

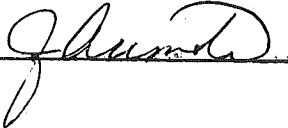
1 BUREAU OF REAL ESTATE
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED

JUL 29 2014

BUREAU OF REAL ESTATE

By 

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

To:

BILL JOSEPH NORTHEY

)
) NO. H-4663 SD
)
) ORDER TO DESIST AND
) REFRAIN
) (B&P Code Section 10086)

15 _____)
16
17 The Commissioner (Commissioner) of the California Bureau of Real Estate
18 (Bureau) caused an investigation to be made of the activities BILL JOSEPH NORTHEY
19 (NORTHEY). Based on that investigation, the Commissioner has determined that NORTHEY
20 has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting
21 violations of the California Business and Professions Code (Code), including the business of,
22 acting in the capacity of, and/or assuming to act as a real estate broker in the State of California
23 within the meaning of Sections 10131(a) (soliciting prospective purchasers or negotiating the
24 purchase of real property) and 10131(d) (negotiating loans or collecting payments or performing
25 services for borrowers, in connection with loans secured by real property) of the Code.
26 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
27

1 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086
2 of the Code.

3 Whenever acts referred to below are attributed NORTHEY, those acts are alleged
4 to have been done by NORTHEY, acting by herself, or by and/or through one or more agents,
5 associates, affiliates, and/or co-conspirators.

6 FINDINGS OF FACT

7 1. On October 20, 2011, the real estate broker license of NORTHEY was
8 revoked. The license remains revoked to date.

9 2. From August 8, 2005 to October 19, 2011, Monterey Realty was licensed as a
10 fictitious business name for NORTHEY with the Bureau.

11 3. From July 6, 2005 to May 24, 2011, Monterey Funding was licensed as a
12 fictitious business name for NORTHEY with the Bureau.

13 4. Juan H. Transaction

14 On or about April 1, 2012, NORTHEY approached Juan H. outside a swap meet
15 and offered to help Juan H. purchase a home. NORTHEY provided Juan H. with business cards
16 from "Monterey Funding". NORTHEY proceeded to show Juan H. a home, which Juan H.
17 desired to purchase. On April 18, 2012, NORTHEY received checks of \$595 and \$795 from
18 Juan H., addressed to "Monterey Realty". NORTHEY claimed the checks were for an appraisal
19 of the home Juan H. desired to purchase. On April 3, 2012, NORTHEY submitted an offer on
20 the property to the listing agent by email. This email, along with subsequent emails, identified
21 the parties negotiating the sale as "The Real Estate Team of Lisa Northey and Bill Northey,
22 Parkway Realty and Monterey Funding Inc."

23 5. Pedro T. Transaction

24 In or about April 2013, NORTHEY offered to negotiate a loan, secured by real
25 property for Pedro T. On or about May 8, 2013, NORTHEY accepted a \$3,500 check from
26 Pedro T., addressed to "Monterey Realty" as a deposit for the purchase of real property.

27 ///

1 CONCLUSIONS OF LAW

2 6. Based on the findings of fact contained in paragraphs 1 through 5
3 NORTHEY, acting by himself, or by and/or through one or more agents, associates, affiliates,
4 and/or co-conspirators, offered to purchase real property and negotiate loans secured by real
5 property for others, which acts require a real estate broker license under Sections 10131(a) and
6 10131(d) of the Code, during a period of time NORTHEY was not licensed by the Bureau as a
7 real estate broker, in violation of Section 10130 of the Code.

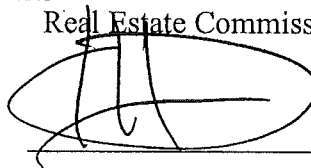
8 DESIST AND REFRAIN ORDER

9
10 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
11 herein, it is hereby ordered that BILL JOSEPH NORTHEY, whether doing business under his
12 own name, or any other name, IS HEREBY ORDERED to immediately desist and refrain from
13 performing any acts within the State of California for which a real estate broker license is
14 required.
15

16
17 JUL 10 2014

18 DATED: _____

19 Real Estate Commissioner

20 

21 By: JEFFREY MASON
22 Chief Deputy Commissioner

23 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
24 real estate broker or real estate salesperson without a license or who advertises using words
25 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
26 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
27 imprisonment in the county jail for a term not to exceed six months, or by both fine and
imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
(\$60,000)."