effective: 10/22/92
Violations: 10130, 10177(d)
Right to RRES license on terms and conditions; RRES to be suspended for 15 days.

Crownland Corporation (REC)
2350 Mission College Blvd.,
Ste. 710, Santa Clara
Effective: 6/3/92
Violation: 2731, 2740, 2831,
2831.1, 2831.2, 10137, 10145,
10159.5, 10176(e), 10177(d),
10211, 10240
Right to RREC license on terms and conditions. RREC license to be suspended for 90 days; all but 40 days stayed for 1 year.

Cummings, William Ovid (REB)
324 Caltalpa St., San Mateo
Effective: 9/30/92
Violations: 2830, 2831, 2831.1,
2831.2, 2731, 2832.1, 2834,
10145, 10137, 10159.5, 10165,
10177(d)
Right to RREB license on terms and conditions; RREB license to be suspended for 30 days.

Dauids, Vance Gilman (REB)
532 College Ave., Santa Rosa
Effective: 11/30/92
Violations: 10177(h)
Right to RREB license on terms and conditions.

Dawson, Lois Ann (RES)
532 College Ave., Santa Rosa
Effective: 11/30/92
Violations: 10130, 10177(d)
Right to RRES license on terms and conditions.

Franklin, Frank (RES)
360 17th St., Oakland
Effective: 9/28/92
Violations: 10145(c),
10176(a)(e), 10177(d)
Right to RRES license on terms and conditions; RRES to be suspended for 30 days.

Hansen, Richard James (REB)
10921 Bancroft Ave., Oakland
Effective: 11/18/92
Violations: 2715, 2731, 2831,
2831.1, 2831.2, 2834, 10130,
10145, 10177(d)(g)
Right to RREB or RRES license on terms and conditions.

Hargrove, Robert Alfred (REB, REO)
101 Church St., Ste. 15,
Los Gatos
Effective: 6/3/92
Violation: 2831, 2831.1, 2831.2,
10145, 10176(e), 10177(d)(g)(h)
Right to RREB license on terms and conditions. RREB license suspended for 90 days; stayed for 1 year.

Holland, Elizabeth Anne (RES)
10320 S. DeAnza Blvd., Cupertino
Effective: 10/13/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.

Kaboli, Suzanne (RES)
760 San Benito Ave., Menlo Park
Effective: 11/30/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.

Lee, Malcolm P. (RES)
1543 26th Ave., San Francisco
Effective: 10/12/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.

Martin, Russell Leslie (RES)
8201 Camino Colegio,
Rohnert Park
Effective: 8/10/92
Violation: 2970, 10085, 10130,
10145, 10146, 10176(e)(i),
10177(d)(f)
Right to RRES license on terms and conditions.

Monte, Robert Joseph (RES)
170 Stewart Ct., Pleasant Hill
Effective: 10/30/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.

Morris, Christopher Thomas (RES)
1801 Vollmer Way, San Jose
Effective: 8/25/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Rolff, George James (RES)
P. O. Box 501, Garberville
Effective: 11/18/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.

Roth, Leon Sidney (REB, REO)
47 Kearny St., Ste. 300,
San Francisco
Effective: 9/21/92
Officer of: Umbesen Kerner & Stevens
Violations: 2830.1, 2831.1,
2831.2, 10145, 10176(e)(i),
10177(d)(g)(h)
Right to RREB license on terms and conditions; RREB license suspended indefinitely.

Russell, Susan E. (RES)
644 Prospect, San Carlos
Effective: 10/5/92
Violations: 490, 10177(b)
Right to RRES license on terms and conditions.

Schrader, William H. (RES)
783 Mark West Springs Rd.,
Santa Rosa
Effective: 6/9/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Scripps, Thomas O. III (REB)
1265 4th Ave., San Francisco
Effective: 7/15/92
Violation: 490, 10177(b)
Right to RREB license on terms and conditions.

Shirazi, Saeed (RES)
25 Uxbridge Ct., San Jose
Effective: 6/9/92
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.

Silbernagel, Alvin Clair (REB)
770 Kiely Blvd., Ste. C,
Santa Clara
Effective: 7/3/92
Violation: 10137
Right to RREB license on terms and conditions.

Sorrells, James Marshall Jr. (RES)
P.O. Box 1946, Guerneville
Effective: 6/2/92
Violation: 490, 10177(b)(f)
Right to RRES license on terms and conditions.

Strom, Roger Lee (REB, REO)
438 Cambridge Ave., Palo Alto
Effective: 11/16/92
Officer of: Yale Capital Corp.
Violations: 10176(a)(i),
10177(g)(h)
Right to RREB license on terms
and conditions.

