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FILED

OCT 27 2016

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	Cal BRE No. H-39946 LA
)	
WESTAR LOAN SERVICING, INC. ,)	
)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On August 21, 2015, an Accusation was filed in this matter against Respondent WESTAR LOAN SERVICING, INC.

On August 19, 2016, Respondent petitioned the Commissioner to voluntarily surrender its real estate license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent WESTAR LOAN SERVICING, INC.'s petition for voluntary surrender of its real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated August 19, 2016, (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below listed address so that they reach the Bureau on or before the effective date of this Order:

BUREAU OF REAL ESTATE
Attn: Licensing Flag Section
1651 Exposition Boulevard, P.O. Box 137013
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on NOV 17 2016.

DATED: 10/24/2016.

WAYNE S. BELL
REAL ESTATE COMMISSIONER

A handwritten signature in black ink, appearing to read 'Wayne S. Bell', is written over a horizontal line. The signature is stylized and cursive.

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EXHIBIT A

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

Case No. H-39946 LA

WESTAR LOAN SERVICING,
INC.,

Respondent.

SURRENDER DECLARATION

My name is Charles Hasbun, and I am currently an officer of WESTAR LOAN SERVICING INC., which is licensed as a real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of WESTAR LOAN SERVICING, INC.

I am unrepresented in this matter. WESTAR LOAN SERVICING, INC. is represented by Mary Work, Esq.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code) WESTAR

1 LOAN SERVICING, INC. wishes to voluntarily surrender its real estate license issued by the
2 Bureau of Real Estate ("Bureau"), pursuant to Business and Professions Code Section 10100.2.

3 I understand that WESTAR LOAN SERVICING, INC., by so voluntarily
4 surrendering its license, can only have it reinstated in accordance with the provisions of Section
5 11522 of the Government Code. I also understand that by so voluntarily surrendering its license,
6 WESTAR LOAN SERVICING, INC. agrees to the following:

7
8 The filing of this Declaration shall be deemed as its petition for voluntary
9 surrender. It shall also be deemed to be an understanding and agreement by WESTAR LOAN
10 SERVICING, INC. that it waives all rights it has to require the Commissioner to prove the
11 allegations contained in the Accusation filed in this matter at a hearing held in accordance with
12 the provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.),
13 and that it also waives other rights afforded to it in connection with the hearing such as the right
14 to discovery, the right to present evidence in defense of the allegations in the Accusation and the
15 right to cross-examine witnesses. I further agree on behalf of WESTAR LOAN SERVICING,
16 INC. that upon acceptance by the Commissioner, as evidenced by an appropriate order, all
17 affidavits and all relevant evidence obtained by the Bureau in this matter prior to the
18 Commissioner's acceptance, and all allegations contained in the Accusation filed in the Bureau
19 Case No. H-39946 LA, may be considered by the Bureau to be true and correct for the purpose of
20 deciding whether or not to grant reinstatement of WESTAR LOAN SERVICING, INC.'s license
21 pursuant to Government Code Section 11522.
22
23

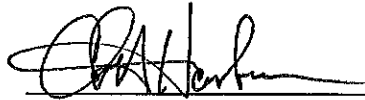
24 A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If and
25 when a petition application is made for reinstatement of a surrendered license, the Real Estate
26 Commissioner will consider as one of the criteria of rehabilitation, whether or not restitution has
27

1 been made to any person who has suffered monetary losses through "substantially related" acts or
2 omissions of Respondent(s), whether or not such persons are named in the Accusation filed in
3 this case.

4 I declare under penalty of perjury under the laws of the State of California that the
5 above is true and correct and that I am acting freely and voluntarily on behalf of WESTAR
6 LOAN SERVICING, INC. to surrender its license and all license rights attached thereto.
7

8
9 DATE:

Aug. 19, 2016



WESTAR LOAN SERVICING, INC.

By: Charles Hasbun