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**FILED**

JAN 10 2007

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

|                                      |                |
|--------------------------------------|----------------|
| In the Matter of the Accusation of ) |                |
| )                                    | NO. H-31594 LA |
| )                                    |                |
| JULIAN SANCHEZ )                     |                |
| )                                    |                |
| Respondent )                         |                |
| )                                    |                |

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

TO: NAME: JULIAN SANCHEZ

On November 7, 2005, respondent's real estate salesperson license was revoked with the right to a restricted license. On the same date, a restricted real estate salesperson license was issued by the Department of Real Estate to respondent on the terms, conditions and restrictions set forth in the Real Estate Commissioner's Decision, in case No. H-31594 LA. This Order granted Respondent the right to the issuance of a restricted real estate salesperson license subject to the provisions of Section 10156.7 of the Business

1 and Professions Code and to enumerated additional terms,  
2 conditions and restrictions imposed under authority of Section  
3 10156.6 of said Code. Among those terms, conditions and  
4 restrictions, Respondent was required, within nine months from  
5 November 7, 2005, to present evidence satisfactory to the Real  
6 Estate Commissioner that Respondent has taken and successfully  
7 completed the continuing education requirements of Article 2.5  
8 of Chapter 3 of the Real Estate Law for renewal of a real  
9 estate license. The Commissioner has determined that  
10 Respondent has failed to satisfy these conditions, and as  
11 such, is in violation of Section 10177(k) of the Business and  
12 Professions Code. Respondent has no right to renew the  
13 restricted license if this condition is not satisfied by the  
14 date of its expiration (Section 10156.7 of the Business and  
15 Professions Code).

16 NOW, THEREFORE, IT IS ORDERED under authority of  
17 Section 10156.7 of the Business and Professions Code of the  
18 State of California that the restricted real estate  
19 salesperson license heretofore issued to respondent and the  
20 exercise of any privileges thereunder is hereby suspended  
21 until such time as Respondent provides proof satisfactory to  
22 the Department of having taken and successfully completed the  
23 continuing education requirements, as referred to above, or  
24 pending final determination made after hearing (see "Hearing  
25 Rights" set forth below).

26 ///

27 ///

1 IT IS FURTHER ORDERED that all license certificates  
2 and identification cards issued by Department which are in the  
3 possession of respondent be immediately surrendered by  
4 personal delivery or by mailing in the enclosed, self-  
5 addressed envelope to:

6 Department of Real Estate  
7 Attn: Flag Section  
8 P. O. Box 187000  
9 Sacramento, CA 95818-7000

10 HEARING RIGHTS: Pursuant to the provisions of Section  
11 10156.7 of the Business and Professions Code, you have the  
12 right to a hearing to contest the Commissioner's determination  
13 that you are in violation of Section 10177(k). If you desire  
14 a hearing, you must submit a written request. The request may  
15 be in any form, as long as it is in writing and indicates that  
16 you want a hearing. Unless a written request for a hearing,  
17 signed by or on behalf of you, is delivered or mailed to the  
18 Department at 320 West Fourth Street, Suite 350, Los Angeles,  
19 California, within 20 days after the date that this Order was  
20 mailed to or served on you, the Department will not be  
21 obligated or required to provide you with a hearing.

22 This Order shall be effective immediately.

23 DATED: 1 - 3, 2008


24 JEFF DAVI  
25 Real Estate Commissioner  
26  
27

FILED  
OCT 17 2005

DEPARTMENT OF REAL ESTATE  
ESTATE

BEFORE THE DEPARTMENT OF REAL

STATE OF CALIFORNIA

By 

\* \* \* \*

In the Matter of the Accusation of )  
 )  
NEVADA WALKER ASSOCIATES, INC., )  
MIGUEL A. BARRIOS, LASZLO VILMOS )  
BODA, and JULIAN SANCHEZ, )  
 )  
Respondent. )  
\_\_\_\_\_ )

No. H-31594 LA

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 July 12, 2005, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses.

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

FINDINGS OF FACT

I

On November 7, 2004, Janice A. Waddell made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Department on December 22, 2004.

On July 12, 2005, Respondent NEVADA WALKER ASSOCIATES, INC. having failed to appear at the July 11, 2005 hearing in this matter, Respondent's default was entered herein.

## II

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 (hereinafter "Code") as a real estate broker.

## III

At all times herein mentioned, Respondent NEVADA WALKER ASSOCIATES, INC., on behalf of others in expectation of compensation, engaged in the business, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California within the meaning of Sections 10131(a) and (d) of the Code.

