

1 Department of Real Estate
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
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5 Telephone: (916) 227-0789
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FILED
OCT - 9 2001

DEPARTMENT OF REAL ESTATE

Laurel A. Zini

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)	No. H-3617 SAC
)	
12 ELAINE MARIE GALVAN and)	<u>ORDER TO DESIST AND REFRAIN</u>
13 CHARLES LUIS GALVAN)	(B&P Code Section 10086)
14 Individually and doing)	
Business as Sage Real Estate)	

15 The Real Estate Commissioner of the State of
16 California has caused an investigation to be conducted of the
17 real estate resale brokerage activities of you, ELAINE MARIE
18 GALVAN, and you, CHARLES LUIS GALVAN, individually and doing
19 business as Sage Real Estate (hereinafter referred to
20 collectively as "you"), and is of the opinion that you, ELAINE
21 MARIE GALVAN, have violated Section 10137 of the California
22 Business and Professions Code (hereinafter "the Code"), and that
23 you, CHARLES LUIS GALVAN, have violated Section 10130 of the
24 Code. This opinion is based on the findings set forth below.

25 I

26 At all times herein mentioned, you, ELAINE MARIE
27 GALVAN, were and now are licensed by the Department of Real

1 Estate of the State of California (hereinafter "the Department")
2 as a real estate broker.

3 II

4 At all times mentioned herein to and until August 26,
5 1996, you, CHARLES LUIS GALVAN, were licensed by the Department
6 as a real estate broker. Effective August 20, 1996, in Case No.
7 H-1809 SA, before the Department of Real Estate of the State of
8 California, all licenses and license rights of you, CHARLES LUIS
9 GALVAN, under the Real Estate Law were revoked. At no time
10 mentioned herein since August 20, 1996 were you, CHARLES LUIS
11 GALVAN, licensed by the Department either as a real estate
12 broker or as a real estate salesperson.

13 III

14 At all times herein mentioned, you, ELAINE MARIE
15 GALVAN, and you, CHARLES LUIS GALVAN, individually and doing
16 business as Sage Real Estate, engaged in the business of, acted
17 in the capacity of, advertised and assumed to act as real estate
18 brokers in the State of California within the meaning of Section
19 10131(a) of the Code, including the operation and conduct of a
20 real estate resale brokerage with the public wherein, on behalf
21 of others, for compensation or in expectation of compensation,
22 you sold and offered to sell, bought and offered to buy,
23 solicited prospective sellers and purchasers of, solicited and
24 obtained listings of, and negotiated the purchase and sale of
25 real property.

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IV

At all times mentioned herein you, ELAINE MARIE GALVAN, employed you, CHARLES LUIS GALVAN, to perform the acts and conduct the activities described in Paragraph III, above.

V

Between on or about December 28, 1999 and on or about February 3, 2000, in the course of the activities and employment described in Paragraphs III and IV, above, you, CHARLES LUIS GALVAN, negotiated the purchase and sale from Adeline M. Conklin as Seller to Wayne and Nancy Miller as Buyers of residential real property at 2955 Buckboard Road, Placerville, El Dorado County, California.

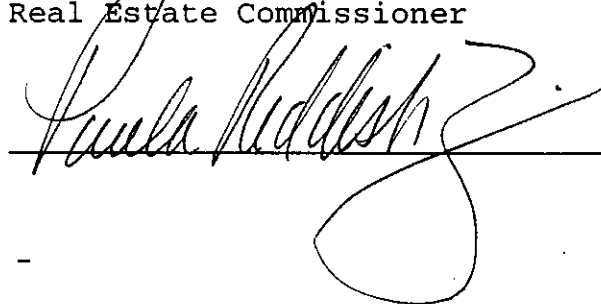
VI

In acting as described above, you, ELAINE MARIE GALVAN, violated Section 10137 of the Code, and you, CHARLES LUIS GALVAN, violated Section 10130 of the Code.

NOW, THEREFORE, YOU, ELAINE MARIE GALVAN, AND YOU, CHARLES LUIS GALVAN, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, unless and until you comply with Sections 10130 and 10137 of the Code.

DATED: October 1, 2001.

PAULA REDDISH ZINNEBANN
Real Estate Commissioner



1 cc: ELAINE MARIE GALVAN
2 3342 Stope Drive
3 Placerville, CA 95667

4 CHARLES LUIS GALVAN
5 3342 Stope Drive
6 Placerville, CA 95667

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