

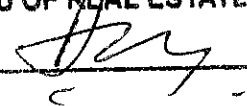
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BUREAU OF REAL ESTATE

By



BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of )

SANDRA K. RAUSCH, individually and as former )  
designated officer of Amerimax Realty Financial, )

Respondent. )

NO. H-39969 LA

2015100111

ORDER MODIFYING DISCIPLINARY ACTION  
PURSUANT TO JUDGMENT ON WRIT OF MANDATE AND REMAND

On or about March 16, 2016, A Decision was rendered revoking all licenses and licensing rights of Respondent SANDRA K. RAUSCH (hereinafter referred to as "Respondent"). Said Decision became effective on April 12, 2016.

In connection with the rendering of said Decision, on June 2, 2016, Respondent petitioned the Superior Court of the State of California for the County of Los Angeles, in Case No. BS162638, for a Writ of Administrative Mandamus to compel the Real Estate Commissioner to vacate and set aside his Decision. On April 4, 2016, a Tentative Decision on Petition for Writ of Mandate was issued by the Honorable James C. Chalfant. This Tentative Decision stated that

1 “A Writ shall issue to the Bureau to set aside Rausch’s license revocation and impose a lesser  
2 penalty”

3 NOW, THEREFORE, IT IS ORDERED that a restricted real estate broker license  
4 shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code  
5 if Respondent makes application therefor and pays to the Bureau of Real Estate the appropriate  
6 fee for the restricted license within 90 days from the effective date of this Order. The restricted  
7 license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the  
8 Business and Professions Code and to the following limitations, conditions and restrictions  
9 imposed under authority of Section 10156.6 of that Code:

10 1. The restricted license issued to Respondent may be suspended prior to  
11 hearing by Order of the Real Estate Commissioner in the event of Respondent’s conviction or  
12 plea of nolo contendere to a crime which is substantially related to Respondent’s fitness or  
13 capacity as a real estate licensee.

14 2. The restricted license issued to Respondent may be suspended prior to  
15 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner  
16 that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands  
17 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted  
18 license.

19 3. Respondent shall not be eligible to apply for the issuance of an unrestricted  
20 real estate license nor for the removal of any of the conditions, limitations or restrictions of a  
21 restricted license until three (3) years have elapsed from the effective date of this Order.

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

3 5. Respondent shall within six (6) months from the effective date of the  
4 Decision herein, take and pass the Professional Responsibility Examination administered by the  
5 Bureau including the payment of the appropriate examination fee. If Respondent fails to satisfy  
6 this condition, the Commissioner may order suspension of Respondent license until Respondent  
7 passes the examination.

8 This Order shall be effective immediately.

9 Dated: 5/3/2017

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14 Wayne S. Bell  
15 Real Estate Commissioner  
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