## IV

During the three year period preceding the filing of the Accusation, in connection with Respondent's activities as a real estate broker, as described above, Respondent acted in violation of the Real Estate Law, the Code and California Code of Regulations (hereinafter Regulations), Title 10, Chapter 6, by employing Jorge Mercado, while an unlicensed person, to solicit buyers, obtain listings, negotiate the purchase of real property, solicit borrowers, quote interest rates and terms for loans and paid him compensation for his illegal activities as found in Paragraphs V, VI and VII. Respondent attempted to coverup the illegal activity by having licensed real estate agents sign as Respondent's representatives on important transaction documents such as listing agreements, purchase contracts, transfer disclosure statements and loan applications.

## V

Respondent employed licensed real estate salesperson Miguel A. Barrios who signed transaction documents as the real estate agent when he was not the agent in numerous transactions including transactions involving buyers David and Roberta Alvarez, sellers David and Marina Flores, buyers Abel and Adriana Garcia, buyer Ignacio Ramos Rea, buyer Alfonso Pedroza, and buyers Lianwen Gao and Ying Li.

## VI

Respondent employed licensed real estate salesperson Laszlo Vilmos Boda who signed transaction documents as the real estate agent when he was not the agent in numerous transactions including transactions involving Joe and Nancy Velez in the sale of one home and the purchase of a new home.

VII

Respondent employed licensed real estate salesperson Julian Sanchez who signed transaction documents as the real estate agent when he was not the agent in numerous transactions including transactions involving buyers Jose and Margarita Lopez and buyer Guadalupe I. Nevarez.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Section 10137.

II

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

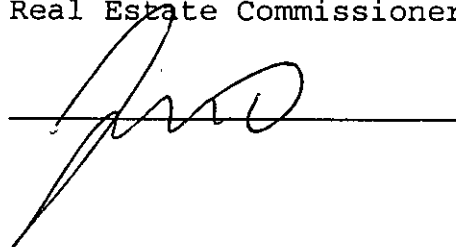
ORDER

The license and license rights of Respondent NEVADA WALKER ASSOCIATES, INC. under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon November 7, 2005.

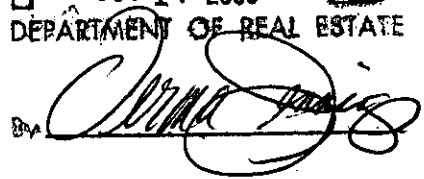
DATED: 7-27-05, 2005.

JEFF DAVI  
Real Estate Commissioner



1 Department of Real Estate  
2 320 W. 4<sup>th</sup> St., Room 350  
3 Los Angeles, CA 90013  
4 Telephone: (213) 576-6982

**FILED**  
OCT 17 2005  
DEPARTMENT OF REAL ESTATE



5  
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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-31594 LA  
12 ) L-2005030623  
13 NEVADA WALKER ASSOCIATES, )  
14 INC., MIGUEL A. BARRIOS, ) STIPULATION AND AGREEMENT  
15 LASZLO VILMOS BODA, and )  
16 JULIAN SANCHEZ, )  
17 Respondents. )

18 It is hereby stipulated by and between JULIAN SANCHEZ  
19 (sometimes referred to herein as "Respondent") and the  
20 Complainant, acting by and through James R. Peel, Counsel for  
21 the Department of Real Estate, as follows for the purpose of  
22 settling and disposing of the Accusation filed on December 22,  
23 2004, in this matter:

24 1. All issues which were to be contested and all  
25 evidence which was to be presented by Complainant and Respondent  
26 at a formal hearing on the Accusation, which hearing was to be  
27 held in accordance with the provisions of the Administrative  
Procedure Act ("APA"), shall instead and in place thereof be  
submitted solely on the basis of the provisions of this

1 Stipulation and Agreement ("Stipulation").

2 2. Respondent has received, read and understands the  
3 Statement to Respondent, the Discovery Provisions of the APA and  
4 the Accusation filed by the Department of Real Estate in this  
5 proceeding.

6 3. On January 11, 2005, Respondent filed a Notice of  
7 Defense pursuant to Section 11506 of the Government Code for the  
8 purpose of requesting a hearing on the allegations in the  
9 Accusation. Respondent hereby freely and voluntarily withdraws  
10 said Notice of Defense. Respondent acknowledges that he  
11 understands that by withdrawing said Notice of Defense,  
12 Respondent will thereby waive his right to require the  
13 Commissioner to prove the allegations in the Accusation at a  
14 contested hearing held in accordance with the provisions of the  
15 APA and that Respondent will waive other rights afforded to him  
16 in connection with the hearing such as the right to present  
17 evidence in defense of the allegations in the Accusation and the  
18 right to cross-examine witnesses.

