

FILED

APR - 8 2010

DEPARTMENT OF REAL ESTATE

By R. Henry

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187000  
3 Sacramento, CA 95818-7000

4 Telephone: (916) 227-0789  
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7

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Bar Order Against: )  
12 )  
13 WILLIAM JOHN VROOM, )  
14 )  
15 Respondent. )

DRE NO. H-4083 SD

BAR ORDER  
(B&P Code § 10087)

16 TO: WILLIAM JOHN VROOM, ("Respondent")  
17 P.O. Box 507301  
18 San Diego, CA 92150

19 Pursuant to the authority granted by Section 10087 of the Code, and after review  
20 and consideration of the following facts, the Commissioner makes the following findings of fact,  
21 conclusions of law, and order:

22 FINDINGS OF FACT

23 1. On or about November 18, 2008, in the San Diego County Superior Court,  
24 State of California, Case Number SCD 214999, Respondent was convicted of violating Section  
25 508 of the California Penal Code (Embezzlement); Section 530.5 of the Penal Code (Use of  
26 Another's Identity to Obtain Money or Property); and Section 115(a) of the Penal Code  
27 (Offering False or Fraudulent Document to a Governmental Office for Recording), each a felony  
which bears a substantial relationship under Section 2910 of the Regulations, to the



1 NOW, THEREFORE, IT IS ORDERED, pursuant to the authority of Sections  
2 10086 and 10087 of the Code, WILLIAM JOHN VROOM is hereby barred and prohibited for a  
3 period of thirty-six (36) months from the effective date of this Bar Order, from engaging in any  
4 of the following activities in the State of California:

- 5 (A) Holding any position of employment, management, or control in a real  
6 estate business;
- 7 (B) Participating in any business activity of a real estate salesperson or a real  
8 estate broker;
- 9 (C) Engaging in any real estate related business activity on the premises where  
10 a real estate salesperson or real estate broker is conducting business; and,  
11 Participating in any real estate related business activity of a finance lender,  
12 residential mortgage lender, bank, credit union, escrow company, title  
13 company, or underwritten title company.

14  
15 THIS BAR ORDER IS EFFECTIVE upon the effective date of the Decision of  
16 the Commissioner in DRE Case No. H-4006 SD.

17  
18  
19 Dated: 4/6/10

JEFF DAVI  
Real Estate Commissioner

20  
21 

22  
23 BY: Barbara J. Bigby  
24 Chief Deputy Commissioner