Talbur, John N. (REB)
344 Paramount Dr., Millbrae
Effective: 11/9/92
Violations: 2725, 10137, 10145,
10177(d), 10240
Right to RREB license on terms
and conditions.

Umsen, Kerner & Stevens (REC)
47 Kearny St., Ste. 300, S. F.
Effective: 9/21/92
Violations: 2830.1, 2831.1,
2831.2, 10145, 10176(c)(i),
10177(d)
Right to RREC license on terms
and conditions.

Van, Benedict Hung (RES)
18381 Baylor Ave., Saratoga
Effective: 6/3/92
Violation: 10177(d)(f)
Right to RRES license on terms
and conditions. RRES license to
be suspended 90 days; but 40 days
stayed for 1 year.

Warren, Carol Ann (REB)
3671 Grand Ave., Oakland
Effective: 10/9/92
Violations: 2832.1, 2834, 10145,
10145(d), 10161.8, 10176(c),
10177(d)(g)
Right to RREB license on terms
and conditions.

Wu Realty Corporation (REC)
2357 Mabury Rd., San Jose
Effective: 10/5/92
Violations: 2831, 2831.2, 10145,
10148, 10176(i), 10177(d)(g)
Right to RREC license on terms
and conditions.

Wu, Albert King (REB, REO)
2357 Mabury Rd., San Jose
Effective: 10/5/92
Officer of: Wu Realty Corp.
Violations: 2831, 2831.2, 10145,
10148, 10176(i), 10177(d)(g)(h)
Right to RREB license on terms
and conditions.

Yale Capital Corporation (REC)
438 Cambridge Ave., Palo Alto
Effective: 11/16/92
Violations: 10176(a)(i)
Right to RREC license on terms
and conditions.

Santa Ana Region

Aegir Properties Inc., (REC)
306 Marine Ave., Balboa Island
Effective: 9/16/92
Violations: 2831, 2831.1,
2831.2, 2832.1, 10177(d)
Right to RREC license on terms
and conditions.

Barber, Thomas Alwine (REB, REO)
24843 Via Santa Cruz,
Mission Viejo
Effective: 7/21/92
Violation: 2725, 2831.1,
2831.2, 10145, 10177(d)(g)
Officer of: U & I Investors Inc.
Right to RREB license on terms
and conditions.

Bloom, Steven James (RES)
520 9th St., Huntington Beach
Effective: 6/25/92
Violations: 490, 10177(b)
Right to RRES license on terms
and conditions

Boulet, Baxter Joel (RES)
P.O. Box 7162, Newport Beach
Effective: 8/4/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Calderon, David Raymond (RES)
800 N. Harbor Blvd., La Habra
Effective: 7/21/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Calvin, Rhonda Michelle (RES)
12441 Rosalind Dr., Orange
Effective: 7/14/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Glosson, Purvis Earl (RES)
P.O. Box 1703, Moreno Valley
Effective: 7/2/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Hoggatt, James D. (RES)
9601 Westwood Ave., Westminster
Effective: 6/5/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Hwang, Helen P. (RES)
2524 Prospect Dr., Upland
Effective: 10/13/92
Violations: 490, 10177(b)
Right to RRES license on terms
and conditions.

**Johnson, Howard Melvin Jr. (REB,
REO)**
17692 Cowan, Irvine
Effective: 10/13/92
Violations: 10137
Right to RREB license on terms
and conditions.

Kukuk, Geraldine LaVeta (REB)
16444 Bolsa Chica,
Huntington Beach
Effective: 8/4/92
Violation: 490, 10177(b)
Right to RREB license on terms
and conditions.

Labouff, Patricia Maria (REB)
1925 La Habra Blvd., La Habra
Effective: 11/10/92
Violations: 10137
Right to RREB license on terms
and conditions.

Labouff, Charles Andrew (RES)
2365 Ardsheal, La Habra
Effective: 11/10/92
Violations: 10130, 10177(d)
Right to RRES license on terms
and conditions.

McLean, Jenny Elaine (REB)
477 S. Palm Canyon Dr.,
Palm Springs
Effective: 9/30/92
Violations: 2831, 2831.1,
2831.2, 2832.1, 10145(d),
10177(d)
Right to RREB license on terms
and conditions; RREB license to
be suspended for 60 days.

**Papadopoulos, Xenofon Georgios
(REB)**
17592 Irvine Blvd., Ste. 210,
Tustin
Effective: 6/30/92
Violation: 2785(a), 2831,
10176(a), 10177(d)
Right to RREB license on terms
and conditions.

Phillips, John P. (REB)
2525 Paseo De Alicia, Laguna Hills
Effective: 10/13/92
Violations: 2731, 2831, 2831.1,
10176(e), 10177(d)
Right to RRES license on terms
and conditions.

