

FILED

SEP 19 2017

BUREAU OF REAL ESTATE

By *At Slone*

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-40343 LA
	)	
LUZ YOLANDA GREENEMEIER,	)	OAH No. 2017020866
	)	
Respondent.	)	
	)	

STIPULATION AND AGREEMENT AND DECISION AFTER REJECTION

It is hereby stipulated by and between Respondent LUZ YOLANDA GREENEMEIER ("Respondent"), individually, represented by Christopher Gonzales, and the Complainant, acting by and through Steve Chu, Counsel for the Bureau of Real Estate ("Bureau"), as follows for the purpose of settling and disposing of the Accusation filed on August 11, 2016, in this matter:

1. On April 27, 2017, a formal hearing was held on the Accusation in accordance with the provisions of the Administrative Procedure Act ("APA") before Administrative Law Judge Glynda Gomez ("ALJ Gomez") where, after evidence and testimony were received, the record was closed and the matter was submitted for decision.
2. On June 6, 2017, ALJ Gomez issued a Proposed Decision.
3. On July 6, 2017, the Commissioner rejected the Proposed Decision.
4. The parties wish to settle this matter without further proceedings.

5. Respondent, pursuant to the limitations set forth below, hereby admits that the factual allegations in the Accusation filed in this proceeding are true and correct and the Commissioner shall not be required to provide further evidence to prove such allegations.

6. It is understood by the parties that the Commissioner may adopt the Stipulation and Agreement and Decision After Rejection (“Stipulation and Agreement”) as his decision in this matter thereby imposing the penalty and sanctions on Respondent’s real estate license and license rights as set forth in the below Order. In the event the Commissioner, in his discretion, does not adopt the Stipulation and Agreement, the Stipulation and Agreement shall be void and of no effect. If that occurs, the Commissioner will proceed pursuant to Section 11517(c)(2)(E) of the California Government Code.

7. The Order or any subsequent Order of the Commissioner made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any further administrative or civil proceedings by the Bureau with respect to any matters which were not specifically alleged to be causes for the Accusation in this proceeding as admitted or withdrawn.

DETERMINATION OF ISSUES

By reason of the foregoing stipulations, admissions, and waivers, and solely for the purpose of settlement of the pending Accusation without further proceedings, it is stipulated and agreed that the following Determination of Issues shall be made:

The conduct, acts, or omissions of Respondent LUZ YOLANDA GREENEMEIER, as described in the Accusation, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent LUZ YOLANDA GREENEMEIER under California Business and Professions Code (“Code”) Sections 490, 10177(a), and 10177(b).

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GREENEMEIER under the Real Estate Law are revoked; provided, however, a restricted real estate designated officer license and restricted mortgage loan originator license endorsement shall be issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes application therefor and pays to the Bureau the appropriate fee for the restricted licenses within ninety (90) days from the effective date of this Decision. The restricted licenses issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to the following limitations, conditions, and restrictions imposed under Section 10156.6 of the Code:

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1 condition, Respondent's real estate license shall automatically be suspended until Respondent
2 presents evidence satisfactory to the Commissioner of having taken and successfully completed
3 the continuing education requirements. Proof of completion of the continuing education
4 courses must be delivered to the Bureau of Real Estate, Flag Section at P.O. Box 137013,
5 Sacramento, CA 95813-7013.

6 5. Respondent shall notify the Commissioner in writing within 72 hours of
7 any arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate,
8 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the
9 date of Respondent's arrest, the crime for which Respondent was arrested and the name and
10 address of the arresting law enforcement agency. Respondent's failure to timely file written
11 notice shall constitute an independent violation of the terms of the restricted license and shall
12 be grounds for the suspension or revocation of that license.

13 6. All licenses and licensing rights of Respondent are indefinitely
14 suspended unless or until Respondent pays the sum of \$1,369.92 for the Commissioner's
15 reasonable cost of the investigation and enforcement which led to this disciplinary action. Said
16 payment shall be in the form of a cashier's check made payable to the Bureau of Real Estate.
17 The investigative and enforcement costs must be delivered to the Bureau of Real Estate,
18 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of
19 this Decision and Order.

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21 DATED: 8-21-2017

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23 _____
24 Steve Chu, Counsel
25 Bureau of Real Estate
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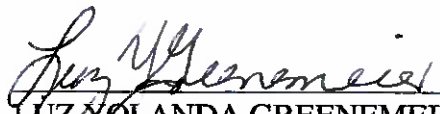
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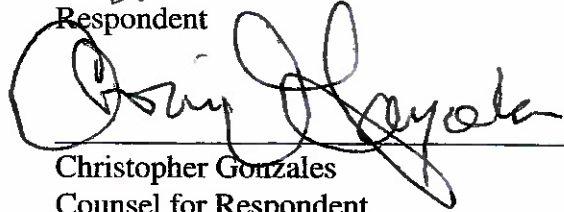
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2 I have read the Stipulation and Agreement. I understand that I am waiving rights
3 given to me by the California Administrative Procedure Act, (including but not limited to
4 Sections 11521 and 11523 of the Government Code), and I willingly, intelligently, and
5 voluntarily waive those rights, including the right to seek reconsideration and the right to seek
6 judicial review of the Commissioner's Decision and Order by way of a writ of mandate. I can
7 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement
8 by mailing the original signed Stipulation and Agreement to: Steve Chu, Bureau of Real Estate,
9 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105.

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11 DATED: 8/16/2017


LUZ YOLANDA GREENEMEIER
Respondent

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14 DATED: 8/16/2017


Christopher Gonzales
Counsel for Respondent
Approved as to Form

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18 The foregoing Stipulation and Agreement is hereby adopted by me as my
19 Decision in this matter as to Respondent LUZ YOLANDA GREENEMEIER, and shall become
20 effective at 12 o'clock noon on OCT - 3 2017

21 IT IS SO ORDERED 9/8/17

22 WAYNE S. BELL
23 REAL ESTATE COMMISSIONER

24 
25 By: DANIEL J. SANDRI
26 Chief Deputy Commissioner
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