

1 Department of Real Estate
320 West 4th Street, Ste. 350
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982

FILED

FEB 27 2010

DEPARTMENT OF REAL ESTATE

By H. Contreras

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

10 TO:

11 WILLIAM ANDREW BOHUSLAVIZKI,
and/or any other names or
12 fictitious names used by
13 WILLIAM ANDREW BOHUSLAVIZKI.

No. H-36489 LA

ORDER TO DESIST

AND REFRAIN

14
15 The Real Estate Commissioner of the State of California
16 (Commissioner) has caused an investigation to be conducted of
17 your activities, as described herein, and based upon the findings
18 of that investigation, is of the opinion that you, WILLIAM ANDREW
19 BOHUSLAVIZKI, have violated Section 10130 of the California
20 Business and Professions Code (Code).

21 1.

22 On August 4, 1993, you, WILLIAM ANDREW BOHUSLAVIZKI,
23 were originally licensed as a real estate salesperson. Your real
24 estate salesperson license expired on December 9, 2006. You
25 have not been lawfully employed by any broker as a real estate
26 salesperson since December 9, 2006.
27

1 2.

2 On or about February 16, 2007, you, WILLIAM ANDREW
3 BOHUSLAVIZKI, signed a Residential Purchase Agreement and Joint
4 Escrow Instructions for real property located at 21 Via
5 Santander, San Clemente, CA, 92673. The Purchase Agreement named
6 you as the broker/associate licensee. As part of this
7 transaction, you also requested cashier's checks to your name
8 from the potential real estate purchasers for \$75,000 and
9 \$55,000. The purchasers issued these checks on February 16, 2007
10 and February 26, 2007, respectively.

11 3.

12 On or about February 22, 2007, you, WILLIAM ANDREW
13 BOHUSLAVIZKI, signed a Residential Purchase Agreement and Joint
14 Escrow Instructions for real property located at 5 Trumpet Vine,
15 Mission Viejo, CA, 92624. The Purchase Agreement named you as
16 the broker/associate licensee.

17 4.

18 Your acts, as described in Paragraphs 2 and 3 above,
19 violated Code Section 10130, within the meaning of Code Section
20 10131(a) by selling or offering to sell, buying or offering to
21 buy, soliciting or obtaining listings of, or negotiating the
22 purchase sale or exchange of real property or a business
23 opportunity, when you were not licensed as a real estate broker
24 or as a real estate salesperson working on behalf of a real
25 estate broker.

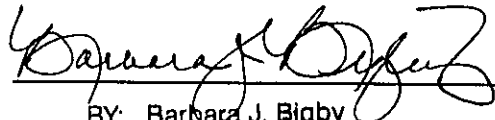
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1 NOW, THEREFORE, YOU, WILLIAM ANDREW BOHUSLAVIZKI, ARE
2 ORDERED TO DESIST AND REFRAIN from performing any and all acts
3 requiring a real estate broker license in the State of
4 California, (individually and under any fictitious business name)
5 until you obtain the required license from the Department.

6 DATED: 2/11/10

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8 JEFF DAVI
Real Estate Commissioner

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10 
11 BY: Barbara J. Bigby
12 Chief Deputy Commissioner

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24
25 cc: William Andrew Bohuslavizki
26 418 Camino Flora Vista
27 San Clemente, CA 92673