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FILED
FEB 02 2007

DEPARTMENT OF REAL ESTATE

By Jean Aronoff

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-4009 SAC
JULIE ANN VASU,)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On August 6, 2004, a Decision was rendered herein revoking the real estate salesperson license of Respondent effective September 10, 2004, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on September 10, 2004, and Respondent has operated as a restricted licensee since that time.

On October 19, 2006, Respondent petitioned for reinstatement of said real estate salesperson license, and the Attorney General of the State of California has been given notice of the filing of said petition.

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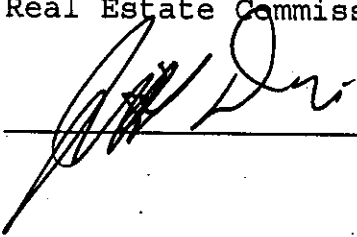
I have considered the petition of Respondent and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate salesperson license and that it would not be against the public interest to issue said license to Respondent.

NOW, THEREFORE, IT IS ORDERED that Respondent's petition for reinstatement is granted and that a real estate salesperson license be issued to Respondent if Respondent satisfies the following conditions within nine (9) months from the date of this Order:

1. Submittal of a completed application and payment of the fee for a real estate salesperson license.
2. Submittal of evidence of having, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license.

This Order shall be effective immediately.

DATED: 1-24-57

JEFF DAVI
Real Estate Commissioner


flag

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Department of Real Estate
4 P.O. Box 187007
5 Sacramento, CA 95818-7007
6 Telephone: (916) 227-0781

FILED

AUG 20 2004

DEPARTMENT OF REAL ESTATE

By Jean [Signature]

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of)
11)
12 JULIE ANN VASU,)
13)
14 Respondent.)

No. H-4009 SAC

STIPULATION AND
AGREEMENT

15 It is hereby stipulated by and between JULIE ANN VASU
16 (hereafter Respondent), represented by C. Breck Jones, Jones &
17 Kerr, Attorneys at Law, and the Complainant, acting by and
18 through Truly Sughrue, Counsel for the Department of Real
19 Estate, as follows for the purpose of settling and disposing
20 the Accusation in this case filed on May 7, 2004.

21 1. All issues which were to be contested and all
22 evidence which was to be presented by Complainant and Respondent
23 at a formal hearing on the Accusation, which hearing was to be
24 held in accordance with the provisions of the Administrative
25 Procedures Act (APA), shall instead and in place thereof be
26 submitted solely on the basis of the provisions of this
27 Stipulation and Agreement.

1 2. Respondent has received, read and understands the
2 Statement to Respondent, and the Discovery Provisions of the APA
3 filed by the Department of Real Estate in these proceedings.

4 3. On May 13, 2004, Respondent filed a Notice of
5 Defense pursuant to Section 11505 of the Government Code, for the
6 purpose of requesting a hearing on the allegations in the
7 Accusation. Respondent hereby freely and voluntarily withdraws
8 said Notice of Defense. Respondent acknowledges that she
9 understands that by withdrawing said Notice of Defense she will
10 thereby waive her rights to require the Commissioner to prove the
11 allegations in the Accusation at a contested hearing held in
12 accordance with the provisions of the APA, and that she will
13 waive other rights afforded to him in connection with the
14 hearing, such as the right to present evidence in defense of the
15 allegations and the right to cross-examine witnesses.

16 4. Respondent, pursuant to the limitations set forth
17 below, hereby admits that the factual allegations pertaining to
18 her in the Accusation filed in this proceeding are true and
19 correct and the Real Estate Commissioner shall not be required to
20 provide further evidence of such allegations.

21 5. It is understood by the parties that the Real
22 Estate Commissioner may adopt the Stipulation and Agreement as
23 the decision in this matter, thereby imposing the penalty and
24 sanctions on the real estate license(s) and license rights of
25 Respondent, and as set forth in the below "Order". In the event
26 that the Commissioner in his discretion does not adopt the
27 Stipulation and Agreement, it shall be void and of no effect, and

1 Respondent shall retain the right to a hearing and proceeding on
2 the Accusation under all the provisions of the APA and shall not
3 be bound by any admission or waiver made herein.

