BUREAU OF REAL ESTATE
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Los Angeles, California 90013

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FILED

JUL 29 2014

BUREAU OF REAL ESTATE

By

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

To:	
BILL JOSEPH NORTHEY	NO. H-4663 SD
	ORDER TO DESIST AND REFRAIN
	(B&P Code Section 10086)

The Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau) caused an investigation to be made of the activities BILL JOSEPH NORTHEY (NORTHEY). Based on that investigation, the Commissioner has determined that NORTHEY has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code), including the business of, acting in the capacity of, and/or assuming to act as a real estate broker in the State of California within the meaning of Sections 10131(a) (soliciting prospective purchasers or negotiating the purchase of real property) and 10131(d) (negotiating loans or collecting payments or performing services for borrowers, in connection with loans secured by real property) of the 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.

Whenever acts referred to below are attributed NORTHEY, those acts are alleged to have been done by NORTHEY, acting by herself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators.

FINDINGS OF FACT

1. On October 20, 2011, the real estate broker license of NORTHEY was revoked. The license remains revoked to date.

2. From August 8, 2005 to October 19, 2011, Monterey Realty was licensed as a fictitious business name for NORTHEY with the Bureau.

3. From July 6, 2005 to May 24, 2011, Monterey Funding was licensed as a fictitious business name for NORTHEY with the Bureau.

4. Juan H. Transaction

On or about April 1, 2012, NORTHEY approached Juan H. outside a swap meet and offered to help Juan H. purchase a home. NORTHEY provided Juan H. with business cards from "Monterey Funding". NORTHEY proceeded to show Juan H. a home, which Juan H. desired to purchase. On April 18, 2012, NORTHEY received checks of $595 and $795 from Juan H., addressed to "Monterey Realty". NORTHEY claimed the checks were for an appraisal of the home Juan H. desired to purchase. On April 3, 2012, NORTHEY submitted an offer on the property to the listing agent by email. This email, along with subsequent emails, identified the parties negotiating the sale as "The Real Estate Team of Lisa Northey and Bill Northey, Parkway Realty and Monterey Funding Inc."

5. Pedro T. Transaction

In or about April 2013, NORTHEY offered to negotiate a loan, secured by real property for Pedro T. On or about May 8, 2013, NORTHEY accepted a $3,500 check from Pedro T., addressed to "Monterey Realty" as a deposit for the purchase of real property.

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CONCLUSIONS OF LAW

6. Based on the findings of fact contained in paragraphs 1 through 5 NORTHEY, acting by himself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, offered to purchase real property and negotiate loans secured by real property for others, which acts require a real estate broker license under Sections 10131(a) and 10131(d) of the Code, during a period of time NORTHEY was not licensed by the Bureau as a real estate broker, in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that BILL JOSEPH NORTHEY, whether doing business under his own name, or any other name, IS HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required.

DATED: JUL 10 2014

Real Estate Commissioner

By: JEFFREY MASON
Chief Deputy Commissioner

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)."