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BUREAU OF REAL ESTATE

By CD Deloio

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) CalBRE No. H-40790 LA  
LEE HUMPHREY DURST, )  
Respondent(s). )

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 November 2, 2017, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) Respondent LEE HUMPHREY DURST's (hereinafter "Respondent") express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license and/or license rights on grounds of Respondent's law license suspension by the State Bar Court of California that is substantially related to the qualifications, functions or duties of real estate licensee.

Pursuant to Government Code Section 11521, the Bureau of Real Estate (hereinafter "Bureau") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Bureau's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On August 31, 2017 Lupe Felix made the Accusation in her official capacity as a Supervising Special Investigator of the Bureau. The Accusation, Statement to Respondent, and

Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Bureau on September 14, 2017.

On November 2, 2017, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

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 (herein "the Code") as a real estate broker. The license expires September 15, 2018.

3.

To date, the Bureau has incurred costs totaling \$690.50.

4.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on September 14, 2017, which is incorporated herein as part of this Decision.

#### DETERMINATION OF ISSUES

1.

The suspension of Respondent's law license by the State Bar of California, as alleged in the Accusation, constitute cause for the suspension or revocation of the real estate broker license and license rights of Respondent.

2.

Cause for disciplinary action against Respondent exists pursuant to Section 10177(f) of the Code.

3.

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

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ORDER

All licenses and licensing rights of Respondent LEE HUMPHREY DURST 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 on 12/6/17.

DATED: 11/13/17.

WAYNE S. BELL  
REAL ESTATE COMMISSIONER

By:   
DANIEL J. SANDRI  
Chief Deputy Commissioner

1 Bureau of Real Estate  
2 320 West Fourth St, Ste 350  
3 Los Angeles, CA, 90013

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BUREAU OF REAL ESTATE

By R. POSAK

8 BEFORE THE BUREAU OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) CalBRE NO. *H-40790 LA*  
12 )  
13 LEE HUMPHREY DURST, ) DEFAULT ORDER  
14 ) Respondent. )

15 Respondent LEE HUMPHREY DURST, having failed to file a Notice of  
16 Defense within the time required by Section 11506 of the Government Code, is now in  
17 default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED *October 31, 2017*

19 WAYNE S. BELL  
20 REAL ESTATE COMMISSIONER

21  
22 By: *Dolores Ramos*  
23 DOLORES RAMOS  
24 Regional Manager  
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