4 6. The Order or any subsequent Order of the Real
5 Estate Commissioner made pursuant to this Stipulation and
6 Agreement shall not constitute an estoppel, merger or bar to any
7 further administrative or civil proceedings by the Department of
8 Real Estate with respect to any matters which were not
9 specifically alleged to be causes for accusation in these
10 proceedings.

11 DETERMINATION OF ISSUES

12 By reason of the foregoing stipulations, admissions,
13 and waivers, and for the purpose of settlement of the pending
14 Accusation without a hearing, it is stipulated and agreed that
15 the following determinations of issues shall be made:

16 The acts and/or omissions of Respondent JULIE ANN VASU
17 as stipulated above constitute grounds for disciplinary action
18 against the real estate salesperson license(s) and license rights
19 of Respondent under the provisions of Sections 490 and 10177(b)
20 of the Code.

21 * * *

22 ORDER

23 A. All real estate license(s) and license rights of Respondent
24 JULIE ANN VASU are hereby revoked.

25 B. A new restricted real estate salesperson license shall be
26 issued to Respondent pursuant to Section 10156.6 of the
27 Code if she makes application therefor and pays to the

1 Department of Real Estate the appropriate fee for said
2 license within ninety (90) days from the effective date of
3 the decision.

4 C. The restricted license issued to Respondent shall be subject
5 to all of the provisions of Section 10156.7 of the Business
6 and Professions Code and to the following limitations,
7 conditions and restrictions imposed under authority of
8 Section 10156.6 of that Code:

9 (1) The restricted license issued to Respondent may be
10 suspended prior to hearing by Order of the Real
11 Estate Commissioner in the event of Respondent's
12 conviction or plea of nolo contendere to a crime
13 which is substantial related to Respondent's fitness
14 or capacity as a real estate licensee.

15 (2) The restricted license issued to Respondent may be
16 suspended prior to hearing by Order of the Real Estate
17 Commissioner on evidence satisfactory to the
18 Commissioner that Respondent has violated provisions of
19 the California Real Estate Law, the Subdivided Lands
20 Law, Regulations of the Real Estate Commissioner or
21 conditions attaching to the restricted license.

22 (3) Respondent shall not be eligible to apply for the
23 issuance of an unrestricted real estate license, nor
24 the removal of any of the conditions of the
25 restricted license, until two (2) years have elapsed
26 from the effective date of this Decision.
27

1 (4) Respondent shall submit with any application for
2 license under an employing broker, or any application
3 for transfer to an new employing broker, a statement
4 signed by the prospective employing real estate
5 broker on a form approved by the Department of Real
6 Estate which shall certify:

7 (a) That the employing broker has read the Decision
8 of the Commissioner which granted the right to a
9 restricted license; and,

10 (b) That the employing broker will exercise close
11 supervision over the performance by the
12 restricted licensee relating to activities for
13 which a real estate license is required.

14 (5) Respondent shall, within nine (9) months from the
15 effective date of this Decision, present evidence
16 satisfactory to the Real Estate Commissioner that
17 Respondent has, since the most recent issuance of an
18 original or renewal real estate license, taken and
19 successfully completed the continuing education
20 requirements of Article 2.5 of Chapter 3 of the Real
21 Estate Law for renewal of a real estate license. If
22 Respondent fails to satisfy this condition, the
23 Commissioner may order the suspension of the restricted
24 license until the Respondent presents such evidence.
25 The Commissioner shall afford Respondent the
26 opportunity for hearing pursuant to the Administrative
27 Procedure Act to present such evidence.

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(6) Respondent shall regularly attend an alcohol abuse treatment or recovery program, such as Alcoholics Anonymous or other formal program, at least once a week during the term(s) of the restricted license.

20-July-04
DATED

Truly Sughrue
TRULY SUGHRUE
Counsel for the Complainant

* * *

I have read the Stipulation and Agreement, have discussed it with my counsel or understand that I have the right to consult with counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act, and I willingly, intelligently and voluntarily waive those rights, including but not limited to the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

7/16/04
DATED

Julie Ann Vasu
JULIE ANN VASU
Respondent

APPROVED AS TO FORM:

July 16, 2004
DATED

C. Breck Jones
C. BRECK JONES
Attorney for Respondent

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* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision and shall become effective at 12 o'clock
noon on September 10, 2004.

