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JUN 02 2025

DEPARTMENT OF REAL ESTATE

By B dew

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8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 ***
11 In the Matter of the Application of) DRE No. H-7432 SAC
12 ANTONIO J. NEWSON,) STIPULATION AND WAIVER
13) (B&P 10100.4)
14 Respondent.)
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16 ANTONIO J. NEWSON, ("Respondent") does hereby affirm that on December 21,
17 2023, he applied to the Department of Real Estate ("Department") for a real estate salesperson
18 license, and that to the best of his knowledge he satisfied all of the statutory requirements for the
19 issuance of the license, including, but not limited to, the payment of the fee therefore.

20 FACTUAL BASIS

21 On or about January 23, 2023, in the Superior Court of California, County of
22 Merced, Case No. 22CR-01204, Respondent was convicted of violating Section 23152 (b) of the
23 California Vehicle Code, a misdemeanor.

24 On or about August 7, 2006, in the Superior Court of California, County of
25 Alameda, Case No. H-40906A, Respondent was convicted of violation Section 211 of the
26 California Penal Code, a serious felony.

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1 Respondent agrees that by signing this Stipulation and Waiver, the conditions,
2 limitations, and restrictions imposed on Respondent's restricted salesperson license, identified below, may
3 be removed only by filing a Petition for Removal of Restrictions ("Petition") with the Commissioner, and
4 that Respondent's Petition must follow the procedures set forth in Government Code Section 11522.
5 Respondent understands that this Stipulation and Waiver, which was executed pursuant to
6 the authority under section 10100.4 and 10156.5 of the Code, is considered discipline by the
7 Department.

8 Respondent further understands that the restricted salesperson license issued to
9 Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to the
10 following limitations, conditions, and restrictions imposed under the authority of Section 10156.6
11 of the Code:

12 1. The restricted salesperson license shall not confer any property right in the
13 privileges to be exercised and the Commissioner may by appropriate order suspend the right to
14 exercise any privileges granted under this restricted license in the event of:

15 a. Respondent's conviction (including a plea of nolo contendere) of a crime
16 which bears a substantial relationship to Respondent's fitness or capacity as a real estate licensee; or

17 b. The receipt of evidence that Respondent has violated provisions of the
18 California Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or
19 conditions attaching to this restricted license.

20 2. Respondent shall not be eligible to petition for the issuance of an unrestricted
21 real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to
22 the restricted real estate salesperson license until two (2) years have elapsed from the date of issuance
23 of the restricted real estate license to Respondent. Respondent shall not be eligible to apply for any
24 unrestricted licenses until all restrictions attaching to the license have been removed.

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1 3. With the application for license, or with the application for transfer to a new
2 employing broker, Respondent shall submit a statement signed by the prospective employing broker
3 on a form approved by the Department wherein the employing broker shall certify as follows:

4 a. That broker has read the Stipulation and Waiver which is the basis for the
5 issuance of the restricted license; and

6 b. That broker will carefully review all transaction documents prepared by the
7 restricted licensee and otherwise exercise close supervision over the licensee's performance of acts
8 for which a license is required.

9 4. Respondent shall notify the Commissioner in writing within 72 hours of any
10 arrest by sending a certified letter to the Commissioner at the Department of Real Estate, 651
11 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date of
12 Respondent's arrest, the crime for which Respondent was arrested and the name and address of the
13 arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute
14 an independent violation of the terms of the restricted license and shall be grounds for the
15 suspension or revocation of that license.

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17 4/14/25

18 DATED

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18 MEGAN LEE OLSEN, Counsel
19 DEPARTMENT OF REAL ESTATE

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22 Respondent has read the Stipulation and Waiver, and its terms are understood by
23 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
24 Respondent is waiving rights given to Respondent by the Administrative Procedure Act (including,
25 but not limited to, Government Code Sections 11504, 11506, 11508, 11509, and 11513), and
26 Respondent willingly, intelligently, and voluntarily waives those rights, including, but not limited
27 to, the right to a hearing on a Statement of Issues at which Respondent would have the right to

1 cross-examine witnesses against Respondent and to present evidence in defense and mitigation of
2 the charges.

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5 04/03/2025
6 DATED

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9 ANTONIO J. NEWSON
10 Respondent

11 * * *

12 I have read the foregoing Stipulation and Waiver signed by Respondent. I am
13 satisfied that the hearing for the purpose of requiring further proof as to the honesty and
14 truthfulness of Respondent need not be called and that it will not be inimical to the public interest
15 to issue a restricted real estate salesperson license to Respondent.

16 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson
17 license be issued to Respondent, if Respondent has otherwise fulfilled all of the statutory
18 requirements for licensure. The restricted salesperson license shall be limited, conditioned, and
19 restricted as specified in the foregoing Stipulation and Waiver.

20 This Order is effective immediately.

21 IT IS SO ORDERED

22 5/21/2025
23 CHIKA SUNQUIST
24 REAL ESTATE COMMISSIONER
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