Sizemore, William Floyd (REB)
5358 Rural Ridge Cir.,
Anaheim Hills
Effective: 8/21/92
Violation: 10145(a),
10177(d)(g)
Right to RREB license on terms
and conditions.

Sturkie, Matthew Bradley (RES)
7908 Tokay, Fontana
Effective: 8/11/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

Sudman Enterprises Inc. (REC)
6190 Shaker Dr., Riverside
Effective: 6/5/92
Violation: 10177(d)
Right to RREC license on terms
and conditions.

Sudman, Ronnie Wayne (REB)
6190 Shaker Dr., Riverside
Effective: 6/5/92
Violation: 10177(h)
Officer of: Sudman Enterprises
Inc.
Right to RREB license on terms
and conditions.

Tabor, John James (REB)
11385 Mariposa Rd., Hesperia
Effective: 7/1/92
Violation: 490, 10177(b)
Right to RREB license on terms
and conditions. RREB license
suspended for 60 days; all but 30
days stayed.

Tefft, Stephen Lyal (RES)
1424 N. Pine St., Orange
Effective: 11/23/92
Violations: 490, 10177(b)
Right to RRES license on terms
and conditions.

Truong, Myhanh Thi (RES)
13281 Coast St., Garden Grove
Effective: 6/23/92
Violation: 490, 10177(b)
Right to RRES license on terms
and conditions.

U & I Investors Inc. (REC)
24843 Via Santa Cruz,
Mission Viejo
Effective: 7/21/92
Violation: 2725, 2831.1,
2831.2, 10145, 10177(d)(g)
Right to RREC license on terms
and conditions.

VanSikke, Warren E. (RES)
48-285 Prairie Dr., Palm Desert
Effective: 7/14/92
Violation: 480(a), 10177(b)
Right to RRES license on terms
and conditions.

Whitman, Judy Ann (REB)
1365 S. Walnut, #5210, Anaheim
Effective: 11/23/92
Violations: 490, 10177(b)
Right to RREB license on terms
and conditions.

Zahabian, Yafa (RES)
9692 Melinda, Huntington Beach
Effective: 10/13/92
Violations: 490, 10177(b)
Right to RRES license on terms
and conditions.

PUBLIC REPROVALS

Los Angeles Region

Mamiya, Chip Ralph Yoshio (RES)
1233 W. Gardena Blvd., #205,
Gardena
Effective: 6/2/92
Violation: 10177(g)
Metallinos, Constantine V. (REB)
1945 W. Glenoaks Blvd.,
Glendale
Effective: 9/23/92
Violation: 10177(d)

Sacramento Region

Fulks, Phillip Wayne (RES)
1812 Farm Bureau Rd., Concord
Effective: 9/22/92
Violation: 2770, 10137,
10140.6, 10177(c)(d)
Fulks, Sonia Rodriguez (RES)
1360 Bentley St., Concord
Effective: 9/22/92
Violation: 2770, 10137,
10140.6, 10177(c)(d)
Lee, Michael Sangyoung (RES)
8159 Quail Ridge Ct.,
Sacramento
Effective: 7/21/92
Violation: 10177(d)

Santa Ana Region

Golden Age Realty Inc. (REC)
12921 Magnolia St., Garden Grove
Effective: 7/21/92
Violation: 10177(d)
Shin, Yang Chul (RES)
10062 Ellis Ave., Fountain Valley
Effective: 7/21/92
Violation: 10177(d)
Yang, Duk Sung (REB, REO)
5396 Walnut Ave., #D, Irvine
Effective: 6/21/92
Violation: 10177(d)(h)

SUSPENDED WITH STAYS

Fresno Region

**Century 21 Cloverland Realty Co.
Inc. (REC)**
389 West F St., Oakdale
Effective: 10/14/92
Violation: 10137
Suspended for 30 days; stayed for
1 year on condition.

Henzie, Nancy Earlene (REB)
353005 Meridian Blvd.,
Mammoth Lakes
Effective: 10/12/92
Violation: 2731, 2831, 2831.1,
10145(a), 10177(d)
Suspended for 30 days; stayed for
1 year on condition.

Ludwick, Robert Taylor (REB, REO)
601 Cool Valley Rd., Paso Robles
Effective: 9/10/92
Violation: 2830, 10145,
10177(d)
Suspended for 30 days; all but 5
days stayed for 1 year on
condition.

Pride, Donna Lee (REB)
55420 Road 226, North Fork
Effective: 8/3/92
Violation: 2830, 2832.1,
10176(e), 10177(d)
Suspended for 45 days; stayed for
1 year on conditions.

