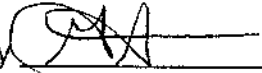


**FILED**

**November 15, 2012**

1 DEPARTMENT OF REAL ESTATE  
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DEPARTMENT OF REAL ESTATE

By 

8 STATE OF CALIFORNIA  
9 DEPARTMENT OF REAL ESTATE

10 \* \* \*

11 To:	)	
	)	NO. H-5913 SAC
12 JOHN WESLEY VILLINES, JV SHORT SALE,	)	
13 ADRIENNE YERZY, CHRIS YERZY,	)	ORDER TO DESIST AND
14 ALYSSA OLSZEWSKI, RICHARD BIRLEW,	)	REFRAIN
15 ZECH KENNAN, AMANDA KEENAN, and	)	(B&P Code Section 10086)
KEILAH VILLINES,	)	

16 The Commissioner (Commissioner) of the California Department of Real Estate  
17 (Department) caused an investigation to be made of the activities of JOHN WESLEY  
18 VILLINES, JV SHORT SALE, an entity of unknown form, and/or JOHN WESLEY VILLINES  
19 doing business under the fictitious name of JV SHORT SALE, ADRIENNE YERZY, CHRIS  
20 YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA  
21 KEENAN, and KEILAH VILLINES. Based on that investigation, the Commissioner has  
22 determined that JOHN WESLEY VILLINES, JV SHORT SALE, ADRIENNE YERZY, CHRIS  
23 YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA  
24 KEENAN, and KEILAH VILLINES have engaged in, are engaging in, or are attempting to  
25 engage in, acts or practices requiring a real estate broker license in violation of Section 10130 of  
26 the California Business and Professions Code (hereinafter "the Code"), including engaging in  
27 the business of, acting in the capacity of, advertising, or assuming to act as, a real estate broker

1 in the State of California within the meaning of Section 10131(a) (sells or offers to sell, buys or  
2 offers to buy, solicits prospective sellers or purchasers of, solicits or obtains listings of, or  
3 negotiates the purchase, sale or exchange of real property or a business opportunity) of the Code  
4 and of Section 10131(d) (on behalf of others, for or in expectation of compensation, performing  
5 services for borrowers or lenders in connection with loans secured by real property) of the Code  
6 without having been issued a real estate license. Based on the findings of that investigation, as  
7 set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
8 Law, and Desist and Refrain Order under authority of Section 10086 of the Code.

9 Whenever acts referred to below are attributed to JV SHORT SALE, those acts  
10 are alleged to have been performed by JOHN WESLEY VILLINES, ADRIENNE YERZY,  
11 CHRIS YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA  
12 KEENAN, and/or KEILAH VILLINES, acting by themselves, or by and/or through one or more  
13 agents, associates, affiliates, and/or co-conspirators, and using the name "JV SHORT SALE" or  
14 other fictitious names unknown at this time.

15 FINDINGS OF FACT

16 1. At no time herein mentioned have JOHN WESLEY VILLINES, JV  
17 SHORT SALE, ADRIENNE YERZY, CHRIS YERZY, ALYSSA OLSZEWSKI, RICHARD  
18 BIRLEW, ZECH KENNAN, AMANDA KEENAN, and KEILAH VILLINES been licensed by  
19 the Department in any capacity.

20 2. During the period of time set out below, JOHN WESLEY VILLINES, JV  
21 SHORT SALE, ADRIENNE YERZY, CHRIS YERZY, ALYSSA OLSZEWSKI, RICHARD  
22 BIRLEW, ZECH KENNAN, AMANDA KEENAN, and KEILAH VILLINES solicited for or  
23 negotiated with purchasers and/or sellers to perform services in connection with the listing for  
24 sale and the sale or exchange of real property and/or on behalf of others, for or in expectation of  
25 compensation, performing services for borrowers or lenders in connection with loans secured by  
26 real property.

27 ///

1 3. On or about August 17, 2012, ADRIENNE YERZY and JV SHORT  
2 SALE for or in expectation of compensation solicited and/or negotiated with a Special  
3 Investigator of the Department of Real Estate, acting undercover of the name Catherine Smith,  
4 to perform service for Catherine Smith as a borrower in connection with loans secured by real  
5 property to negotiate a short sale with said borrower's lender(s) in violation of Section 10130 of  
6 the Code (unlawful for any person to engage in the business of, act in the capacity of, advertise  
7 or assume to act as a real estate broker or salesperson unless licensed by the Department), and  
8 Section 10139 of the Code (unlawful for any person to act as a real estate broker or real estate  
9 salesperson without a license).

10 4. On or about August 17, 2012, ADRIENNE YERZY and JV SHORT  
11 SALE represented to the Special Investigator of the Department of Real Estate, acting  
12 undercover of the name Catherine Smith, that JOHN WESLEY VILLINES, ADRIENNE  
13 YERZY, CHRIS YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN,  
14 AMANDA KEENAN, and KEILAH VILLINES would perform services as "authorized  
15 representatives" for Catherine Smith as a borrower in connection with loans secured by real  
16 property for the purpose to negotiating a short sale with said borrower's lender(s) in violation of  
17 Section 10130 of the Code (unlawful for any person to engage in the business of, act in the  
18 capacity of, advertise or assume to act as a real estate broker or salesperson unless licensed by  
19 the Department), and Section 10139 of the Code (unlawful for any person to act as a real estate  
20 broker or real estate salesperson without a license).

21 CONCLUSIONS OF LAW

22 5. Based on the information contained in paragraphs 1 through 4, JOHN  
23 WESLEY VILLINES, JV SHORT SALE, ADRIENNE YERZY, CHRIS YERZY, ALYSSA  
24 OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA KEENAN, and KEILAH  
25 VILLINES solicited or negotiated with borrowers and/or lenders to perform services in  
26 connection with loans secured by real property on behalf borrowers and lenders, and to list or  
27 negotiate the sale of real property on behalf of others, acts which require a real estate license

1 under Sections 10131(a) and 10131(d) of the Code, during a period of time when JOHN  
2 WESLEY VILLINES, JV SHORT SALE, ADRIENNE YERZY, CHRIS YERZY, ALYSSA  
3 OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA KEENAN, and KEILAH  
4 VILLINES were not licensed by the Department in any capacity in violation of Sections 10130  
5 and 10139 of the Code.


6 DESIST AND REFRAIN ORDER

7 6.. Based on the FINDINGS OF FACT and CONCLUSIONS OF LAW  
8 stated herein, it is hereby ordered that JOHN WESLEY VILLINES, JV SHORT SALE,  
9 ADRIENNE YERZY, CHRIS YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH  
10 KENNAN, AMANDA KEENAN, and KEILAH VILLINES, doing business under your own  
11 name, or any other names, ARE HEREBY ORDERED to immediately desist and refrain from  
12 performing acts within the State of California for which a real estate broker license is required  
13 until you are properly licensed. In particular, you are ORDERED TO DESIST AND REFRAIN  
14 from:

- 15 1.) On behalf of others, for or in expectation of compensation, soliciting or  
16 negotiating with borrowers and lenders to perform services in connection with loans secured by  
17 real property, unless and until you obtain a real estate broker license issued by the Department;  
18 2.) On behalf of others, for or in expectation of compensation, selling or  
19 offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of,  
20 soliciting or obtaining listings of, or negotiating the purchase, sale or exchange of real property  
21 or a business opportunity

22 DATED: 11/9/2012

24 Real Estate Commissioner

25   
26 \_\_\_\_\_  
27 By WAYNE S. BELL  
Chief Counsel

