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1 Department of Real Estate
320 West Fourth Street, #350
2 Los Angeles, California 90013

NOV 30 2011

3 (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: *James A. Demus*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	NO. H-36987 LA
ARMANDO SANDOVAL,	L-2011040141
Respondent.	<u>STIPULATION AND AGREEMENT</u>

It is hereby stipulated by and between ARMANDO SANDOVAL (hereinafter "Respondent") and Respondent's attorney, Frank M. Buda and the Complainant, acting by and through James A. Demus, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on December 21, 2010 in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement.

1 2. Respondent has received, read and understands the
2 Statement to Respondent, the Discovery Provisions of the APA and
3 the Accusation filed by the Department of Real Estate in this
4 proceeding.

5 3. Respondent, pursuant to the limitations set forth
6 below, hereby admits that the factual allegations of the
7 Accusation filed in this proceeding are true and correct and the
8 Real Estate Commissioner shall not be required to provide
9 further evidence of such allegations.

10 4. It is understood by the parties that the Real
11 Estate Commissioner may adopt the Stipulation and Agreement as
12 her Decision in this matter, thereby imposing the penalty and
13 sanctions on Respondent's real estate license and license rights
14 as set forth in the below "Order". In the event that the
15 Commissioner in her discretion does not adopt the Stipulation
16 and Agreement, it shall be void and of no effect, and Respondent
17 shall retain the right to a hearing and proceeding on the
18 Accusation under all the provisions of the APA and shall not be
19 bound by any admission or waiver made herein.

20 5. The Order or any subsequent Order of the Real
21 Estate Commissioner made pursuant to this Stipulation and
22 Agreement shall not constitute an estoppel, merger or bar to any
23 further administrative or civil proceedings by the Department of
24 Real Estate with respect to any matters which were not
25 specifically alleged to be causes for accusation in this
26 proceeding.

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1 witnesses against me and to present evidence in defense and
2 mitigation of the charges.

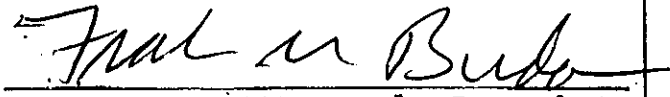
3 Respondent can signify acceptance and approval of the
4 terms and conditions of this Stipulation and Agreement by faxing
5 a copy of the signature page, as actually signed by Respondent,
6 to the Department at fax number (213) 576-6917. Respondent
7 agrees, acknowledges and understands that by electronically
8 sending to the Department a fax copy of his actual signature as
9 it appears on the Stipulation and Agreement, that receipt of the
10 faxed copy by the Department shall be as binding on Respondent
11 as if the Department had received the original signed
12 Stipulation and Agreement.

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14 DATED: 11-2-2011


ARMANDO SANDOVAL, Respondent

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17 I have read the Stipulation and Agreement as to form
18 and content and have advised my client accordingly.

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20 DATED: 11-2-2011


FRANK M. BUDA, Attorney for Respondent

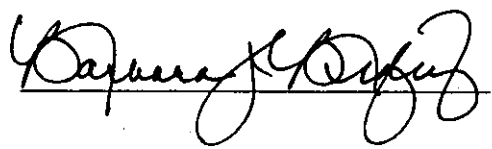
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become effective
at 12 o'clock noon on DEC 19 2011.

IT IS SO ORDERED 11-17-11.

BARBARA J. BIGBY
Acting Real Estate Commissioner



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DEC 21 2010

JAMES DEMUS, Counsel (SBN 225005)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6910

DEPARTMENT OF REAL ESTATE
BY: James B. Demus

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-36987-LA
ARMANDO SANDOVAL,)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against ARMANDO SANDOVAL, a.k.a. Armando Sandoval Padilla and Armando S. Padilla, ("Respondent") alleges as follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

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 ("Code"), as a real estate salesperson.

1 3.

2 On or about June 22, 2009, in the Superior Court of
3 California, County of Los Angeles, in case no. 8CW00321,
4 Respondent was convicted of violating California Penal Code
5 Section 166(a)(4) (willfully disobeying a court order), a
6 misdemeanor. Said crime bears a substantial relationship under
7 Section 2910, Title 10, Chapter 6, California Code of
8 Regulations to the qualifications, functions or duties of a real
9 estate licensee.

10 4.

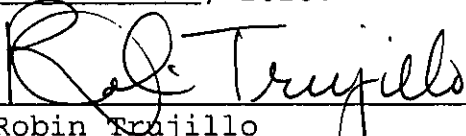
11 The crime of which Respondent was convicted, as
12 described in Paragraph 3 above, constitutes cause under Sections
13 490 and 10177(b) of the Code for the suspension or revocation of
14 the license and license rights of Respondent under the Real
15 Estate Law.

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, ARMANDO SANDOVAL, under the Real Estate Law (Part 1
6 of Division 4 of the Business and Professions Code) and for such
7 other and further relief as may be proper under other applicable
8 provisions of law.

9 Dated at Los Angeles, California

10 this 30 day of September, 2010.

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12 _____
13 Robin Trujillo
14 Deputy Real Estate Commissioner
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25 cc: ARMANDO SANDOVAL
26 San Fernando Realty Inc
27 Robin Trujillo
Sacto.