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FILED
DEC 13 1999
DEPARTMENT OF REAL ESTATE

By Laura B. Aune

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) NO. H-26666 LA
SHARON LYNN KOURTIS)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On November 14, 1996, a Decision was rendered herein revoking the real estate broker license of Respondent, SHARON LYNN KOURTIS (hereinafter "Respondent"), effective, after a Stay was granted, January 22, 1997.

On February 23, 1999, Respondent petitioned for reinstatement of said real estate broker license and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that grounds do not presently exist to deny the issuance of an unrestricted real estate broker license to Respondent.

1 NOW, THEREFORE, IT IS ORDERED that Respondent's
2 petition for reinstatement is granted and that an
3 unrestricted real estate broker license be issued to
4 Respondent, SHARON LYNN KOURTIS, after Respondent satisfies
5 the following conditions within six (6) months from the date
6 of this Order:

7 1. Submittal of a completed application and
8 payment of the fee for a real estate broker license.

9 2. Submittal of evidence satisfactory to the Real
10 Estate Commissioner that Respondent has, since her license
11 was revoked, taken and successfully completed the continuing
12 education requirements of Article 2.5 of Chapter 3 of the
13 Real Estate Law for renewal of a real estate license.

14 This Order shall become effective immediately.

15 DATED: November 15, 1999.

16 JOHN R. LIBERATOR
17 Acting Commissioner

18 John R. Liberator
19

20 SHARON LYNN KOURTIS
21 8336 Bella Vista Road
22 Alta Loma, California 91701
23
24
25
26
27

FILED
DEC 23 1996
DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) No. H-26666 LA
)
KOURTIS FINANCIAL, INC. and)
SHARON LYNN KOURTIS)
individually and as designated)
officer of Kourtis Financial)
Inc.,)
Respondent.)

ORDER STAYING EFFECTIVE DATE

On December 2, 1996, a Decision was rendered in the above-entitled matter to become effective December 23, 1996.

On December 20, 1996, respondent SHARON LYNN KOURTIS requested a stay of the above Decision of December 20, 1996

IT IS HEREBY ORDERED that the effective date of the Decision of December 2, 1996 is stayed for a period of 30 days as to respondent SHARON LYNN KOURTIS only.

The Decision of December 2, 1996 shall become effective at 12 o'clock noon on January 22, 1997.

DATED 23 Dec. 1996

[Signature]
Randolph Brendia
Regional Manager

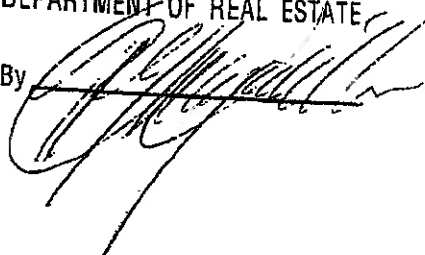
*Sacramento
Filing*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

FILED
DEC 2 - 1996

DEPARTMENT OF REAL ESTATE

By 

In the Matter of the Accusation of)
KOURTIS FINANCIAL INC. and)
SHARON LYNN KOURTIS)
individually and)
as the designated broker of)
Kourtis Financial Inc.)
Respondent)

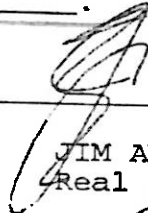
No. H-26666 LA

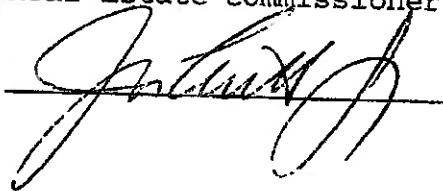
DECISION

The Proposed Decision dated November 6, 1996,
of Randolph Brendia, Regional Manager, Department of Real
Estate, is hereby adopted as the Decision of the Real Estate
Commissioner in the above-entitled matter.

This Decision shall become effective at 12 o'clock
noon on December 23, 1996.

IT IS SO ORDERED

 11/14/96
JIM ANTT, JR.
Real Estate Commissioner



DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of

KOURTIS FINANCIAL INC. and)
SHARON LYNN KOURTIS)
individually and)
as the designated broker of)
Kourtis Financial Inc.)
Respondents)

H- 26666 LA

PROPOSED DECISION

This matter was presided over as an uncontested case by Randolph Brendia, Regional Manager, Department of Real Estate, as the designee of the Real Estate Commissioner, in Los Angeles, California, on November 6, 1996.

