

**FILED**

**DEC 24 2025**

**DEPT. OF REAL ESTATE**

By: \_\_\_\_\_

1 KATHY YI, Counsel (SBN 236736)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 559-5990  
6 Direct: (213) 443-9268  
7 *Attorney for Complainant*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-7415 SAC  
12 )  
13 FRANK JOSEPH VERNI, )  
14 ) Respondent. )

15 ORDER ACCEPTING VOLUNTARY SURRENDER OF  
16 REAL ESTATE LICENSE AND/OR LICENSE RIGHTS

17 On or about November 5, 2025, Respondent FRANK JOSEPH VERNI  
18 ("Respondent"), petitioned the Commissioner to voluntarily surrender his real estate broker  
19 license and/or licensing rights (License ID 01390255) pursuant to California Business and  
20 Professions Code section 10100.2.

21 IT IS HEREBY ORDERED that Respondent FRANK JOSEPH VERNI's  
22 petition for voluntary surrender of his real estate license and/or licensing rights is accepted as  
23 of the effective date of this Order as set forth below, based upon the understanding and  
24 agreement expressed in Respondent's Declaration dated November 5, 2025 (attached as Exhibit  
25 "A" hereto). The license certificate and pocket card of FRANK JOSEPH VERNI shall be sent  
26 to the below listed address so that they reach the Department of Real Estate on or before the  
27 effective date of this Order:

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Department of Real Estate  
Attn: Flag Section  
651 Bannon Street, Suite 504  
Sacramento, CA 95811

This Order shall become effective at 12 o'clock noon on

1-13-26

IT IS SO ORDERED 12/17/2025

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER



By: MARCUS L. McCARTHER  
Chief Deputy Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-7415 SAC  
 )  
FRANK JOSEPH VERNI, ) **DECLARATION**  
 )  
Respondent. )  
\_\_\_\_\_ )

DECLARATION

My name is FRANK JOSEPH VERNI. I currently have license rights with respect to a real estate broker license (License ID 01390255), which is set to expire on June 5, 2027, unless renewed. I am representing myself in the above-referenced matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the California Government Code), I wish to voluntarily surrender my real estate broker license and/or licensing rights issued by the Department of Real Estate ("Department") pursuant to California Business and Professions Code section 10100.2.

I understand that by so voluntarily surrendering my license and/or licensing rights, I may be reinstated as a broker or as a salesperson or as an officer, or issued a mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to California Government Code section 11522. I also understand that by so voluntarily surrendering my

1 license and/or licensing rights, I agree to the following:

2 1. The filing of this Declaration shall be deemed as my petition for voluntary  
3 surrender.

4 2. It shall also be deemed to be an understanding and agreement by me that I  
5 waive all rights I have to require the Commissioner to prove the allegations contained in the  
6 Accusation filed in this matter at a hearing held in accordance with the provisions of the  
7 Administrative Procedure Act (California Government Code sections 11400 et seq.), and that I  
8 also waive other rights afforded to me in connection with the hearing, such as the right to  
9 discovery, the right to present evidence in defense of the allegations in the Accusation and the  
10 right to cross-examine witnesses.

11 3. I further agree that upon acceptance by the Commissioner, as evidenced by  
12 an appropriate order, all affidavits and all relevant evidence obtained by the Department in this  
13 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation  
14 filed in the Department Case No. H-7415 SAC, may be considered by the Department to be  
15 true and correct for the purpose of deciding whether to grant relicensure or reinstatement  
16 pursuant to California Government Code section 11522.

17 4. I freely and voluntarily surrender all my licenses and license rights under the  
18 Real Estate Law.

19 5. I cannot rescind my petition for voluntary surrender.

20 6. Upon my application for re-licensure or reinstatement, I further agree that I  
21 will pay, pursuant to Business and Professions Code Section 10106, the Commissioner's  
22 reasonable cost for the investigation and enforcement which led to this action. I am aware that  
23 the Department's reasonable investigation and enforcement costs incurred in the instant case is  
24 a total of \$6,008.15 (\$4,410.95 in investigation costs and \$1,597.20 in enforcement costs). I  
25 am aware that if I petition for reinstatement of my license(s) in the future, that payment of the  
26 Department's reasonable investigation and enforcement costs incurred in the instant case,  
27 which is \$6,008.15, will be a condition of reinstatement.

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I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that I freely and voluntarily surrender my license and all license rights attached thereto, under the Real Estate Law.

This declaration was executed on Nov 5, 2025,  
at SACRAMENTO, California.

  
FRANK JOSEPH VERNI