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**FILED**

**MAY 16 2018**

**BUREAU OF REAL ESTATE**

By S. Black

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

ABRAHAM VALENTINO,

No. H-11482 SF

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE

On June 24, 2013, a Decision was rendered in Case No. H-11482 SF revoking the real estate salesperson license of Respondent effective July 16, 2013.

On March 1, 2017, Respondent petitioned for reinstatement of said real estate salesperson license, and the Attorney General of the State of California has been given notice of the filing of said petition.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and integrity than an applicant for first time licensure. The proof must be sufficient to overcome the prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

I have considered the petition of Respondent and the evidence submitted in support thereof.

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1 The Bureau has developed criteria in Section 2911 of Title 10, California Code of  
2 Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for  
3 reinstatement of a license. Among the criteria relevant in this proceeding are:

4 Regulation 2911(j) Discharge of, or bona fide efforts toward discharging,  
5 adjudicated debts or monetary obligations to others.

6 Petition failed to disclose two civil court judgments, \$189,062.72 in favor to  
7 American Express and \$151,195.65 in favor of Assest Acceptance, LLC. Respondent has also  
8 failed to make any efforts to repaying these debts.

9 Respondent has failed to demonstrate to my satisfaction that Respondent has  
10 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate  
11 salesperson license at this time.

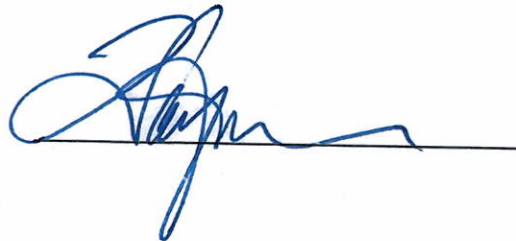
12 Given the violations found and the fact that Respondent has not established that  
13 Respondent has satisfied Regulations 2911(j), I am not satisfied that Respondent is sufficiently  
14 rehabilitated to receive a real estate salesperson license.

15 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
16 reinstatement of Respondent's real estate salesperson license is denied.

17 This Order shall become effective at 12 o'clock noon on JUN 06 2018

18 IT IS SO ORDERED 5/15/2018

19 WAYNE S. BELL  
20 REAL ESTATE COMMISSIONER

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