IT IS SO ORDERED August 6, 2004.

JOHN R. LIBERATOR
Acting Real Estate Commissioner

John R. Liberator

FILED

JUN 24 2004

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

DEPARTMENT OF REAL ESTATE

By David Zin

In the Matter of the Accusation of

JULIE ANN VASU,

}
}

Case No. H-4009 SAC

OAH No. N-2004060149

Respondent

**FIRST AMENDED
NOTICE OF HEARING ON ACCUSATION**

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at **THE OFFICE OF ADMINISTRATIVE HEARINGS, 560 J STREET, SUITE 340/360, SACRAMENTO, CA 95814** on **FRIDAY, JULY 23, 2004**, at the hour of **1:00 P.M.**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

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 and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: JUNE 24, 2004

DEPARTMENT OF REAL ESTATE

By Truly Sughrue
TRULY SUGHRUE, Counsel (LZ)

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

FILED

JUN 17 2004

DEPARTMENT OF REAL ESTATE

By Laurie A. Z...

In the Matter of the Accusation of

JULIE ANN VASU,

Case No. H-4009 SAC

OAH No. N-2004060149

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at **THE OFFICE OF ADMINISTRATIVE HEARINGS, 560 J STREET, SUITE 340/360, SACRAMENTO, CA 95814** on **TUESDAY, JULY 6, 2004**, at the hour of **9:00 A.M.**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

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.

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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 and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: JUNE 17, 2004

DEPARTMENT OF REAL ESTATE

By David B. Seals
DAVID B. SEALS, Counsel (17)

1 DAVID B. SEALS, Counsel (SBN 69378)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007
5 Telephone: (916) 227-0789
6 -or- (916) 227-0792 (Direct)

FILED
MAY -- 7 2004

DEPARTMENT OF REAL ESTATE
Laurie A. Jones

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *
12 In the Matter of the Accusation of)
13 JULIE ANN VASU,)
14 Respondent.)

NO. H- 4009 SAC
ACCUSATION

15
16 The Complainant, Charles W. Koenig, a Deputy Real
17 Estate Commissioner of the State of California for cause of
18 Accusation against JULIE ANN VASU (hereinafter "Respondent") is
19 informed and alleges as follows:

20 I
21 The Complainant, Charles W. Koenig, a Deputy Real
22 Estate Commissioner of the State of California, makes this
23 Accusation in his official capacity.

24 ////
25 ///
26 ///

1 II

2 Respondent is licensed and/or has license rights under
3 the Real Estate Law, Part 1 of Division 4 of the California
4 Business and Professions Code (hereinafter "Code") as a real
5 estate salesperson.

6 III

7 On or about November 4, 2003, in the Superior Court of
8 California, County of Sacramento, Respondent was convicted of
9 violation of California Vehicle Code Section 23152(a) (Driving
10 Under the Influence of Alcohol or Drugs), a crime involving
11 moral turpitude and/or which is substantially related under
12 Section 2910, Title 10, California Code of Regulations
13 (hereinafter the "Regulations") to the qualifications, functions
14 or duties of a real estate licensee.

15 MATTERS IN AGGRAVATION

16 IV

17 On or about January 8, 1996, in the Sacramento
18 Superior and Municipal Courts, Respondent was convicted of
19 violation of California Vehicle Code Section 23152(a) (Driving
20 Under the Influence of Alcohol or Drugs), a crime involving
21 moral turpitude and/or which is substantially related under
22 Section 2910 of the Regulations to the qualifications, functions
23 or duties of a real estate licensee.

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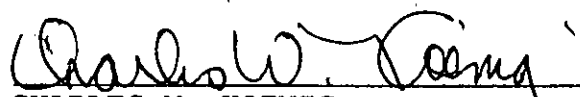
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V

The facts alleged above constitute cause under Sections 490 and 10177(b) of the Code for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

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 licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under other provisions of law.


CHARLES W. KOENIG
Deputy Real Estate Commissioner

Dated at Sacramento, California,
this 22nd day of April, 2004.