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FILED
DEC 17 2011

DEPARTMENT OF REAL ESTATE
By R. Mar

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 ***

11 In the Matter of the Application of)
12) H-5734 SAC
13 ANGELA MARIE OSBORN,)
14 Respondent.) STATEMENT OF ISSUES

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16 The Complainant, TRICIA D. SOMMERS, a Deputy Real Estate Commissioner
17 of the State of California, for Statement of Issues against ANGELA MARIE OSBORN, also
18 known as "Angela Weldon", ("Respondent"), is informed and alleges as follows:

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20 Complainant makes this Statement of Issues against Respondent in her official
21 capacity.

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23 Respondent made application to the Department of Real Estate of the State of
24 California for a real estate salesperson license on or about May 19, 2011.

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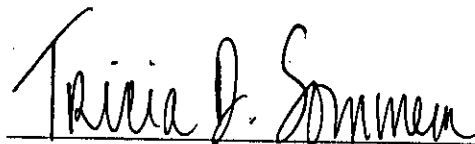
26 On or about April 1, 2000, Respondent was issued a Real Estate Broker License
27 (No. FA40018598) by the Colorado Real Estate Commission, State of Colorado. ("the

Commission"). On or about May 2, 2011, Respondent and the Commission entered into a Stipulation and Final Agency Order, Case No. RC-2011-0001/Complaint No. 2008121762, in which Respondent admitted to violating Section 12-61-113(1)(k) (violation of Commission Rule or Regulation) of the Colorado Revised Statutes and Colorado Real Estate Commission Rule E-5 (failing to provide accurate, complete and detailed closing statement). Under the terms of the Stipulation and Final Agency Order, Respondent's Colorado Broker license was suspended for 30-days, Respondent was fined \$2,500 and was ordered to successfully complete a minimum of thirty-six (36) hours of real estate education courses. On or about May 2, 2011, the Stipulation and Final Agency Order became effective.

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The facts alleged in Paragraph 3, above, constitute cause for denial of Respondent's application for a real estate salesperson license pursuant to the provisions of Sections 480(a)(3) (commission of act that if done by licensee would be grounds for suspension or revocation of license) and 10177(f) (suspension of license by another state for acts if done by real estate licensee would have been grounds for revocation of real estate license) of the Code.

WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent, and for such other and further relief as may be proper under the provisions of the law.



TRICIA D. SOMMERS

Deputy Real Estate Commissioner

Dated at Sacramento, California,
this 16th day of December, 2011.