19 4. Respondent, pursuant to the limitations set forth  
20 below, hereby admits that the factual allegations of the  
21 Accusation are true and correct and the Real Estate Commissioner  
22 shall not be required to provide further evidence of such  
23 allegations.

24 5. It is understood by the parties that the Real  
25 Estate Commissioner may adopt the Stipulation as his Decision in  
26 this matter thereby imposing the penalty and sanctions on  
27 Respondent's real estate license and license rights as set forth



1 in the below "Order". In the event the Commissioner, in his  
2 discretion, does not adopt the Stipulation, it shall be void and  
3 of no effect, and Respondent shall retain the right to a hearing  
4 and proceeding on the Accusation under all the provisions of the  
5 APA and shall not be bound by any admission or waiver made  
6 herein.

7           6. The Order or any subsequent Order of the Real  
8 Estate Commissioner made pursuant to this Stipulation shall not  
9 constitute an estoppel, merger or bar to any further  
10 administrative or civil proceedings by the Department of Real  
11 Estate with respect to any matters which were not specifically  
12 alleged to be causes for accusation in this proceeding.

13                           DETERMINATION OF ISSUES

14           By reason of the foregoing stipulations, admissions  
15 and waivers and solely for the purpose of settlement of the  
16 pending Accusation without a hearing, it is stipulated and  
17 agreed that the following Determination of Issues shall be made:

18           The conduct, acts and/or omissions of Respondent, as  
19 set forth in the Accusation is grounds for suspension or  
20 revocation of Respondent's real estate license and license  
21 rights under the provision of Section 10177(f) of the Business  
22 and Professions Code.

23    ///

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1           3. Respondent shall not be eligible to apply for  
2 issuance of an unrestricted real estate license nor for the  
3 removal of any of the conditions, limitations or restrictions  
4 of a restricted license until two (2) years has elapsed from the  
5 effective date of issuance of this Decision.

6           4. Respondent shall submit with any application for  
7 license under an employing broker, or any application for  
8 transfer to a new employing broker, a statement signed by the  
9 prospective employing broker on a form approved by the  
10 Department of Real Estate which shall certify:


11           (a) That the employing broker has read the  
12 Accusation and the Decision of the Commissioner which granted  
13 the right to a restricted license; and

14           (b) That the employing broker will exercise close  
15 supervision over the performance by the restricted licensee  
16 relating to activities for which a real estate license is  
17 required.

18           5. Respondent shall within nine (9) months from the  
19 effective date of this Decision, present evidence satisfactory  
20 to the Real Estate Commissioner that Respondent has, since the  
21 most recent issuance of an original or renewal real estate  
22 license, taken and successfully completed, the continuing  
23 education requirements of Article 2.5 of Chapter 3 of the Real  
24 Estate Law for renewal of a real estate license. If Respondent  
25 fails to satisfy this condition, the Commissioner may order the  
26 suspension of the restricted license until the Respondent  
27 presents such evidence. The Commissioner shall afford

1 Respondent the opportunity for a hearing pursuant to the  
2 Administrative Procedure Act to present such evidence.

3  
4 DATED: July 8, 2005

  
DARLENE AVERETTA for  
JAMES R. PEEL, Counsel for  
the Complainant

6  
7 \* \* \*

8 I have read the Stipulation and Agreement. Its terms  
9 are understood by me and are agreeable and acceptable to me. I  
10 understand that I am waiving rights given to me by the  
11 California Administrative Procedure Act (including but not  
12 limited to Sections 11506, 11508, 11509 and 11513 of the  
13 Government Code), and I willingly, intelligently and voluntarily  
14 waive those rights, including the right of requiring the  
15 Commissioner to prove the allegations in the Accusation at a  
16 hearing at which I would have the right to cross-examine  
17 witnesses against me and to present evidence in defense and  
18 mitigation of the charges.

19 Respondent can signify acceptance and approval of the  
20 terms and conditions of this Stipulation and Agreement by faxing  
21 a copy of its signature page, as actually signed by Respondent,  
22 to the Department at the following telephone/fax number:

23 (213) 576-6917. Respondent agrees, acknowledges and understands  
24 that by electronically sending to the Department a fax copy of  
25 his actual signature as it appears on the Stipulation and  
26

27 ///

1 Agreement, that receipt of the faxed copy by the Department  
2 shall be as binding on Respondent as if the Department had  
3 received the original signed Stipulation and Agreement.  
4

5 DATED: 7/8/05

  
JULIAN SANCHEZ, Respondent

\* \* \*

8 The foregoing Stipulation and Agreement is hereby  
9 adopted as my Decision in this matter and shall become effective  
10 at 12 o'clock noon on \_\_\_\_\_, 2005.