Los Angeles Region

Advance Funding Corp. (REC)
1801 Avenue of the Stars,
Los Angeles
Effective: 8/27/92
Violation: 2831, 2831.1,
2831.2, 10177(d)
Suspended 30 days; stayed for 1
year on conditions.

Alexander, Joseph Edward (REO)
16909 Parthenia St., Ste. 103,
Sepulveda
Effective: 11/23/92
Officer of: Park Regency Inc.
Violation: 10137
Suspended for 90 days; stayed for
1 year on conditions.

**Bankers Mortgage Realty Advisors
of Santa Barbara Inc. (REC)**
3892 State St., Ste. 220,
Santa Barbara
Effective: 8/4/92
Violation: 10177(h)
Suspended 60 days; stayed for 1
year on conditions.

Century 21 Hollywood Inc. (REC)
5829 W. Franklin, Hollywood
Effective: 9/23/92
Violation: 10177(d)
Suspended for 30 days; stayed on
condition.

Chow, Milton Ying (REB, REO)
780 S. San Gabriel Blvd.,
San Gabriel
Effective: 11/1/92
Violation: 10137, 10145,
10177(d)
Suspended for 60 days; all but 40
days stayed for 1 year.

Corporate Property Mgt. Inc. (REC)
4300 Long Beach Blvd. Ste. 300,
Long Beach
Effective: 8/10/92
Violation: 2715, 2731, 2834,
10130, 10159.5, 10177(d)
Suspended 15 days; stayed on
condition.

Cruz, Anna Bella Reginaldo (RES)
19714 Penny Ln., Cerritos
Effective: 11/4/92
Violation: 490, 10177(b)
Suspended for 30 days; all but 15
days stayed for 1 year on terms
and conditions.

Eichenbaum, Yossi Z. (REB, REO)
11645 Wilshire Blvd., Los Angeles
Effective: 8/27/92
Violation: 2831, 2831.1,
2831.2, 10177(d)
Officer of: Advance Funding
Corporation.
Suspended 30 days; stayed for 1
year on conditions.

Glendale Properties Inc. (REC)
1025 N. Brand Blvd., Glendale
Effective: 8/31/92
Violation: 2832.1, 10145,
10176(d), 10177(h)
Suspended 60 days; stayed for 1
year on conditions.

Guillen, Ernest Frank (REB)
1183 W. Holt Ave., #B, Pomona
Effective: 10/1/92
Violation: 10177(d)
Suspended for 60 days; all but 30
days stayed for 1 year on
conditions.

**Hadjian, Farrokh Fred (RREB,
RREO)**
16182 Pacific Coast Hwy.,
Huntington Beach
Effective: 11/1/92
Officer of: Loan Center Inc.
Violation: 10177(h)
Suspended for 30 days; all but 10
days stayed for 1 year on
condition.

Hinrichs, John Willis (REB)
104 S. Glendora Ave.,
West Covina
Effective: 8/5/92
Violation: 10137, 10177(h)
Suspended for 30 days; stayed for
1 year on conditions.

Johnson, Carl L. (REB)
11721 S. Avalon Blvd., Ste. 220,
Los Angeles
Effective: 7/31/92
Violation: 2725, 2726, 2752,
2830, 2834, 10145, 10161.8,
10165, 10177(d)
Suspended for 60 days; stayed for
1 year on conditions.

Loan Center Inc. (REC)
16182 Pacific Coast Hwy.,
Huntington Beach
Effective: 11/1/92
Violation: 2832.1, 10145,
10177(d)
Suspended for 30 days; all but 10
days stayed for 1 year on
condition.

**MacElhenny, Bernard Joseph Jr.
(REB, REO)**
3892 State St., Ste 220,
Santa Barbara
Effective: 8/4/92
Violation: 10177(h)
Officer of: Bankers Mortgage
Realty Advisors of Santa Barbara
Inc.
Violation: Suspended 60 days;
stayed for 1 year on conditions.

Mamiya Enterprises (REC)
1233 W. Gardena Blvd., #205,
Gardena
Effective: 6/2/92
Violation: 10177(d)
Suspended for 60 days; stayed for
1 year on conditions.

Mamiya, Yoshio Buddy (REB)
1233 W. Gardena Blvd., #100,
Gardena
Effective: 6/2/92
Violation: 10177(d)
Officer of: Mamiya Enterprises
Suspended for 60 days; stayed for
1 year on conditions.

Massey, Richard Eugene (RES)
13320 S. Ruthelen St., Gardena
Effective: 7/7/92
Violation: 10176.5, 10177(h)
Suspended for 10 days; entire
suspension stayed.

**Mike Davis California Realty Inc.
(REC)**
11390 Ventura Blvd., Ste. 10,
Studio City
Effective: 6/3/92
Violation: 10177(d)
Suspended for 60 days; all but 30
days stayed for 1 year on condition.

