

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4  
5 Telephone: (916) 227-0789  
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**FILED**  
FEB 21 2007

DEPARTMENT OF REAL ESTATE

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 TO:	)	
	)	NO. H-4656 SAC
13 LINDA REAGIN	)	
14 dba OWNER2OWNER and	)	<u>AMENDED ORDER TO</u>
TERRI GARCIA	)	<u>DESIST AND REFRAIN</u>
	)	
	)	
	)	

16 The Real Estate Commissioner of the State of  
17 California (hereinafter "Commissioner") has caused an  
18 investigation to be made of your activities and based upon the  
19 findings herein below set forth, is of the opinion that you,  
20 LINDA REAGIN dba OWNER2OWNER and you, TERRI GARCIA, have  
21 violated Section 10130 of the California Business and  
22 Professions Code (hereinafter Code) by engaging in the business  
23 of or acting as a real estate broker or salesperson, within the  
24 meaning of Sections 10130 and 10131(a) of the Code without first  
25 having obtained a real estate broker or salesperson license from  
26 the California Department of Real Estate (hereinafter  
27 Department).

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I

At no time herein mentioned were you, LINDA REAGIN dba OWNER2OWNER or you, TERRI GARCIA, licensed by the Department as a real estate broker or salesperson.

II

Beginning on or about January 4, 2004 and continuing you, LINDA REAGIN dba OWNER2OWNER and you, TERRI GARCIA, in your individual capacities or in association each other, performed various services, including but not limited to soliciting purchasers and sellers for real property, on behalf of Gregory and Karen Smith, for or in expectation of compensation.

III

The acts you, LINDA REAGIN dba OWNER2OWNER and you, TERRI GARCIA, in your individual capacities or in association each other, performed as described in Paragraph II above are acts requiring a real estate broker or salesperson license under the provisions of Sections 10130 and 10131(a) of the Code.

IV

You, LINDA REAGIN dba OWNER2OWNER and you, TERRI GARCIA, violated Section 10130 of the Code by engaging in the activities described above in Paragraph III without first obtaining a real estate broker or salesperson license from the Department.

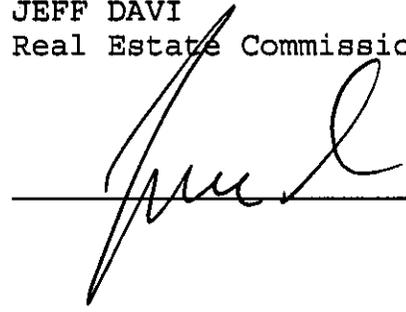
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NOW THEREFORE, YOU, LINDA REAGIN DBA OWNER2OWNER AND  
YOU, TERRI GARCIA, ARE HEREBY ORDERED TO DESIST AND REFRAIN from  
performing any and all acts for which a real estate license is  
required until such time as you obtain the required license from  
the Department.

DATED: 2/13/07

JEFF DAVI  
Real Estate Commissioner



A handwritten signature in cursive script, appearing to read 'Jeff Davi', is written over a horizontal line.

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2 P. O. Box 187007  
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FILED  
JAN 24 2007

DEPARTMENT OF REAL ESTATE

By L. Zuni

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 TO: )  
13 ) NO. H-4656 SAC  
14 LINDA REAGIN )  
15 dba OWNER2OWNER ) ORDER TO DESIST AND REFRAIN  
) (B&P Code Section 10086)  
)

16 The Real Estate Commissioner of the State of  
17 California (hereinafter "Commissioner") has caused an  
18 investigation to be made of your activities and based upon the  
19 findings herein below set forth, is of the opinion that you,  
20 LINDA REAGIN dba OWNER2OWNER, have violated Section 10130 of the  
21 California Business and Professions Code (hereinafter Code) by  
22 engaging in the business of or acting as a real estate broker,  
23 within the meaning of Sections 10130 and 10131(a) of the Code  
24 without first having obtained a real estate broker license from  
25 the California Department of Real Estate (hereinafter  
26 Department).

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I

At no time herein mentioned were you, LINDA REAGIN dba OWNER2OWNER, licensed by the Department as a real estate broker or salesperson.

II

Beginning on or about January 4, 2004 and continuing you, LINDA REAGIN dba OWNER2OWNER, in your individual capacity or in association with Terri Dianne Garcia, performed various services, including but not limited to soliciting purchasers and sellers for real property, on behalf of Gregory and Karen Smith, for or in expectation of compensation.

III

The acts you, LINDA REAGIN dba OWNER2OWNER, in your individual capacity or in association with Terri Dianne Garcia, performed described in Paragraph II above are acts requiring a real estate broker license under the provisions of Sections 10130 and 10131(a) of the Code.

IV

You, LINDA REAGIN dba OWNER2OWNER, violated Section 10130 of the Code by engaging in the activities described above in Paragraph III without first obtaining a real estate broker license from the Department.

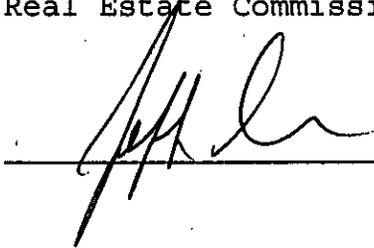
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NOW THEREFORE, YOU, LINDA REAGIN DBA OWNER2OWNER, ARE  
HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all  
acts for which a real estate license is required until such time  
as you obtain the required license from the Department.

DATED: 1-23-07

JEFF DAVI  
Real Estate Commissioner



cc: LINDA REAGIN  
2695 AIRPORT COURT  
MANTECA, CA 95337