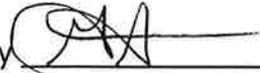


FILED

November 15, 2012

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0791

DEPARTMENT OF REAL ESTATE

By  _____

8 STATE OF CALIFORNIA
9 DEPARTMENT OF REAL ESTATE

10 * * *

11 To:)	
)	NO. H-5913 SAC
12 JOHN WESLEY VILLINES, JV SHORT SALE,)	
13 ADRIENNE YERZY, CHRIS YERZY,)	ORDER TO DESIST AND
14 ALYSSA OLSZEWSKI, RICHARD BIRLEW,)	REFRAIN
15 ZECH KENNAN, AMANDA KEENAN, and)	(B&P Code Section 10086)
KEILAH VILLINES,)	
)	

16 The Commissioner (Commissioner) of the California Department of Real Estate
17 (Department) caused an investigation to be made of the activities of JOHN WESLEY
18 VILLINES, JV SHORT SALE, an entity of unknown form, and/or JOHN WESLEY VILLINES
19 doing business under the fictitious name of JV SHORT SALE, ADRIENNE YERZY, CHRIS
20 YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA
21 KEENAN, and KEILAH VILLINES. Based on that investigation, the Commissioner has
22 determined that JOHN WESLEY VILLINES, JV SHORT SALE, ADRIENNE YERZY, CHRIS
23 YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA
24 KEENAN, and KEILAH VILLINES have engaged in, are engaging in, or are attempting to
25 engage in, acts or practices requiring a real estate broker license in violation of Section 10130 of
26 the California Business and Professions Code (hereinafter "the Code"), including engaging in
27 the business of, acting in the capacity of, advertising, or assuming to act as, a real estate broker

1 under Sections 10131(a) and 10131(d) of the Code, during a period of time when JOHN
2 WESLEY VILLINES, JV SHORT SALE, ADRIENNE YERZY, CHRIS YERZY, ALYSSA
3 OLSZEWSKI, RICHARD BIRLEW, ZECH KENNAN, AMANDA KEENAN, and KEILAH
4 VILLINES were not licensed by the Department in any capacity in violation of Sections 10130
5 and 10139 of the Code.

6 DESIST AND REFRAIN ORDER

7 6.. Based on the FINDINGS OF FACT and CONCLUSIONS OF LAW
8 stated herein, it is hereby ordered that JOHN WESLEY VILLINES, JV SHORT SALE,
9 ADRIENNE YERZY, CHRIS YERZY, ALYSSA OLSZEWSKI, RICHARD BIRLEW, ZECH
10 KENNAN, AMANDA KEENAN, and KEILAH VILLINES, doing business under your own
11 name, or any other names, ARE HEREBY ORDERED to immediately desist and refrain from
12 performing acts within the State of California for which a real estate broker license is required
13 until you are properly licensed. In particular, you are ORDERED TO DESIST AND REFRAIN
14 from:

15 1.) On behalf of others, for or in expectation of compensation, soliciting or
16 negotiating with borrowers and lenders to perform services in connection with loans secured by
17 real property, unless and until you obtain a real estate broker license issued by the Department;

18 2.) On behalf of others, for or in expectation of compensation, selling or
19 offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of,
20 soliciting or obtaining listings of, or negotiating the purchase, sale or exchange of real property
21 or a business opportunity

22 DATED: 11/9/2012

23
24 Real Estate Commissioner

25 
26 _____
27 By WAYNE S. BELL
Chief Counsel

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-NOTICE-

Business and Professions Code Section 10139 provides that, "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000). . . ."

cc:	JOHN WESLEY VILLINES 726 – 14th Street Modesto, CA 95354	AMANDA KEENAN 726 – 14th Street Modesto, CA 95354
	JV SHORT SALE 726 – 14th Street Modesto, CA 95354	KEILAH VILLINES 726 – 14th Street Modesto, CA 95354
	ADRIENNE YERZY 726 – 14th Street Modesto, CA 95354	
	CHRIS YERZY 726 – 14th Street Modesto, CA 95354	
	ALYSSA OLSZEWSKI 726 – 14th Street Modesto, CA 95354	
	RICHARD BIRLEW 726 – 14th Street Modesto, CA 95354	
	ZECH KENNAN 726 – 14th Street Modesto, CA 95354	