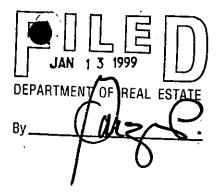
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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of) NO. H-27842 LA

JAMES LEE THURMAN,

Respondent.

ORDER DENYING APPLICATION FOR A REAL ESTATE LICENSE

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, required further proof of the honesty and truthfulness of JAMES LEE THURMAN (hereinafter Respondent), in connection with Respondent's application for a real estate salesperson license filed on July 16, 1997 and in relation thereto, filed a Statement of Issues on October 15, 1998.

Said Statement of Issues was properly served on Respondent on or about October 15, 1998, but Respondent failed to appear at the hearing scheduled for January 5, 1999.



TT 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 Rhileston

COURT PAPER STATE OF CALIFORNIA STD. 113 (REV. 3-95) SACTO

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

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	* * * * DEPARTMENT OF REAL ESTATE
In the Matter of the Application of) H-27842 LA
JAMES LEE THURMAN,	}
Respondent.) 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 <u>January 5, 1999</u>. 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

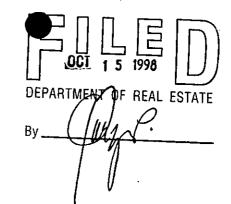
By:

JAMES R. PEEL DRE Counsel

CC: James L. Thurman CL, OAH & SACTO Proto

21:

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



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:

Ι

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



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

II

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

III

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

IV

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

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

Deputy Real Estate Comprissioner

cc: JAMES LEE THURMAN
Sacto.

MLB

JRP:rgp