Complainant was represented by Robert E. Baker, Counsel.

No appearance was made by or on behalf of respondents. On proof of compliance with Government Code Section 11505, the matter proceeded as a default pursuant to Government Code Section 11520.

The following Decision is proposed, certified and recommended for adoption:

FINDINGS OF FACT.

I

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, made the Accusation in his official capacity.

II

At all times mentioned herein, SHARON LYNN KOURTIS (KOURTIS) was and still is licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker both individually and as the designated broker of KOURTIS FINANCIAL INC. (KF). At all times mentioned herein, KF, was and still is, licensed by the Department as a corporate real estate broker. Any reference to "Respondents" in the following refers to KOURTIS and KF.

III

At all times mentioned herein, for or in expectation of compensation, Respondents were licensed and conducted activities within the definition of Section 10131 (d) of the California Business and Professions Code (Code) wherein they solicited for and thereafter negotiated loans secured by liens on real property as the agent of others. As the designated broker officer of the corporation KOURTIS had responsibilities set forth in Section 10159.2 of the Code.

IV

The current mailing address maintained by KF with the California Department of Real Estate (hereinafter Department) is 5206 Benito, Suite 220, Montclair, California. The current main address maintained by KF is the same. Respondent is no longer located at any of the above addresses nor has Respondent informed the Real Estate Commissioner of any new mailing or main office address nor is KF presently maintaining any definite place of business in the State of California which shall serve as its office for the transaction of business requiring a real estate license.

V

On or about November 28, 1994, the Department completed its audit of the books and records of KF requiring a real estate license covering the period of September 1, 1993 to September 30, 1994. The results of that audit are as follows:

a. Respondent maintained a trust account at Foothill Independent Bank in Claremont, Account No. [REDACTED] used as the depository for escrow funds received by Respondent. As of September 30, 1994, this account had a deficit of \$1400.00 maintained without the prior written consent of every principal who as an owner of the funds in the account in violation of Section 2832.1 of Chapter 6, Title 1, California Code of Regulations (Regulations).

b. Per the bank signature card Rea Ronnebeck was an unlicensed, unbonded signatory on the above trust account prior to the time she finally became licensed by the Department as a real

estate salesperson.

c. Respondent failed to notify the Department that it had terminated six licensees including Awaa, Dieterle, Engkraf, Gallen, Scaff and Serrano.

DETERMINATION OF ISSUES

1.

The acts and omissions of KF, as set forth in Paragraph V, is in violations of Regulations 2832.1 and 2834 and Section 10161.8 of the Code and is cause to suspend or revoke the license and license rights of KF pursuant to Section 10177(d) of the Code.

2.

The acts and omissions of KOURTIS, as set forth above, demonstrates a lack of supervision over the conduct of KF requiring a real estate license and is cause to suspend or revoke her licenses and license rights pursuant to Section 10177(h) of the Code.

3.

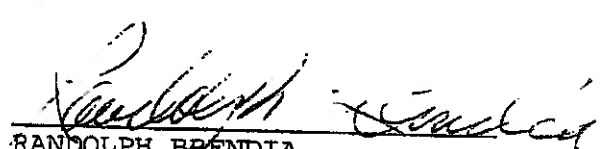
The acts and omissions of KF, as set forth in Finding IV, is in violation of Section 10162 of the Code and is cause to revoke or suspend its licenses and license rights pursuant to Section 10165 of the Code.

ORDER

The real estate license and license rights of KOURTIS FINANCIAL INC. and SHARON LYNN KOURTIS under the Real Estate Law are revoked.

DATED

6 Nov. 1996


RANDOLPH BRENDIA

Regional Manager

Department of Real Estate

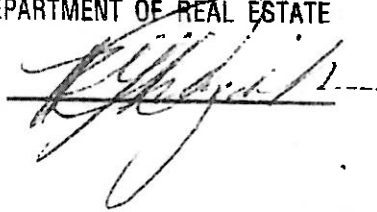
SACTO
FLAG

1 Robert E. Baker
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, CA 90012

5 (213) 897-3937

FILED
JUN 13 1996

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

12 In the Matter of the Accusation of

13 KOURTIS FINANCIAL INC. and)
14 SHARON LYNN KOURTIS)
15 individually and)
16 as the designated broker of)
17 Kourtis Financial Inc.)

