

**FILED**

**November 19, 2011**

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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|                                    |   |                    |
|------------------------------------|---|--------------------|
| In the Matter of the Accusation of | ) |                    |
|                                    | ) | DRE NO. H-11074 SF |
| VANGELINE S. BROYLES,              | ) |                    |
|                                    | ) |                    |
| Respondent.                        | ) |                    |
| _____                              | ) |                    |

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on November 4, 2011, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license and/or license rights on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1

On or about February 4, 2011, E. J. HABERER II, in his official capacity as a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against Respondent, on March 8, 2011 the accusation was filed and served at Respondent's last address provided to the Department.

On October 19, 2011, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

Respondent is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter "the Code") as a real estate salesperson.

On or about December 09, 2010, in the United States District Court for the Northern District of California (San Francisco), case number 3:10-cr-00055-VRW-1, Respondent was convicted of violating Section 18 U.S.C. 1349 of the United States Code (Bank Fraud) a felony which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions, or duties of a real estate licensee and constitutes cause for revocation of all licenses and license rights of Respondent under Sections 490 and 10177(b) of the California Business and Professions Code.

DETERMINATION OF ISSUES

1

The findings above constitute cause for the suspension or revocation of the licenses and license rights of Respondent under Sections 490 and 10177(b) of the Code.

2

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent VANGELINE S. BROYLES under the provisions of Part 1 of Division 4 of the Business and Professions Code are hereby revoked.

This Decision shall become effective at 12 o'clock noon on DEC - 9 2011

DATED: 11/10/11

BARBARA J. BIGBY  
Acting Real Estate Commissioner



1 KENNETH C. ESPELL, (SBN 178757)  
2 Real Estate Counsel II  
3 California Department of Real Estate  
4 P. O. Box 187007  
5 Sacramento, CA 95818-7007

6 Telephone: (916) 227-0789  
7 -or- (916) 227-0868 (Direct)

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MAR 8 2011

DEPARTMENT OF REAL ESTATE

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8  
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

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12 In the Matter of the Accusation of ) H-11074 SF  
13 )  
14 VANGELINE S. BROYLES, ) ACCUSATION  
15 )  
16 Respondent. )

17 The Complainant, E. J. HABERER II, in his official capacity as a Deputy Real  
18 Estate Commissioner of the State of California, for cause of Accusation against VANGELINE  
19 S. BROYLES (hereinafter "Respondent"), is informed and alleges as follows:

20 1


21 Respondent is presently licensed and/or has license rights under the Real Estate  
22 Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter "the Code") as a  
23 real estate salesperson.

24 2

25 On or about December 9, 2010, in the United States District Court for the  
26 Northern District of California (San Francisco), case number 3:10-cr-00055-VRW-1,  
27 Respondent was convicted of violating Section 18 U.S.C. 1349 of the United States Code (Bank

1 Fraud) a felony which bears a substantial relationship under Section 2910, Title 10, California  
2 Code of Regulations, to the qualifications, functions, or duties of a real estate licensee and  
3 constitutes cause for revocation of all licenses and license rights of Respondent under Sections  
4 490 and 10177(b) of the California Business and Professions Code.

5 WHEREFORE, Complainant prays that a hearing be conducted on the  
6 allegations of this Accusation and that upon proof thereof, a decision be rendered revoking all  
7 licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the  
8 Business and Professions Code), and for such other and further relief as may be proper under  
9 the provisions of law.

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11   
12 E. J. HABERER II  
Deputy Real Estate Commissioner

13 Dated at Oakland, California,  
14 this 4<sup>th</sup> day of February, 2011.  
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