Department of Real Estate
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FILED
MAY 21 2012
DEPARTMENT OF REAL ESTATE
By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: BREANNA WALULIK.	NO. H-4352 SD ORDER TO DESIST AND REFRAIN (B & P Code Section 10086)

The Real Estate Commissioner ("the Commissioner") of the California Department of Real Estate ("the Department") caused an investigation to be made of the activities of BREANNA WALULIK ("Respondent"). Based on that investigation, the Commissioner has determined that Respondent has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violation of Section 10130 (real estate broker license requirement) of the California Business and Professions Code ("Code"). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. At no time has Respondent been licensed by the Department to conduct activities in the State of California.

2. During the period March 20, 2009, and January 1, 2010, BREANNA WALULIK, who has never been licensed by the Department in any capacity, entered into at least three (3) lease/rental agreements on behalf of Epifany Properties, Inc.

CONCLUSIONS OF LAW

3. Based on the Findings of Fact contained in Paragraphs 1 and 2, above, Respondent performed activities which required a real estate broker license in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, BREANNA WALULIK, whether doing business under your own name, or any other name or fictitious name, ARE HEREBY ORDERED to immediately desist and refrain from conducting activities requiring a real estate broker license in the State of California until such time as you are properly licensed to perform such activities.

DATED: 5/17/2012

REAL ESTATE COMMISSIONER

By WAYNE S. BELL
Chief Counsel

Notice: Business and Professions Code Section 10139 provides that, "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)...."

cc: BREANNA WALULIK
1230 Columbia Street, Suite 850
San Diego, CA 92101

ATTY JWB/km