

FLAG

Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982

FILED

DEC 08 2017

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-04899 SD
)	OAH 2017061220
CHRISTOPHER JOHN)	
SULENTIC, doing business as)	
SRE Foreclosure Advocates,)	STIPULATION AND AGREEMENT
)	
Respondent.)	
)	

It is hereby stipulated by and between Respondent CHRISTOPHER JOHN SULENTIC ("Respondent"), and the Complainant, acting by and through Cheryl Keily, Counsel for the Bureau of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on June 15, 2017, in this matter.

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

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2 2. Respondent has received, read and understands the Statement to Respondent,
3 the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real Estate
4 ("Bureau") in this proceeding.

5 3. On June 22, 2017, Respondent filed a Notice of Defense, pursuant to Section
6 11506 of the Government Code for the purpose of requesting a hearing on the allegations in the
7 Accusation. Respondent hereby freely and voluntarily withdraws said Notice of Defense.
8 Respondent acknowledges that he understands that by withdrawing said Notice of Defense he
9 will thereby waive his right to require the Commissioner to prove the allegations in the
10 Accusation at a contested hearing held in accordance with the provisions of the APA and that he
11 will waive other rights afforded to him in connection with the hearing, such as the right to
12 present evidence in defense of the allegations in the Accusation and the right to cross-examine
13 witnesses.

14 4. This Stipulation is based on the factual allegations contained in the
15 Accusation. In the interest of expedience and economy, Respondent chooses not to contest
16 these allegations, but to remain silent and understand that, as a result thereof, these factual
17 allegations, without being admitted or denied, will serve as a prima facie basis for the
18 disciplinary action stipulated to herein. The Commissioner shall not be required to provide
19 further evidence to prove said factual allegations.

20 5. This Stipulation is made for the purpose of reaching an agreed disposition of
21 this proceeding and is expressly limited to this proceeding and any other proceeding or case in
22 which the Bureau, the state or federal government, or any agency of this state, another state or
23 federal government is involved, and otherwise shall not be admissible in any other criminal or
24 civil proceedings.

25 6. It is understood by the parties that the Commissioner may adopt the
26 Stipulation and Agreement as his decision in this matter, thereby imposing the penalty and
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1 sanctions on Respondent's real estate license and license rights as set forth in the below
2 "Order." In the event that the Commissioner in his discretion does not adopt the Stipulation
3 and Agreement, it shall be void and of no effect, and Respondent shall retain the right to a
4 hearing and proceeding on the Accusation under all the provisions of the APA and shall not be
5 bound by any admission or waiver made herein.
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7 7. The Order or any subsequent Order of the Commissioner made pursuant to
8 this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any
9 further administrative or civil proceedings by the Bureau with respect to any matters which
10 were not specifically alleged to be causes for accusation in this proceeding.

11 11. Respondent understands that by agreeing to this Stipulation, Respondent
12 agrees to pay, pursuant to Code Section 10106, the cost of the investigation and enforcement
13 of this matter. The total amount of the costs payable by Respondent is \$2,255.00.

14 DETERMINATION OF ISSUES

15 1. The conduct, acts or omissions of Respondent, as set forth in the Accusation,
16 is in violation of Code Section 10235.5 and section 2847.3 of Title 10, Chapter 6, California
17 Code of Regulations which constitutes cause to suspend or revoke the real estate licenses and
18 license rights of Respondent under the provisions of Code Section 10177(g).

19 ORDER

20 WHEREFORE, THE FOLLOWING ORDER is hereby made:

21 I. ALL licenses and licensing rights of Respondent CHRISTOPHER JOHN
22 SULENTIC under the Real Estate Law are suspended for a period of thirty (30) days from the
23 effective date of this Decision, which period shall be stayed on the following terms and
24 conditions:

25 1. Respondent shall obey all laws, rules and regulations governing the rights,
26 duties and responsibilities of a real estate licensee in the State of California; and
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2 2. That no final subsequent determination be made, after hearing or upon
3 stipulation, that cause for disciplinary action occurred within two (2) years of the effective date
4 of this Decision. Should such a determination be made, the Commissioner may, in his
5 discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
6 suspension. Should no such determination be made, the stay imposed herein shall become
7 permanent.

8 II. Respondent shall pay the Commissioner's reasonable costs for investigation
9 and enforcement of the matter. The investigation and enforcement costs which led to this
10 disciplinary action total \$2,255.00. The investigation and enforcement costs must be delivered
11 to the Bureau of Real Estate, Flag Section at P.O. Box 137013, Sacramento, California 95813-
12 7013, prior to the effective date of this Decision and Order.

13 The Commissioner shall suspend the license of Respondent pending a hearing held in
14 accordance with California Government Code Section 11500, et seq., if payment is not timely
15 made as provided for herein. The suspension shall remain in effect until payment is made in
16 full, or until a decision providing otherwise is adopted following a hearing held pursuant to this
17 condition.

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19 DATED: Nov 6, 2017


Cheryl D. Keily, Counsel
BUREAU OF REAL ESTATE

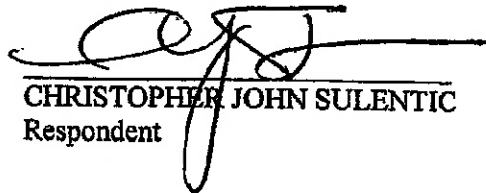
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23 I have read the Stipulation and Agreement, and its terms are understood by me
24 and are agreeable and acceptable to me. I understand that I am waiving rights given to me by
25 the APA (including but not limited to Sections 11506, 11508, 11509 and 11513 of the
26 Government Code), and I willingly, intelligently and voluntarily waive those rights, including
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1 the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing
2 at which I would have the right to cross-examine witnesses against me and to present evidence
3 in defense and mitigation of the charges.
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5 Respondent can signify acceptance and approval of the terms and conditions of
6 this Stipulation and Agreement by sending a hard copy of the original signed Stipulation and
7 Agreement to Cheryl Keily at the Bureau of Real Estate, 320 W. 4th Street, Ste. 350, Los
8 Angeles, California 90013. In the event of time constraints before an administrative hearing,
9 Respondent may signify acceptance and approval of the terms and conditions of this Stipulation
10 and Agreement by e-mailing a scanned copy of the signature page, as actually signed by
11 Respondent, to Cheryl Keily whose e-mail address is cheryl.keily@dre.ca.gov. Respondent
12 agrees, acknowledges and understands that by electronically sending the Bureau a scan of
13 Respondent's actual signature as it appears on the Stipulation and Agreement that receipt of the
14 scan by the Bureau shall be binding on Respondent as if the Bureau had received the original
15 signed Stipulation and Agreement.
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18 DATED: 11/10/2017


CHRISTOPHER JOHN SULENTIC
Respondent

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2 The foregoing Stipulation and Agreement is hereby adopted as my Decision in
3 this matter and shall become effective at 12 o'clock noon on December 28, 2017.

4 IT IS SO ORDERED December 4, 2017.

5 **WAYNE S. BELL**
6 REAL ESTATE COMMISSIONER

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9 By: DANIEL J. SANDRI
Chief Deputy Commissioner

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