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**FILED**  
**JUN 29 2022**  
**DEPT. OF REAL ESTATE**  
By *ai Delow*

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-42348 LA  
13 MICHAEL FREEMAN, ) ACCUSATION  
14 Respondent. )  
15 \_\_\_\_\_ )

16 The Complainant, Jason Parson, a Supervising Special Investigator of the State  
17 of California, for cause of Accusation against MICHAEL FREEMAN, also known as Michael  
18 Conrad Freeman, and Michael Hulbert ("Respondent"), alleges as follows:

19 1.

20 The Complainant, Jason Parson, a Supervising Special Investigator of the State  
21 of California, makes this Accusation in his official capacity.

22 2.

23 Respondent presently has license rights under the Real Estate Law, Part 1 of  
24 Division 4 of the California Business and Professions Code ("Code"), as a real estate broker  
25 (License ID 01237186). Respondent's license is scheduled to expire on May 22, 2025, unless  
26 renewed. Respondent has an approved individual MLO endorsement, NMLS No. 114737.

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ACCUSATION

1 (CRIMINAL CONVICTIONS)

2 3.

3 On or about August 30, 2021, in the Superior Court of California, County of  
4 Orange, Case No. 20CM01767, Respondent was convicted on a plea of guilty for violation of  
5 Vehicle Code section 23152(a) (driving under the influence of alcohol) and violation of Vehicle  
6 Code section 20002(a) (hit and run with property damage), both misdemeanors. The imposition  
7 of the sentence was suspended. Respondent was placed on informal probation for three (3)  
8 years, on certain terms and conditions, including, in part, completion of a three (3) month Level  
9 1 First Offender Alcohol Program, completion of Victim Impact Counseling, and payment of  
10 fines and fees.

11 4.

12 The convictions, as described in Paragraph 3 above, bear a substantial  
13 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the  
14 qualifications, functions or duties of a real estate licensee.

15 5.

16 The crimes of which Respondent was convicted, as described in Paragraph 3  
17 above, constitute cause under Sections 490 and 10177(b) of the Code for the suspension or  
18 revocation of the license and license rights of Respondent under the Real Estate Law.

19 (COSTS OF INVESTIGATION AND ENFORCEMENT)

20 6.

21 California Business and Professions Code section 10106, provides, in pertinent  
22 part, that in any order issued in resolution of a disciplinary proceeding before the Department of  
23 Real Estate, the Commissioner may request the administrative law judge to direct a licensee  
24 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs  
25 of the investigation and enforcement of the case.

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ACCUSATION

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent MICHAEL FREEMAN under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California this 28th day of June, 2022.

  
\_\_\_\_\_  
Jason Parson  
Supervising Special Investigator

cc: MICHAEL FREEMAN  
Pacific Financial Group, Inc.  
Jason Parson  
Sacto.