11 IT IS SO ORDERED \_\_\_\_\_, 2005.

12  
13 JEFF DAVI  
14 Real Estate Commissioner  
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1 Agreement, that receipt of the faxed copy by the Department  
2 shall be as binding on Respondent as if the Department had  
3 received the original signed Stipulation and Agreement.  
4

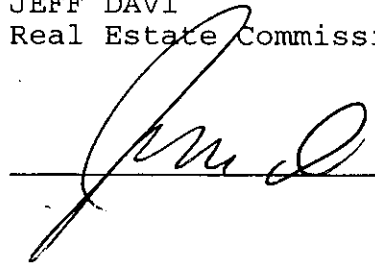
5 DATED: \_\_\_\_\_ JULIAN SANCHEZ, Respondent  
6

7 \* \* \*

8 The foregoing Stipulation and Agreement is hereby  
9 adopted as my Decision in this matter and shall become effective  
10 at 12 o'clock noon on November 7, 2005.

11 IT IS SO ORDERED 7-22, 2005.

12 JEFF DAVI  
13 Real Estate Commissioner

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1 Department of Real Estate  
2 320 W. 4<sup>th</sup> St., Room 350  
3 Los Angeles, CA 90013  
4 Telephone: (213) 576-6982

**FILED**  
OCT 17 2005  
DEPARTMENT OF REAL ESTATE  
By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-31594 LA  
12 ) L-2005030623  
13 NEVADA WALKER ASSOCIATES, )  
14 INC., MIGUEL A. BARRIOS, ) STIPULATION AND AGREEMENT  
15 LASZLO VILMOS BODA, and )  
16 JULIAN SANCHEZ, )  
17 Respondents. )

16 It is hereby stipulated by and between LASZLO VILMOS  
17 BODA (sometimes referred to herein as "Respondent") and his  
18 attorney of record, Frank M. Buda, Esq., and the Complainant,  
19 acting by and through James R. Peel, Counsel for the Department  
20 of Real Estate, as follows for the purpose of settling and  
21 disposing of the Accusation filed on December 22, 2004, in this  
22 matter:

23 1. All issues which were to be contested and all  
24 evidence which was to be presented by Complainant and Respondent  
25 at a formal hearing on the Accusation, which hearing was to be  
26 held in accordance with the provisions of the Administrative  
27

///

1 Procedure Act ("APA"), shall instead and in place thereof be  
2 submitted solely on the basis of the provisions of this  
3 Stipulation and Agreement ("Stipulation").

4           2. Respondent has received, read and understands the  
5 Statement to Respondent, the Discovery Provisions of the APA and  
6 the Accusation filed by the Department of Real Estate in this  
7 proceeding.

8           3. On January 5, 2005, Respondent filed a Notice of  
9 Defense pursuant to Section 11506 of the Government Code for the  
10 purpose of requesting a hearing on the allegations in the  
11 Accusation. Respondent hereby freely and voluntarily withdraws  
12 said Notice of Defense. Respondent acknowledges that he  
13 understands that by withdrawing said Notice of Defense,  
14 Respondent will thereby waive his right to require the  
15 Commissioner to prove the allegations in the Accusation at a  
16 contested hearing held in accordance with the provisions of the  
17 APA and that Respondent will waive other rights afforded to him  
18 in connection with the hearing such as the right to present  
19 evidence in defense of the allegations in the Accusation and the  
20 right to cross-examine witnesses.

21           4. Respondent, pursuant to the limitations set forth  
22 below, hereby admits that the factual allegations of the  
23 Accusation are true and correct and the Real Estate Commissioner  
24 shall not be required to provide further evidence of such  
25 allegations.

26 ///

27 ///



1           5. It is understood by the parties that the Real  
2 Estate Commissioner may adopt the Stipulation as his Decision in  
3 this matter thereby imposing the penalty and sanctions on  
4 Respondent's real estate license and license rights as set forth  
5 in the below "Order". In the event the Commissioner, in his  
6 discretion, does not adopt the Stipulation, it shall be void and  
7 of no effect, and Respondent shall retain the right to a hearing  
8 and proceeding on the Accusation under all the provisions of the  
9 APA and shall not be bound by any admission or waiver made  
10 herein.

11           6. The Order or any subsequent Order of the Real  
12 Estate Commissioner made pursuant to this Stipulation shall not  
13 constitute an estoppel, merger or bar to any further  
14 administrative or civil proceedings by the Department of Real  
15 Estate with respect to any matters which were not specifically  
16 alleged to be causes for accusation in this proceeding.

