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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

VICTOR GEORGE MAKRAS,

Respondent.

No. H-12755-SF
ACCUSATION

The Complainant, STEPHANIE YEE, a Supervising Special Investigator of the State of California, for cause of Accusation against VICTOR GEORGE MAKRAS ("Respondent"), is informed and alleges as follows:

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Complainant makes this Accusation against Respondent in their official capacity.

2

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

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On or about December 20, 2022, in the United States District Court, Northern District of California, Case No. CR-21-00402-002 RS, Respondent was convicted of violating Title 18, Sections 1014 and 2 (false statement(s) to a bank and aiding and abetting, respectively)

1 and Title 18, Sections 1344 (1) and (2) (bank fraud and aiding and abetting, respectively) of the
2 United States Code, federal felonies and crimes which bear a substantial relationship to the
3 qualifications, functions, or duties of a real estate licensee under Section 2910, Title 10, Chapter
4 6, California Code of Regulations.

5 4

6 The facts alleged in Paragraph 3, above constitute cause under Sections 490
7 (conviction of crime), 10177(b) (conviction of crime), and 10177(j) (engaged in conduct that
8 constitutes fraud or dishonest dealing) of the Code for suspension or revocation of Respondent's
9 license(s) under real estate law.

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11 Section 10106 of the Code provides, in pertinent part, that in any order issued
12 in resolution of a disciplinary proceeding before the Department, the commissioner may request
13 the administrative law judge to direct a licensee found to have committed a violation of this part
14 to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

15 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
16 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
17 action against all licenses and license rights of Respondent under the Code, for the reasonable
18 costs of investigation and prosecution of this case, including agency attorney's fees and for such
19 other and further relief as may be proper under provisions of law.

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23 STEPHANIE YEE

24 Supervising Special Investigator

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26 Dated at Oakland, California

27 this 5th day of February, 2021.

DISCOVERY DEMAND

The Department of Real Estate hereby requests discovery pursuant to Section 11507.6 of the California Government Code. Failure to provide discovery to the Department may result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as the Administrative Law Judge deems appropriate.