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**FILED**

APR 02 2018  
BUREAU OF REAL ESTATE  
By 

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8  
9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

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13 In the Matter of the Application of ) NO. H-40985 LA  
14 VISHAL ROY, )  
15 Respondent. ) STATEMENT OF ISSUES  
16 \_\_\_\_\_ )

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18 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
19 of California, for Statement of Issues against VISHAL ROY ("Respondent"), is informed and  
20 alleges in her official capacity as follows:

21 1.

22 On or about July 10, 2017, Respondent made application to the Bureau of Real  
23 Estate of the State of California for a real estate salesperson license.

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VISHAL ROY Statement of Issues

2.

On or about November 11, 2016, in Case No. 2016-0334-AD, the California Secretary of State denied Respondent's application for appointment as a notary public and imposed a \$1,500 civil penalty on Respondent. As stated more fully in the Decision filed on October 18, 2016, the California Secretary of State found that Respondent had willfully violated Government Code section 8214.1(d) while previously appointed as a notary public from February 11, 2012 to February 10, 2016.

3.

The allegations set forth in Paragraph 2 above constitute cause under Code section 10177(f) for the denial of a license to Respondent.

4.

These proceedings are brought under the provisions of section 10100, Division 4 of the Business and Professions Code and sections 11500 through 11528 of the Government Code.

WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent, VISHAL ROY, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California this 27<sup>th</sup> day of March, 2018

  
Maria Suarez

Supervising Special Investigator

cc: VISHAL ROY  
Maria Suarez  
Sacto.

VISHAL ROY Statement of Issues