

FILED

FEB 21 2008

BEFORE THE DEPARTMENT OF REAL ESTATE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By K. Mar

\* \* \*

In the Matter of the Accusation of )  
 ) NO. H-4869 SAC  
 JEREMY TODD WILLES, )  
 )  
 Respondent. )  
 \_\_\_\_\_ )

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 10, 2008, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of Respondent's conviction of a crime.

The Commissioner's authority to reconsider this matter expires on the effective date of this Decision, or 30 days from service of this Decision if no effective date is provided, pursuant to Government Code section 11521.

The right to reinstatement of a revoked real estate license is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

I

On October 12, 2007, Charles W. Koenig made the Accusation herein in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and an uncompleted Notice of Defense were sent by regular and certified mail, return receipt requested, to Respondent at his last known mailing addresses on file with the Department on October 12, 2007 and on November 19, 2007.

On January 10, 2008, no Notice of Defense having been filed within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

## II

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a real estate salesperson.

## III

On December 8, 2005, in the Placer County Superior Court (Case Number 62-52364), Respondent was convicted of the crime of Inflicting Corporal Injury To A Spouse/Child's Parent in violation of Penal Code Section 273.5(a), a felony and a crime of moral turpitude which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations ("the Regulations"), to the qualifications, functions, or duties of a real estate licensee.

On December 13, 2005, in the Sacramento County Superior Court (Case Number 05T05208), Respondent was convicted of the crime of Reckless Driving in violation of Vehicle Code Section 23103.5, a misdemeanor and a crime of moral turpitude which bears a substantial relationship under Section 2910 of the Regulations to the qualifications, functions, or duties of a real estate licensee.

On June 15, 2006, in the Placer County Superior Court (Case Number 62-58658), Respondent was convicted of the crime of Disobeying A Domestic Relations Court Order in violation of Penal Code Section 273.6(a), a misdemeanor and a crime of moral turpitude which bears a substantial relationship under Section 2910 of the Regulations to the qualifications, functions, or duties of a real estate licensee.

On June 21, 2006, in the Shasta County Superior Court (Case Number 06F6349), Respondent was convicted of the crime of Driving With A Blood-Alcohol Level Of .08% Or Greater And Causing Injury in violation Vehicle Code Section 23153(b), and the crime of Assault Upon A Peace Officer in violation of Penal Code Section 245(c), each a felony and a crime of moral turpitude which bears a substantial relationship under Section 2910 of the Regulations to the qualifications, functions, or duties of a real estate licensee.

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DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent, JEREMY TODD WILLES, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

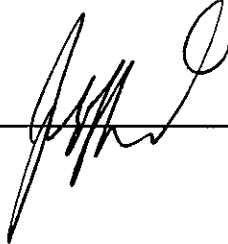
This Decision shall become effective at 12 o'clock noon on

MAR 13 2008

DATED: \_\_\_\_\_

2/20/08

JEFF DAVI  
Real Estate Commissioner

  
\_\_\_\_\_

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789

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JAN 10 2008

DEPARTMENT OF REAL ESTATE

By H. Mar

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BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-4869 SAC
	)	
JEREMY TODD WILLES,	)	<u>DEFAULT ORDER</u>
	)	
Respondent.	)	

Respondent, JEREMY TODD WILLES, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED January 10, 2008.

JEFF DAVI  
Real Estate Commissioner

By:   
STEVEN J. ELLIS  
Regional Manager

1 JEANINE K. CLASEN, Counsel (SBN 164404)  
2 Real Estate Counsel  
3 Department of Real Estate  
4 P. O. Box 187007  
5 Sacramento, CA 95818-7007  
6  
7 Telephone: (916) 227-0789  
8 -or- (916) 227-0868

**FILED**  
OCT 12 2007  
DEPARTMENT OF REAL ESTATE  
By K. Mar

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 JEREMY TODD WILLES, ) No. H-4869 SAC  
13 Respondent. ) ACCUSATION  
14 )

15 Complainant, CHARLES W. KOENIG, a Deputy Real Estate  
16 Commissioner of the State of California, for cause of Accusation  
17 against JEREMY TODD WILLES (herein "Respondent"), is informed  
18 and alleges as follows:

19 I

20 Complainant, CHARLES W. KOENIG, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Accusation  
22 against Respondent in his official capacity.

23 II

24 Respondent is presently licensed and/or has license  
25 rights under the Real Estate Law, Part 1 of Division 4 of the  
26 Business and Professions Code (hereinafter "the Code") as a real  
27 estate salesperson.

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III

On or about December 8, 2005, in the Superior Court of the State of California, County of Placer (Case Number 62-52364), Respondent was convicted of the crime of Inflicting Corporal Injury To A Spouse/Child's Parent in violation of Penal Code Section 273.5(a), a felony and a crime involving moral turpitude which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations ("the Regulations"), to the qualifications, functions, or duties of a real estate licensee.

IV

On or about December 13, 2005, in the Superior Court of the State of California, County of Sacramento (Case Number 05T05208), Respondent was convicted of the crime of Reckless Driving in violation of Vehicle Code Section 23103.5, a misdemeanor and a crime involving moral turpitude which bears a substantial relationship under Section 2910 of the Regulations to the qualifications, functions, or duties of a real estate licensee.

V

On or about June 15, 2006, in the Superior Court of the State of California, County of Placer (Case Number 62-58658), Respondent was convicted of the crime of Disobeying A Domestic Relations Court Order in violation of Penal Code Section 273.6(a), a misdemeanor and a crime involving moral

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1 turpitude which bears a substantial relationship under Section  
2 2910 of the Regulations to the qualifications, functions, or  
3 duties of a real estate licensee.

4 VI

5 On or about June 21, 2006, in the Superior Court of  
6 the State of California, County of Shasta (Case Number 06F6349),  
7 Respondent was convicted of the crime of Driving With A Blood-  
8 Alcohol Level Of .08% Or Greater And Causing Injury in violation  
9 Vehicle Code Section 23153(b), and the crime of Assault Upon A  
10 Peace Officer in violation of Penal Code Section 245(c), each a  
11 felony and a crime involving moral turpitude which bears a  
12 substantial relationship under Section 2910 of the Regulations  
13 to the qualifications, functions, or duties of a real estate  
14 licensee.

15 VII

16 The facts alleged above constitute cause under  
17 Sections 490 and 10177(b) of the Code for suspension or  
18 revocation of Respondent's license under the Real Estate Law.

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1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a Decision be rendered imposing disciplinary  
4 action against all licenses and license rights of Respondent  
5 under the Code, and for such other and further relief as may be  
6 proper under provisions of law.

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9   
10 CHARLES W. KOENIG  
Deputy Real Estate Commissioner

11 Dated at Sacramento, California  
12 this 11<sup>th</sup> day of October, 2007.