17                           DETERMINATION OF ISSUES

18           By reason of the foregoing stipulations, admissions  
19 and waivers and solely for the purpose of settlement of the  
20 pending Accusation without a hearing, it is stipulated and  
21 agreed that the following Determination of Issues shall be made:

22           The conduct, acts and/or omissions of Respondent, as  
23 set forth in the Accusation is grounds for suspension or  
24 revocation of Respondent's real estate license and license  
25 rights under the provision of Section 10177(f) of the Business  
26 and Professions Code.

27    ///




1           3. Respondent shall not be eligible to apply for  
2 issuance of an unrestricted real estate license nor for the  
3 removal of any of the conditions, limitations or restrictions  
4 of a restricted license until two (2) years has elapsed from the  
5 effective date of issuance of this Decision.

6           4. Respondent shall submit with any application for  
7 license under an employing broker, or any application for  
8 transfer to a new employing broker, a statement signed by the  
9 prospective employing broker on a form approved by the  
10 Department of Real Estate which shall certify:

11           (a) That the employing broker has read the  
12 Accusation and the Decision of the Commissioner which granted  
13 the right to a restricted license; and

14           (b) That the employing broker will exercise close  
15 supervision over the performance by the restricted licensee  
16 relating to activities for which a real estate license is  
17 required.

18  
19 DATED: July 8, 2005

  
DARLENE AVERETTA for  
JAMES R. PEEL, Counsel for  
the Complainant

22 ///  
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1 \* \* \*

2 I have read the Stipulation and Agreement and have  
3 discussed it with my attorney. Its terms are understood by me  
4 and are agreeable and acceptable to me. I understand that I am  
5 waiving rights given to me by the California Administrative  
6 Procedure Act (including but not limited to Sections 11506,  
7 11508, 11509 and 11513 of the Government Code), and I willingly,  
8 intelligently and voluntarily waive those rights, including the  
9 right of requiring the Commissioner to prove the allegations in  
10 the Accusation at a hearing at which I would have the right to  
11 cross-examine witnesses against me and to present evidence in  
12 defense and mitigation of the charges.

13 Respondent can signify acceptance and approval of the  
14 terms and conditions of this Stipulation and Agreement by faxing  
15 a copy of its signature page, as actually signed by Respondent,  
16 to the Department at the following telephone/fax number:  
17 (213) 576-6917. Respondent agrees, acknowledges and understands  
18 that by electronically sending to the Department a fax copy of  
19 his actual signature as it appears on the Stipulation and  
20

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07/08/2005 12:58 818-999-9869  
JUL-08-05 FRI 10:34 AM

FRANK BUDA ESQ.  
FAX NO. 215/00911

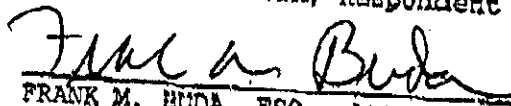
PAGE 09/09  
P. 08

1 Agreement, that receipt of the faxed copy by the Department  
2 shall be as binding on Respondent as if the Department had  
3 received the original signed stipulation and Agreement.  
4

5 DATED: 7-8-2005

  
LASZLO VILMOS BUDA, Respondent

7 DATED: 7-8-2005

  
FRANK M. BUDA, ESQ., Attorney for  
Respondent, Approved as to Form

\* \* \*

11 The foregoing Stipulation and Agreement is hereby  
12 adopted as my Decision in this matter and shall become effective  
13 at 12 o'clock noon on \_\_\_\_\_, 2005.

14 IT IS SO ORDERED \_\_\_\_\_, 2005.

15 JEFF DAVY  
16 Real Estate Commissioner  
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1 Agreement, that receipt of the faxed copy by the Department  
2 shall be as binding on Respondent as if the Department had  
3 received the original signed Stipulation and Agreement.  
4

5 DATED: \_\_\_\_\_ LASZLO VILMOS BODA, Respondent  
6

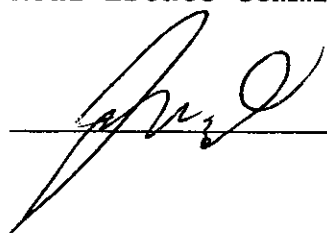
7 DATED: \_\_\_\_\_ FRANK M. BUDA, ESQ., Attorney for  
8 Respondent, Approved as to Form  
9

10 \* \* \*

11 The foregoing Stipulation and Agreement is hereby  
12 adopted as my Decision in this matter and shall become effective  
13 at 12 o'clock noon on November 7, 2005.

