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IT IS THEREFORE ORDERED, pursuant to the authority
granted under Section 11520 of the Government Code of the State of
California, that the application of JAMES LEE THURMAN for a real
estate salesperson license is hereby denied.

This Order is effective immediately.

DATED: January 8, 1999

JOHN R. LIBERATOR
Acting Commissioner

John R. Liberator

SACTO

198-0714-017
BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
NOV 20 1998
DEPARTMENT OF REAL ESTATE

* * *

In the Matter of the Application of)
JAMES LEE THURMAN,)
Respondent.)

H-27842 LA
By _____

[Signature]

) NOTICE OF HEARING ON APPLICATION

L-1998 110 227

To the above-named Respondents:

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 107 South Broadway, 2nd. Floor, Los Angeles, California 90012 on January 5, 1999 at 9:00 a.m. or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter. The interpreter must be approved by the Administrative Law Judge conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the Administrative Law Judge directs otherwise.

Dated: November 20, 1998

DEPARTMENT OF REAL ESTATE

By: *James R. Peel*
JAMES R. PEEL
DRE Counsel

cc: James L. Thurman
CL, OAH & SACTO

SACTO

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JAMES R. PEEL, Counsel
California Bar No. 47055
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, CA 90012
(213) 897-3937

FILED
OCT 15 1998
DEPARTMENT OF REAL ESTATE
By [Signature]

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of) NO. H-27842 LA
)
JAMES LEE THURMAN,) STATEMENT OF ISSUES
)
Respondent.)
_____)

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, requires further proof of the honesty and truthfulness of JAMES LEE THURMAN (hereinafter referred to as respondent), in connection with respondent's application for a real estate salesperson license, filed on July 16, 1997, and in relation thereto, will consider the following:

I

Respondent, pursuant to the provisions of Section 10153.3 of the Business and Professions Code, made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about July 16, 1997, with the knowledge and understanding that any license issued as

1 a result of said application would be subject to the conditions
2 of Section 10153.4 of the Business and Professions Code.

3 II

4 On or about April 29, 1997, in the Municipal Court for
5 the County of San Bernardino, State of California, respondent
6 was convicted of violating Penal Code Section 529.5 (a) (false
7 government document), a crime involving moral turpitude.

8 III

9 The crime of which respondent was convicted bears a
10 substantial relationship to the qualifications, functions or
11 duties of a real estate licensee.

12 IV

13 Respondent's conviction is grounds for denying
14 respondent's application for a real estate license under
15 Sections 480 and 10177(b) of the Business and Professions Code
16 of the State of California.

17 These proceedings are brought under the provisions of
18 Section 10100, Division 4 of the Business and Professions Code
19 of the State of California and Sections 11500 through 11528 of
20 the Government Code. Dated at Los Angeles, California
21 this 14th day of October, 1998.

22 
23 Deputy Real Estate Commissioner

24
25 cc: JAMES LEE THURMAN
26 Sacto.
27 MLB

JRP:rgp