

*Jack  
Jan*

**FILED**  
DEC 2 2003  
DEPARTMENT OF REAL ESTATE

Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6982  
or (213) 576-6914 (Direct)

*by Anna B. [Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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To:	)	No. H-30214 LA
	)	L-2003090578
	)	
WILLIAM VELA JR.,	)	<u>NOTICE OF HEARING</u>
	)	<u>ON ORDER TO</u>
	)	<u>DESIST AND REFRAIN</u>
	)	

On July 30, 2003, the Real Estate Commissioner of the State of California issued her Order directing the above-named party to desist and refrain from certain alleged activities.

Patrick J. Wood, Attorney at Law, for and on behalf of WILLIAM VELA JR., made a request on September 15, 2003, for hearing pursuant to Sections (10086 or 11019) of the Business and Professions Code of the State of California.

YOU ARE HEREBY NOTIFIED that a hearing on the Order to Desist and Refrain will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on Tuesday, March 2,


1 2004, commencing at 9:00 A.M., upon the matters contained in the  
2 ORDER TO DESIST AND REFRAIN filed August 6, 2003.

3           You may be present at the hearing and may be  
4 represented by counsel, but you are neither required to be  
5 present at the hearing, nor are you required to be represented  
6 by counsel.

7           You may present any relevant evidence and will be  
8 given full opportunity to cross-examine all witnesses testifying  
9 against you.

10                   DATED: December 2, 2003.

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12                                   PAULA REDDISH ZINNEMANN  
13                                   Real Estate Commissioner

14                                   By:   
15                                   MARTHA J. ROSETT, Counsel

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24 cc: William Vela Jr.  
25       Sacto.  
26       OAH

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*Sacto*  
*Doc*

1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982  
5 or (213) 576-6914 (Direct)

**FILED**  
OCT 1 2003  
DEPARTMENT OF REAL ESTATE

*Laura B. [Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 To:	)	No. H-30214 LA
	)	L-2003090578
	)	
12 WILLIAM VELA JR.,	)	<u>NOTICE OF HEARING</u>
	)	<u>ON ORDER TO</u>
	)	<u>DESIST AND REFRAIN</u>
13	)	
14	)	
15	)	

16  
17 On July 30, 2003, the Real Estate Commissioner of the  
18 State of California issued her Order directing the above-named  
19 party to desist and refrain from certain alleged activities.

20 Patrick J. Wood, Attorney at Law, for and on behalf of  
21 WILLIAM VELA JR., made a request on September 15, 2003, for  
22 hearing pursuant to Sections (10086 or 11019) of the Business  
23 and Professions Code of the State of California.

24 YOU ARE HEREBY NOTIFIED that a hearing on the Order  
25 to Desist and Refrain will be held before the Department of Real  
26 Estate at the Office of Administrative Hearings, 320 West Fourth  
27 Street, Suite 630, Los Angeles, California, on Tuesday,

1 October 14, 2003, commencing at 9:00 A.M., upon the matters  
2 contained in the ORDER TO DESIST AND REFRAIN filed August 6,  
3 2003.

4 You may be present at the hearing and may be  
5 represented by counsel, but you are neither required to be  
6 present at the hearing, nor are you required to be represented  
7 by counsel.

8 You may present any relevant evidence and will be  
9 given full opportunity to cross-examine all witnesses testifying  
10 against you.

11 DATED: October 1, 2003.

12  
13 PAULA REDDISH ZINNEMANN  
14 Real Estate Commissioner

15 By:   
16 MARTHA J. ROSETT, Counsel

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24 cc: William Vela Jr.  
25 Patrick J. Wood, Jr.  
26 Sacto.  
27 OAH

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1 Department of Real Estate  
2 320 West Fourth St., #350  
3 Los Angeles, CA 90013

4 (213) 576-6982  
5 (213) 576-6914

**FILED**  
AUG 6 2003  
DEPARTMENT OF REAL ESTATE

By Laura B. Kru

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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 To: ) No. H-30214 LA  
12 WILLIAM VELA, JR., )  
13 individually and ) ORDER TO DESIST  
14 doing business as ) AND REFRAIN  
15 Practice Matchmakers )

16 The Real Estate Commissioner of the State of  
17 California ("Commissioner") has caused an investigation to be  
18 conducted of your activities as described herein, and based upon  
19 the findings of that investigation, is of the opinion that you  
20 have violated Section 10130 of the Business and Professions Code  
21 ("Code").

22 1.

23 At no time mentioned were you, WILLIAM VELA, JR.,  
24 individually and doing business as Practice Matchmakers,  
25 licensed by the Department of Real Estate of the State of  
26 California ("Department") as a real estate broker.

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2.

In and around June of 2002, you, for, or in expectation of compensation, negotiated the purchase and sale of a business, to wit: a dental practice owned by David Shannon, DDS. On or about June 16, 2002, you solicited a "good faith deposit" of \$5,000 from a prospective purchaser of the business, David Polushkin, DDS, and faxed a form "Offer to Purchase Agreement" to Dr. Polushkin. On or about June 18, 2002, you received a check for \$5,000 from Dr. Polushkin solicited as a "good faith deposit" on his purchase of Dr. Shannon's dental practice. Approximately one week later, you had further discussions with Dr. Polushkin about the transaction, indicating the Dr. Shannon no longer wanted to work with you. You refused, upon request, to return Dr. Polushkin's money to him. You offered to return \$2,500 and keep \$2,500 as your "finder's fee. Despite several attempts by Dr. Polushkin, you refused to return any of his money.

3.

Your acts, as described in Paragraph 2, are acts requiring a real estate broker license as set forth in Sections 10131(a) and 10131.2 of the Code.

4.

You violated Section 10130 of the Code by advertising and acting in the capacity of a broker without first obtaining a real estate broker license from the Department.

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1 NOW, THEREFORE, YOU, WILLIAM VELA, JR., individually and  
2 doing business as Practice Matchmakers, ARE ORDERED TO DESIST  
3 AND REFRAIN from performing any and all acts requiring a real  
4 estate license in California, individually and under any  
5 fictitious business name, unless and until such time as you  
6 obtain the required license from the Department.

7 DATED: July 30, 2003.

8 PAULA REDDISH ZINNEBANN  
9 Real Estate Commissioner

10 Paula Reddish  
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23 cc: William Vela, Jr.  
24 Practice Matchmakers  
25 P.O. Box 921  
26 Downey, CA 90241  
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