14 IT IS SO ORDERED 7-27, 2005.

15 JEFF DAVI  
16 Real Estate Commissioner

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1 Department of Real Estate  
2 320 W. 4<sup>th</sup> St., Room 350  
3 Los Angeles, CA 90013  
4 Telephone: (213) 576-6982

**FILED**  
OCT 17 2005  
DEPARTMENT OF REAL ESTATE  
*[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-31594 LA  
12 ) ) L-2005030623  
13 NEVADA WALKER ASSOCIATES, )  
14 INC., MIGUEL A. BARRIOS, ) STIPULATION AND AGREEMENT  
15 LASZLO VILMOS BODA, and )  
16 JULIAN SANCHEZ, )  
17 Respondents. )

16 It is hereby stipulated by and between MIGUEL A.  
17 BARRIOS (sometimes referred to herein as "Respondent") and the  
18 Complainant, acting by and through James R. Peel, Counsel for  
19 the Department of Real Estate, as follows for the purpose of  
20 settling and disposing of the Accusation filed on December 22,  
21 2004, in this matter:

22 1. All issues which were to be contested and all  
23 evidence which was to be presented by Complainant and Respondent  
24 at a formal hearing on the Accusation, which hearing was to be  
25 held in accordance with the provisions of the Administrative  
26 Procedure Act ("APA"), shall instead and in place thereof be  
27 submitted solely on the basis of the provisions of this

1 Stipulation and Agreement ("Stipulation").

2           2. Respondent has received, read and understands the  
3 Statement to Respondent, the Discovery Provisions of the APA and  
4 the Accusation filed by the Department of Real Estate in this  
5 proceeding.

6           3. On February 16, 2005, Respondent filed a Notice of  
7 Defense pursuant to Section 11506 of the Government Code for the  
8 purpose of requesting a hearing on the allegations in the  
9 Accusation. Respondent hereby freely and voluntarily withdraws  
10 said Notice of Defense. Respondent acknowledges that he  
11 understands that by withdrawing said Notice of Defense,  
12 Respondent will thereby waive his right to require the  
13 Commissioner to prove the allegations in the Accusation at a  
14 contested hearing held in accordance with the provisions of the  
15 APA and that Respondent will waive other rights afforded to him  
16 in connection with the hearing such as the right to present  
17 evidence in defense of the allegations in the Accusation and the  
18 right to cross-examine witnesses.

19           4. Respondent, pursuant to the limitations set forth  
20 below, hereby admits that the factual allegations of the  
21 Accusation are true and correct and the Real Estate Commissioner  
22 shall not be required to provide further evidence of such  
23 allegations.

24           5. It is understood by the parties that the Real  
25 Estate Commissioner may adopt the Stipulation as his Decision in  
26 this matter thereby imposing the penalty and sanctions on  
27 Respondent's real estate license and license rights as set forth



1 in the below "Order". In the event the Commissioner, in his  
2 discretion, does not adopt the Stipulation, it shall be void and  
3 of no effect, and Respondent shall retain the right to a hearing  
4 and proceeding on the Accusation under all the provisions of the  
5 APA and shall not be bound by any admission or waiver made  
6 herein.

7           6. The Order or any subsequent Order of the Real  
8 Estate Commissioner made pursuant to this Stipulation shall not  
9 constitute an estoppel, merger or bar to any further  
10 administrative or civil proceedings by the Department of Real  
11 Estate with respect to any matters which were not specifically  
12 alleged to be causes for accusation in this proceeding.

13                           DETERMINATION OF ISSUES

14           By reason of the foregoing stipulations, admissions  
15 and waivers and solely for the purpose of settlement of the  
16 pending Accusation without a hearing, it is stipulated and  
17 agreed that the following Determination of Issues shall be made:

18           The conduct, acts and/or omissions of Respondent, as  
19 set forth in the Accusation is grounds for suspension or  
20 revocation of Respondent's real estate license and license  
21 rights under the provision of Section 10177(f) of the Business  
22 and Professions Code.

23    ///

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1           3. Respondent shall not be eligible to apply for  
2 issuance of an unrestricted real estate license nor for the  
3 removal of any of the conditions, limitations or restrictions  
4 of a restricted license until two (2) years has elapsed from the  
5 effective date of issuance of this Decision.