Park Regency Inc. (REC)
16909 Parthenia St., Ste. 103,
Sepulveda
Effective: 11/23/92
Violation: 10137
Suspended for 90 days; stayed for
1 year on conditions.

Randa, Susie Catherine (RES)
12300 Wilshire Blvd., #100,
Los Angeles
Effective: 9/22/92
Violation: 10137, 10177(d)
Suspended for 60 days; all but 30
days stayed for 1 year on terms
and conditions.

Rouse, Sallie B. (REB)
5025 Escobedo Dr., Woodland Hills
Effective: 10/6/92
Violation: 10177(h)
Suspended for 30 days; stayed for
1 year on condition.

Sparling, Vern Douglas (REB, REO)
2324 Cravath Ct. #A, West Covina
Effective: 6/2/92
Violation: 10177(h)
Suspended for 30 days; stayed on
condition.

Stanley, Patricia (RES)
1951 Glendon Ave, Los Angeles
Effective: 10/28/92
Violation: 490, 10177(b)
Suspended for 90 days; all but 45
days stayed for 2 years on terms
and conditions.

Stella Kuo Realty & Mgt. Inc. (REC)
648 W. Garvey Ave.,
Monterey Park
Effective: 9/23/92
Violation: 10177(d)
Suspended for 30 days; stayed on
condition.

Stevenson, Robert William (REB)
1025 N. Brand Blvd., Glendale
Effective: 8/31/92
Violation: 10177(h)
Officer of: Glendale Prop. Inc.
Suspended for 60 days; stayed for
1 year on conditions.

Trass, Eddie Lawrence (REB)
4834 W. Slauson Ave.,
Los Angeles
Effective: 7/7/92
Violation: 10176.5, 10177(h)
Suspended for 10 days; entire
suspension stayed.
Officer of: T-Real Corporation

T-Real Corporation (REC)
4834 W. Slauson Ave.,
Los Angeles
Effective: 7/7/92
Violation: 10176.5, 10177(h)
Suspended for 10 days; entire
suspension stayed.

Vahe Yeghiazarian Inc. (REC)
301 E. Glenoaks Blvd., Ste. 1,
Glendale
Effective: 11/30/92
Violation: 10177(d), 11018.2
Suspended for 15 days; stayed for
1 year on terms and conditions.

Yeghiazarian, Vahe (REB, REO)
301 E. Glenoaks Blvd., #1,
Glendale
Effective: 11/30/92
Officer of: Vahe Yeghiazarian
Inc.
Violation: 10177(d)(h), 11018.2
Suspended for 15 days; stayed for
1 year on terms and conditions.

Sacramento Region

Sharma, Subash Chand (REB)
2751 Fruitridge Rd., Ste. 11,
Sacramento
Effective: 10/28/92
Violation: 10177(g)
Suspended for 60 days; stayed for
1 year on condition.

Williams, Kent Bradford (REB)
1631 Jefferson St., Napa
Effective: 7/14/92
Violation: 10177(d), 11012,
11013.2
Suspended for 60 days; stayed for
1 year on condition.

San Diego Region

Frieden, Dennis Edward (REB)
820 W. Washington, San Diego
Effective: 9/2/92
Violation: 10176.5
Suspended for 30 days; stayed on
condition.

Greetis, Gary Edson (RES)
P. O. Box 2301, Valley Center
Effective: 10/13/92
Violation: 10130, 10177(d)
Suspended for 40 days; stayed for
1 year on conditions.

Joseph, Herbert (REB)
2768 Loker Ave. West, Carlsbad
Effective: 11/10/92
Violation: 10177(g)(h)
Suspended for 5 days; stayed for 1
year on condition.

Rhodes, Alan (REB)
67 Kingston Court West,
Coronado
Effective: 9/17/92
Violation: 10177.5
Suspended for 120 days; stayed
for 3 years on terms and
conditions.

Rhodes, June Beatrice (REB)
5060 Shoreham Pl., Ste. 200,
San Diego
Effective: 9/17/92
Violation: 10177.5
Suspended for 1 year; all but 60
days stayed for 3 years on terms
and conditions.