H-26666 LA

ACCUSATION

Respondents

18 The Complainant, Thomas McCrady, a Deputy Real Estate
19 Commissioner of the State of California. for cause of accusation
20 against KOURTIS FINANCIAL INC. Dba West American Mortgage and
21 Financial and Westmor Mortgage Bankers (KF) and SHARON LYNN
22 KOURTIS (KOURTIS) individually and as the designated officer of
23 Kourtis Financial Inc., alleges as follows:

I

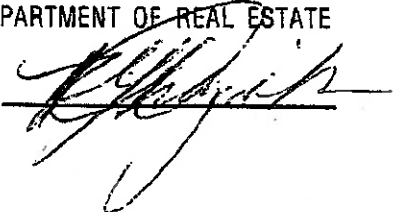
24
25 The Complainant, Thomas McCrady, a Deputy Real Estate
26 Commissioner of the State of California, makes this Accusation in
27 his official capacity.

1 Robert E. Baker
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, CA 90012

5 (213) 897-3937

FILED
JUN 13 1996

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

12 In the Matter of the Accusation of

13 KOURTIS FINANCIAL INC. and)
14 SHARON LYNN KOURTIS)
15 individually and)
16 as the designated broker of)
17 Kourtis Financial Inc.)

H-26666 LA

A C C U S A T I O N

Respondents

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19 Commissioner of the State of California, for cause of accusation
20 against KOURTIS FINANCIAL INC. DbA West American Mortgage and
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22 KOURTIS (KOURTIS) individually and as the designated officer of
23 Kourtis Financial Inc., alleges as follows:

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25 The Complainant, Thomas McCrady, a Deputy Real Estate
26 Commissioner of the State of California, makes this Accusation in
27 his official capacity.

II

At all times mentioned herein, KOURTIS was and still is licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker both individually and as the designated broker of KF. At all times mentioned herein, KF, was and still is, licensed by the Department as a corporate real estate broker. Any reference to "Respondents" in the following refers to KOURTIS and KF.

III

At all times mentioned herein, for or in expectation of compensation, Respondents were licensed and conducted activities within the definition of Section 10131 (d) of the California Business and Professions Code (Code) wherein they solicited for and thereafter negotiated loans secured by liens on real property as the agent of others. As the designated broker officer of the corporation KOURTIS had responsibilities set forth in Section 10159.2 of the Code.

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1 transaction of business requiring a real estate license.

2 V

3 The acts and omissions of KF, as set forth in Paragraph
4 IV, is in violation of Section 10162 of the Code and is cause to
5 revoke or suspend its licenses and license rights pursuant to
6 Section 10165 of the Code.

7 VI

8 On or about November 28, 1994, the Department completed
9 its audit of the books and records of KF requiring a real estate
10 license covering the period of September 1, 1993 to September 30,
11 1994. The results of that audit are as follows:

12 a. Respondents maintained a trust account at Foothill
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15 September 30, 1994, this account had a deficit of \$1400.00
16 maintained without the prior written consent of every principal
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18 Section 2832.1 of Chapter 6, Title 1, California Code of
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20 b. Per the bank signature card Rea Ronnebeck was an
21 unlicensed, unbonded signatory on the above trust account prior to
22 the time she finally became licensed by the Department as a real
23 estate salesperson.

24 c. Respondents failed to notify the Department that it
25 had terminated six licensees including Awaa, Dieterle, Engkraf,
26 Gallen, Scaff and Serrano.

VII

The acts and omissions of KF, as set forth in Paragraph VI, is in violations of Regulations 2832.1 and 2834 and Section 10161.8 of the Code and is cause to suspend or revoke the license and license rights of KF pursuant to Section 10177(d) of the Code.

VIII

The acts and omissions of KOURTIS, as set forth above, demonstrates a lack of supervision over the conduct of KF requiring a real estate license and is cause to suspend or revoke her licenses and license rights pursuant to Section 10177(h) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of KOURTIS FINANCIAL INC. and SHARON LYNN KOURTIS under the Real Estate Law and for such other and further relief as may be proper under applicable provisions of law.

Dated at Los Angeles, California

this 13th day of June , 1996 .

THOMAS MC GRADY

Deputy Real Estate Commissioner