6           4. Respondent shall submit with any application for  
7 license under an employing broker, or any application for  
8 transfer to a new employing broker, a statement signed by the  
9 prospective employing broker on a form approved by the  
10 Department of Real Estate which shall certify:

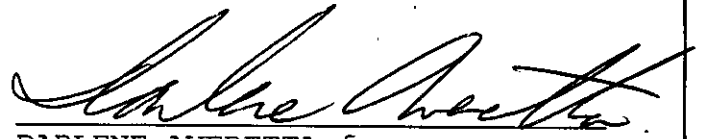
11           (a) That the employing broker has read the  
12 Accusation and the Decision of the Commissioner which granted  
13 the right to a restricted license; and

14           (b) That the employing broker will exercise close  
15 supervision over the performance by the restricted licensee  
16 relating to activities for which a real estate license is  
17 required.

18           5. Respondent shall within nine (9) months from the  
19 effective date of this Decision, present evidence satisfactory  
20 to the Real Estate Commissioner that Respondent has, since the  
21 most recent issuance of an original or renewal real estate  
22 license, taken and successfully completed, the continuing  
23 education requirements of Article 2.5 of Chapter 3 of the Real  
24 Estate Law for renewal of a real estate license. If Respondent  
25 fails to satisfy this condition, the Commissioner may order the  
26 suspension of the restricted license until the Respondent  
27 presents such evidence. The Commissioner shall afford

1 Respondent the opportunity for a hearing pursuant to the  
2 Administrative Procedure Act to present such evidence.

3  
4 DATED: July 8, 2005



5 DARLENE AVERETTA for  
6 JAMES R. PEEL, Counsel for  
7 the Complainant

8 \* \* \*

9 I have read the Stipulation and Agreement. Its terms  
10 are understood by me and are agreeable and acceptable to me. I  
11 understand that I am waiving rights given to me by the  
12 California Administrative Procedure Act (including but not  
13 limited to Sections 11506, 11508, 11509 and 11513 of the  
14 Government Code), and I willingly, intelligently and voluntarily  
15 waive those rights, including the right of requiring the  
16 Commissioner to prove the allegations in the Accusation at a  
17 hearing at which I would have the right to cross-examine  
18 witnesses against me and to present evidence in defense and  
19 mitigation of the charges.

20 Respondent can signify acceptance and approval of the  
21 terms and conditions of this Stipulation and Agreement by faxing  
22 a copy of its signature page, as actually signed by Respondent,  
23 to the Department at the following telephone/fax number:  
24 (213) 576-6917. Respondent agrees, acknowledges and understands  
25 that by electronically sending to the Department a fax copy of  
26 his actual signature as it appears on the Stipulation and

27 ///

1 Agreement, that receipt of the faxed copy by the Department  
2 shall be as binding on Respondent as if the Department had  
3 received the original signed Stipulation and Agreement.

4  
5 DATED: 7-8-05

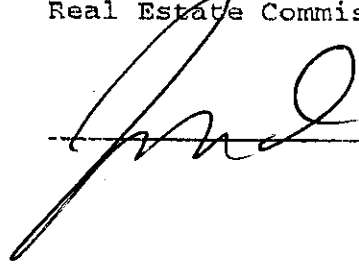
  
MIGUEL A. BARRIOS, Respondent

7 \* \* \*

8 The foregoing Stipulation and Agreement is hereby  
9 adopted as my Decision in this matter and shall become effective  
10 at 12 o'clock noon on November 7, 2005.

11 IT IS SO ORDERED 7-27, 2005.

12 JEFF DAVI  
13 Real Estate Commissioner

14  
15   
16  
17

Handwritten: *Hand Play*

1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Ste. 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 -or- (213) 576-6913 (Direct)

**FILED**  
DEC 22 2004  
DEPARTMENT OF REAL ESTATE  
*[Signature]*

8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-31594 LA  
12 NEVADA WALKER ASSOCIATES, INC., ) ACCUSATION  
13 MIGUEL A. BARRIOS, )  
14 LASZLO VILMOS BODA, and )  
15 JULIAN SANCHEZ )  
Respondents. )

16 The Complainant, Janice A. Waddell, a Deputy Real  
17 Estate Commissioner of the State of California, for cause of  
18 accusation against NEVADA WALKER ASSOCIATES, INC., MIGUEL A.  
19 BARRIOS, LASZLO VILMOS BODA, and JULIAN SANCHEZ, alleges as  
20 follows:

21 I

22 The Complainant, Janice A. Waddell, acting in her  
23 official capacity as a Deputy Real Estate Commissioner of the  
24 State of California, makes this Accusation against NEVADA WALKER  
25 ASSOCIATES, INC., MIGUEL A. BARRIOS, LASZLO VILMOS BODA, and  
26 JULIAN SANCHEZ.