- Stone & Gontang Partners Inc. (REC)**
737 Third Ave., Chula Vista
Effective: 10/13/92
Violation: 2832, 10145, 10177(d)
Suspended for 60 days; stayed for 1 year on condition.
- Stone, John Henry (REB, REO)**
737 3rd Ave., Ste. A, Chula Vista
Effective: 10/13/92
Officer of: Stone & Gontang Partners Inc.
Violation: 10177(h)
Suspended for 60 days; stayed for 1 year on condition.
- Yamada, Riyosuke Jose (RES)**
1189 Elm Ave., Chula Vista
Effective: 10/13/92
Violation: 10177(g)
Suspended for 60 days; all but 30 days stayed for 1 year on conditions.
-
- San Francisco Region**
- Amvest Mortgage Corp. (REC)**
620 Contra Costa Blvd., Ste. 200, Pleasant Hill
Effective: 6/3/92
Violation: 2752, 2831, 2831.1, 2831.2, 10161.8, 10177(d)
Suspended for 30 days; stayed for 1 year on conditions.
- Brickley, Michael Wayne (REB)**
1850 Warburton Ave., Santa Clara
Effective: 6/26/92
Violation: 10145(a), 10177(d)
Officer of: Amerimac Corp.
Suspended for 30 days; stayed for 1 year on terms and conditions.
- Civic Mortgage Company (REC)**
1801 Oakland Blvd., Ste. 130, Walnut Creek
Effective: 9/22/92
Violation: 2726, 2740, 2830, 2831, 2831.1, 2834, 10137, 10145, 10148, 10176(e), 10177(d), 10232, 10232.2, 10232.25, 10240
Suspended for 30 days; stayed for 1 year on condition.
- Cullings, Bonnie Marie (REB, REO)**
1801 Oakland Blvd., Walnut Creek
Effective: 7/14/92
Violation: 2725, 2752, 2831, 2831.1, 2831.2, 10161.8, 10177(d)(g)(h)
Suspended for 30 days; stayed for 1 year on conditions.
- Emerton, Clara Rosa (RES)**
1076 Carol Ln., #81, Lafayette
Effective: 9/22/92
Violation: 10130, 10177(d)
Suspended for 45 days; all but 10 days stayed for 1 year on condition.
- Felton, Arlington Duane (REB)**
7080 Donlon Way, Ste. 112, Dublin
Effective: 9/23/92
Officer of: Humphrey Mortgage Investment Inc.
Violation: 10177(h)
Suspended for 60 days; stayed for 1 year on terms and conditions.
- Herrera, Armand Manuel (REB)**
568 Valley Way, Milpitas
Effective: 8/13/92
Violation: 2831, 2831.1, 2831.2, 2832.1, 2834, 10145, 10177(d)(h), 10240
Suspended 60 days; stayed for 1 year on condition.
- Humphrey Mortgage Investment Inc. (REC)**
5990 Stoneridge Dr., #100, Pleasanton
Effective: 9/23/92
Violation: 10177(h)
Suspended for 60 days; stayed for 1 year on terms and conditions.
- Parks, James Michael (REB)**
4490 Piedmont Ave., Oakland
Effective: 6/8/92
Violation: 490, 10177(b)
Suspended 6 months; stayed for 1 year on terms and conditions.
- Podleski Corporation (REC)**
80 E. Hamilton Ave., Campbell
Effective: 7/13/92
Violation: 10145(d), 10176(e)(i), 10177(d)
Suspended for 60 days; stayed for 1 year on terms and conditions.
- Podleski, Janice Louise (REB)**
15466 Los Gatos Blvd., #209, Los Gatos
Effective: 7/13/92
Violation: 10145(d), 10176(e)(i), 10177(d)
Officer of: Podleski Corp.
Suspended for 60 days; stayed for 1 year on terms and conditions.
- Pound Enterprises (REC)**
3283 Lakeshore Ave., #206, Oakland
Effective: 9/22/92
Violation: 2726, 2740, 2752, 2770, 2830, 2831, 2831.1, 2834, 10137, 10140.6, 10145, 10148, 10161.8, 10176(e), 10177(d), 10232, 10232.2, 10232.25, 10240
Suspended for 60 days; stayed for 1 year on conditions.
- Pound, Gary Randolph (REB, REO)**
3283 Lakeshore Ave., #206, Oakland
Effective: 9/22/92
Officer of: Pound Enterprises
Violation: 2726, 2740, 2752, 2770, 2830, 2831, 2831.1, 2834, 10137, 10140.6, 10145, 10148, 10161.8, 10176(e), 10177(d)(g)(h), 10232, 10232.2, 10232.25, 10240
Suspended for 60 days; stayed for 1 year on conditions.
- Ross Property Mgt. Inc. (REC)**
1811 Santa Rita Rd., Ste. 100, Pleasanton
Effective: 6/9/92
Violation: 2832.1, 10145, 10177(d)
Suspended for 30 days; stayed for 1 year on condition.
- Schneider, Marvin (REB)**
80 Eureka Square, Ste. 110, Pacifica
Effective: 11/23/92
Violation: 10177(d)
