

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED

AUG 24 2010

DEPARTMENT OF REAL ESTATE

By R. Henry

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12)
13 SEAN McGIVERN)
14)

NO. H-10992 SF

ORDER TO
DESIST AND REFRAIN

15
16 The Real Estate Commissioner of the State of California (hereinafter
17 "Commissioner") has caused an investigation to be made of the activities of SEAN McGIVERN,
18 and based upon the findings herein below set forth, the Commissioner has determined that SEAN
19 McGIVERN has violated Section 10130 of the California Business and Professions Code
20 (hereinafter the "Code") by engaging in the business of or acting as a real estate salesperson or
21 broker, within the meaning of Sections 10085.5, 10130 and 10131(d) of the Code without first
22 having obtained a real estate license from the California Department of Real Estate (hereinafter
23 the "Department").

24
25 At no time herein mentioned was SEAN McGIVERN licensed by the Department
26 as a real estate broker or salesperson, as appropriate.

27 ////

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

2

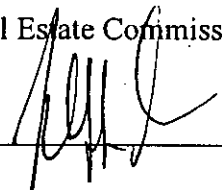
During the period in or about March 2008, SEAN McGIVERN, among other things, solicited and/or performed services for private money lenders, including but not limited to soliciting a Glyn H., to make loans secured directly or collaterally by liens on real property or on a business opportunity, for or in expectation of a compensation and claimed, demanded, charged, received or collected a fee for such services.

3

The acts performed by SEAN McGIVERN for or in expectation of compensation, described in Paragraph 2 above, are acts requiring a real estate salesperson or broker license under the provisions of Sections 10130 and 10131(d) of the Code.

NOW THEREFORE, YOU, SEAN McGIVERN, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate license is required until such time as you obtain the required license from the Department.

DATED: 8-12, 2010

JEFF DAVI
Real Estate Commissioner


Notice:

Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by 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)."

////

cc:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27

SEAN MCGIVERN
36 HAROLD AVE #8
SAN JOSE, CA 95117

kce