

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4
5 Telephone: (916) 227-0789
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FILED
MAY 30 2002

DEPARTMENT OF REAL ESTATE
By Shelly Ely

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12)
13)
14)

GLORIA BRUMBAUGH

NO. H-2734 SD

ORDER TO
DESIST AND REFRAIN

15 The Real Estate Commissioner of the State of California
16 (hereinafter "Commissioner") has caused an investigation to be
17 made of your activities and based upon the findings herein below
18 set forth, is of the opinion that you, GLORIA BRUMBAUGH
19 (hereinafter "BRUMBAUGH"), have violated Section 10130 of the
20 California Business and Professions Code (hereinafter Code) by
21 engaging in the business of or acting as a real estate
22 salesperson or broker, within the meaning of Sections 10130 and
23 10131(b) of the Code without first having obtained a real estate
24 license from the California Department of Real Estate
25 (hereinafter Department).

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I

At all times mentioned herein you were in the employ of Peter N. Kirianoff dba Sun & Stars Real Estate (hereinafter "Kirianoff").

II

At no time herein mentioned were you licensed by the Department as a real estate broker or salesperson.

III

Beginning on or about February 10, 1991 and continuing through August 2000 you, BRUMBAUGH, in your capacity with Kirianoff, performed various services, including but not limited to soliciting and showing apartments to, negotiating rental terms with, and preparing rental agreements for the signature of Walter F. Whelan, Jr. and Deborah Thompson regarding the real property located at 4719 Marina Drive, #E, Carlsbad, California 92008.

IV

Beginning on or about May 1, 1993 and continuing through September 20, 2000 you, BRUMBAUGH, in your capacity with Kirianoff, performed various service, including but not limited to soliciting and showing apartments to, negotiating rental terms with, and preparing rental agreements for the signature of Victor Stalmer regarding the real property located at 4719 Marina Drive, #A and #D, Carlsbad, California 92008.

V

Beginning on or about September 11, 1997 and continuing through June 8, 2001 you, BRUMBAUGH, in your capacity with Kirianoff, performed various services, including but not limited

1 to soliciting and showing apartments to, negotiating rental terms
2 with, and preparing rental agreements for the signature of Maria
3 Epstein regarding the real property located at 4719 Marina Drive,
4 #B and #G, Carlsbad, California 92008.

5 VI

6 Beginning in or about November 1999 and continuing
7 through January 2000 you, BRUMBAUGH, in your capacity with
8 Kirianoff, performed various services, including but not limited
9 to soliciting and showing apartments to, negotiating rental terms
10 with, and preparing rental agreements for the signature of Paul
11 Chirco regarding the real property located at 4719 Marina Drive,
12 #D, Carlsbad, California 92008.

13 VII

14 Beginning on or about May 1, 2001 and continuing
15 through January 1, 2002 you, BRUMBAUGH, in your capacity with
16 Kirianoff, performed various services, including but not limited
17 to soliciting and showing apartments to, negotiating rental terms
18 with, and preparing rental agreements for the signature of Joe
19 Fournier regarding the real property located at 4719 Marina
20 Drive, #D, Carlsbad, California 92008.

21 VIII

22 On or about August 15, 2001 you, BRUMBAUGH, in your
23 capacity with Kirianoff, performed various services, including
24 but not limited to negotiating rental terms with David Ryan
25 regarding the real property located at 4719 Marina Drive,
26 Carlsbad, California 92008.

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IX

The acts you performed described in Paragraphs III through VIII above are acts requiring a real estate salesperson or broker license under the provisions of Sections 10130 and 10131(b) of the Code.

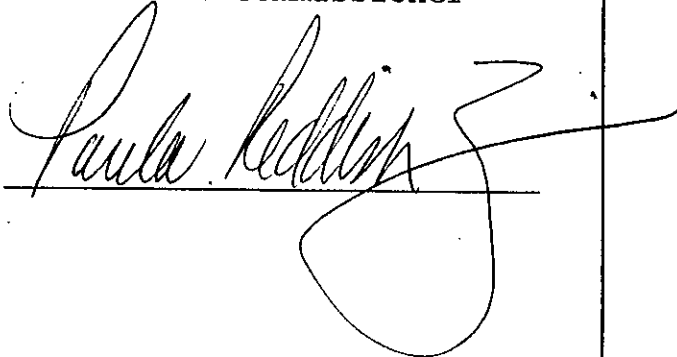
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You, GLORIA BRUMBAUGH, violated Section 10130 of the Code by engaging in the activities described above in Paragraphs III through VII without first obtaining a real estate salesperson or broker license from the Department.

NOW THEREFORE, YOU, GLORIA BRUMBAUGH, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate license is required until such time as you obtain the required license from the Department.

DATED: April 30, 2002

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: 3969 Monroe Street
Carlsbad, CA 92008

PETER N. KIRIANOFF
300 South Beach Blvd.
La Habra, CA 90631

ATTY/DBS