Suspended for 60 days; stayed for 1 year on condition.
- Tatarian, Gregg (RES)**
145 Titania Ct., Walnut Creek
Effective: 9/22/92
Violation: 10130, 10177(d)
Suspended for 45 days; all but 15 days stayed for 1 year on condition.
- Wachter Investments Inc. (REC)**
49 Park Rd., Burlingame
Effective: 6/1/92
Violation: 2830, 2831.1, 2831.2, 10145(a)(d), 10177(d), 10231.1, 10232.2(a)(c), 10232.25
Suspended 60 days; stayed for 1 year on conditions.
- Wachter, Richard Bruce (REB, REO)**
49 Park Rd., Burlingame
Effective: 6/1/92
Violation: 2830, 2831.1, 2831.2, 10145(a)(d), 10177(d), 10231.1, 10232.2(a)(c), 10232.25
Suspended 60 days; stayed for 1 year on conditions.
- Young, Henry P. (REB)**
3410 Geary Blvd., Ste. 329, San Francisco
Effective: 6/2/92
Violation: 2726, 2830, 2831.1, 2831.2, 10145, 10176(e), 10177(d), 10232.2, 10232.5, 10240
Suspended for 30 days; stayed for 1 year on condition.
- Zeigler, David Lee (REO)**
3143 Clayton Rd., Concord
Effective: 9/21/92
Violation: 10176(a)(i), 10176.5, 10177(d)
Suspended for 30 days; stayed for 1 year on conditions.
-
- Santa Ana Region**
- Broderick, Joseph Alois (REB, REO)**
3951 S. Plaza Dr., Ste. 240, Santa Ana
Effective: 7/7/92
Violation: 10177(d)
Officer of: Joseph A. Broderick Realty Corporation.
Suspended for 60 days; stayed for 1 year on terms and conditions.
- Connors, Diana Jean (RES)**
Unit 4, Box 14, Wrightwood
Effective: 11/24/92
Violation: 2785(a), 10176(a)
Suspended for 90 days; stayed for 1 year on terms and conditions.
- Gay, Dortha Madeline (REB)**
74-930 Hwy. 111, Indian Wells
Effective: 9/11/92
Violation: 2725, 2831, 2831.1, 2831.2, 10177(d)(g)(h), 10232, 10232.2, 10232.5, 10240
Suspended for 60 days; stayed for 1 year on conditions.
- Honarbakht, Susan (RES)**
24111 Angela St., El Toro
Effective: 7/2/92
Violation: 490, 10177(b)
Suspended for 30 days; all but 20 days stayed for 1 year on terms and conditions.
- Hunt, Randall Maurice (REB)**
204 Riverside Ave., Newport Beach
Effective: 7/28/92
Violation: 10177(h)
Suspended 60 days; all but 15 days stayed for 2 years on conditions.
- Joseph A. Broderick Realty Corp. (REC)**
3951 S. Plaza Dr., Ste. 240, Santa Ana
Effective: 7/7/92
Violation: 10177(d)
Suspended for 60 days; stayed for 1 year on terms and conditions.
- Pacific Sunbelt Mtg. Corp. (REC)**
13891 Newport Ave., Ste 100, Tustin
Effective: 7/28/92
Violation: 10177(h)
Suspended for 60 days; all but 15 days stayed for 2 years on conditions.
- Robuck, James Lynn (REB)**
31 Duane, Irvine
Effective: 8/10/92
Violation: 2715, 2731, 2834, 10159.2, 10159.5, 10130, 10177(d)(h)
Suspended 15 days; stayed on condition.
- Wickline, Victor Paul (REB)**
10900 Los Alamitos Blvd, Ste. 213, Los Alamitos
Effective: 7/28/92
Violation: 10177(d)
Suspended 30 days; stayed on condition.
- Wickline, Troy M. (RES)**
10900 Los Alamitos Blvd, #213, Los Alamitos
Effective: 7/28/92
Violation: 10177(d)
Suspended 30 days; stayed on condition.
- Zimmerman, Scott Saveland (RES)**
3200 Bristol St., #150/510, Costa Mesa
Effective: 7/7/92
Violation: 10177(d)
Suspended for 60 days; all but 30 days stayed for 1 year on terms and conditions.
-
- SUSPENDED**
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- Fresno Region**
- Barnett, Robert Lee (RES)**
8200 Stockdale Hwy., Bakersfield
Effective: 7/15/92
Violation: 10152, 10177(f)(j)
Suspended for 180 days)
-
- Los Angeles**
- Flores, Carlos Alexander (RES)**
104 S. Glendora Ave., West Covina
Effective: 6/30/92
Violation: 10130, 10177(d)
Suspended for 30 days.
- Nelson, Norman Leroy (RES)**
6503 Denmead St., Lakewood
Effective: 7/14/92
Violation: 490, 10177(b)
Suspended for 6 months.
- Nadel, Saul (REB)**
4949 Genesta Ave., Encino
Effective: 7/28/92
Violation: 490(b), 10177(f)
Suspended for 1 year; right to RREB license on terms and conditions.