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II

NEVADA WALKER ASSOCIATES, INC., MIGUEL A. BARRIOS, LASZLO VILMOS BODA, and JULIAN SANCHEZ (hereinafter referred to as "respondent" or "respondents") are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code").

III

At all times herein mentioned, respondent NEVADA WALKER ASSOCIATES, INC., was licensed by the Department of Real Estate of the State of California as a corporate real estate broker, and respondents MIGUEL A. BARRIOS, LASZLO VILMOS BODA, and JULIAN SANCHEZ were licensed as real estate salespersons.

IV

At all times herein mentioned, respondent NEVADA WALKER ASSOCIATES, INC., on behalf of others in expectation of compensation, engaged in the business, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California within the meaning of Sections 10131(a) and (d) of the Code.

V

During the three year period preceding the filing of this Accusation, in connection with respondent's activities as a real estate broker, as described above, respondent NEVADA WALKER ASSOCIATES, INC., acted in violation of the Real Estate Law, the Code and California Code of Regulations (hereinafter Regulations), Title 10, Chapter 6, by employing Jorge Mercado, while an unlicensed person, to solicit buyers, obtain listings,

1 negotiate the purchase of real property, solicit borrowers, quote  
2 interest rates and terms for loans and paid him compensation for  
3 his illegal activities as alleged in Paragraphs VII, VIII and IX,  
4 below. Respondent attempted to coverup the illegal activity by  
5 having licensed real estate agents sign as Respondent's  
6 representative on important transaction documents such as listing  
7 agreements, purchase contracts, transfer disclosure statements  
8 and loan applications.

9 VI

10 During the three year period preceding the filing of  
11 this Accusation, respondent NEVADA WALKER ASSOCIATES, INC.,  
12 violated Regulation 2831 by failing to maintain a record of  
13 earnest money deposits received and not deposited into a real  
14 estate broker trust account.

15 VII

16 During the three year period preceding the filing of  
17 this Accusation, respondent MIGUEL A. BARRIOS signed transaction  
18 documents as the real estate agent when he was not the agent in  
19 numerous transactions including transactions involving buyers  
20 David and Roberta Alvarez, sellers David and Marina Flores,  
21 buyers Abel and Adriana Garcia, buyer Ignacio Ramos Rea, buyer  
22 Alfonso Pedroza, and buyers Lianwen Gao and Ying Li.

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1 VIII

2 During the three year period preceding the filing of  
3 this Accusation, respondent LASZLO VILMOS BODA signed transaction  
4 documents as the real estate agent when he was not the agent in  
5 numerous transactions including transactions involving Joe and  
6 Nancy Velez in the sale of one home and the purchase of a new  
7 home.

8 IX

9 During the three year period preceding the filing of  
10 this Accusation, respondent JULIAN SANCHEZ signed transaction  
11 documents as the real estate agent when he was not the agent in  
12 numerous transactions including transactions involving buyers  
13 Jose and Margarita Lopez and buyer Guadalupe I. Nevarez.

14 X

15 The conduct of respondent NEVADA WALKER ASSOCIATES,  
16 INC., as alleged above, was in violation of Section 10137 of the  
17 Code and Regulation 2831 and subjects its real estate license to  
18 suspension or revocation under Sections 10177(d) and 10177(j) of  
19 the Code.

20 XI

21 The conduct of respondents MIGUEL A. BARRIOS, LASZLO  
22 VILMOS BODA, and JULIAN SANCHEZ, as alleged above, subjects their  
23 real estate license to suspension or revocation under Sections  
24 10177(f) and (j) of the Code.

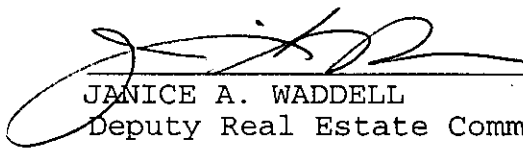
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1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all licenses and license rights of respondents  
5 NEVADA WALKER ASSOCIATES, INC., MIGUEL A. BARRIOS, LASZLO VILMOS  
6 BODA, and JULIAN SANCHEZ under the Real Estate Law (Part 1 of  
7 Division 4 of the Business and Professions Code) and for such  
8 other and further relief as may be proper under other applicable  
9 provisions of law.

10 Dated at Los Angeles, California,  
11 this 7 day of November, 2004.

12  
13  
14   
15 JANICE A. WADDELL  
16 Deputy Real Estate Commissioner  
17  
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23 cc: Nevada Walker Associates, Inc.  
24 Miguel A. Barrios  
25 Laszlo Vilmos Boda  
26 Julian Sanchez  
27 Janice A. Waddell  
Sacto.  
LM