Conditional Reports

continued from page 2

report shall not exceed six months; but the report may be renewed for one additional six-month period if the Commissioner determines that the requirements for issuance of a public report are likely to be satisfied during the renewal term.

A sales agreement entered into pursuant to a conditional public report must provide for the return of the entire sum of money paid or advanced by the purchaser if the final public report is not issued within the term of the conditional public report or the purchaser is dissatisfied with the final public report because of a material change in the setup of the offering (refer to Section 11012 of the Business and Professions Code).



Santa Ana Region

Donez Real Estate (REC)

41340 Big Bear Blvd.,
Big Bear Lake

Effective: 11/19/92

Violation: 10177(g)

Suspended for 60 days.

Mathis, Jack Dean (REO)

30131 Town Center Dr., #295,
Laguna Niguel

Effective: 9/1/92

Officer of: Omni-Source
Financial Inc.

Violation: 2950, 10177(h)

Suspended for 30 days.

Omni-Source Financial Inc. (REC)

30131 Town Center Dr., #295,
Laguna Niguel

Effective: 9/1/92

Violation: 2725, 2834,

10177(d)

Suspended for 30 days.

Rubendall, Harold Leroy (REB)

41413 Big Bear Blvd.,
Big Bear Lake

Effective: 11/19/92

Violation: 10177(h)

Suspended for 60 days.

Whiting, Douglas Mark (REB)

27412 Enterprise Cir. West,
Temecula

Effective: 11/4/92

Violation: 10145, 10177(d)

Suspended for 10 days.

INDEFINITE SUSPENSIONS (under Recovery Acct. provisions)

Los Angeles Region

Bank, Kenneth Clifford (REB)

280 S. Beverly Dr.,
Penthouse Ste., Beverly Hills

Effective: 9/28/92

Huerta, Joel (RES)

1951 Trudie, Rancho Palos Verde

Effective: 11/16/92

Knapp, Mark S. (RES)

1171 Torino, Pomona

Effective: 9/16/92

Cumulative Supplement to Law Book

In approximately April of 1993, DRE will make available a cumulative Supplement to the 1991 *Real Estate Law* book. This Supplement will include the changes made to the pertinent statutes and regulations during 1991 and 1992. If a statute or regulation was changed in both years, only the 1992 change will appear in the cumulative Supplement. In more "normal" times, DRE would produce a complete 1993 law book. However, due to fiscal constraints, that project will not be pursued at this time.

Lipsky, Ronald Lester (REB)

11947 Hammack St., Culver City

Effective: 7/6/92

Mitchell, John Lester (RES)

2014 Jamestown Way, Oxnard

Effective: 9/28/92

Pfeifer, Ruth Thompson (REB)

P. O. Box 1943, Oxnard

Effective: 9/28/92

Piedy, Alana (RES)

15900 Hawthorne Blvd., #A,
Lawndale

Effective: 11/16/92

Rauber, Melba (RES)

5116 Serrania Ave.,

Woodland Hills

Effective: 6/18/92

Sacramento Region

B/F Security First Inv. Corp. (REC)

18062 Irvine Blvd., Ste. 205,

Tustin

Effective: 9/16/92

Backus, Robert (RES)

7712 Elwyn St., Elverta

Effective: 11/16/92

Hammer, Brian D. (RES)

2994 Yarwood Way, Sacramento

Effective: 10/7/92

Kshineff, Mitchell David (RES)

2166 Delpha Dr., Napa

Effective: 11/16/92

San Diego Region

Dixon, Ronald Leroy (REB)

1207-A Elm Ave., Carlsbad

Effective: 10/28/92

San Francisco Region

Henderson, Robert Fortune (RES)

2701 Colony View Place,

Hayward

Effective: 10/28/92

Hurwitz, John Platt (REB)

7674 Frederiksen Ct., Dublin

Effective: 6/18/92

Vincent, Jack Stanley (RES)

113 West Agua Caliente Rd.,
Sonoma

Effective: 11/16/92

Santa Ana Region

Kiser, Darrell (RES)

7510 Cerritos Ave., Stanton

Effective: 7/27/92

Leal, Luvy (RES)

P. O. Box 3101, Santa Ana

Effective: 6/18/92

Official Publication

CALIFORNIA DEPARTMENT OF REAL ESTATE

P.O. Box 187000

Sacramento, California 95818-7000

SECOND
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