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BUREAU OF REAL ESTATE

By B. Nicholas

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BEFORE THE
BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of
MINERVA SANCHEZ,
Respondent.

NO. H-11838 SF

ORDER ACCEPTING VOLUNTARY SURRENDER

On April 15, 2015, an Accusation was filed in this matter against Respondent
MINERVA SANCHEZ.

By Declaration signed October 8, 2015, Respondent MINERVA SANCHEZ
petitioned the Real Estate Commissioner to voluntarily surrender her real estate license(s)
pursuant to Section 10100.2 of the Business and Professions Code.

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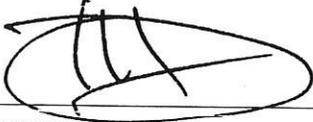
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IT IS HEREBY ORDERED that the petition of Respondent MINERVA SANCHEZ for the voluntary surrender of her real estate license(s) is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in the Declaration of Respondent MINERVA SANCHEZ dated October 8, 2015 (attached hereto as Exhibit "A").

This Order shall become effective at 12 o'clock noon on DEC 24 2015, 2015.

DATED: DECEMBER 1, 2015

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

MINERVA SANCHEZ,

Respondent.

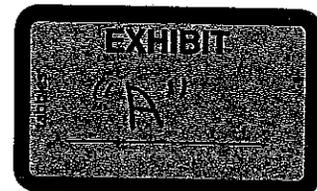
No. H-11838 SF

DECLARATION

My name is MINERVA SANCHEZ, and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license(s) issued by the Bureau of Real Estate (Bureau), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license(s), I may be re-licensed as a broker or as a salesperson only by petitioning for reinstatement pursuant to Section



1 11522 of the Government Code. I also understand that by so voluntarily surrendering my
2 license(s), I agree to the following:

3 1. The filing of this Declaration shall be deemed as my petition for voluntary
4 surrender.

5 2. It shall also be deemed to be an understanding and agreement by me that I
6 waive all rights I have to require the Commissioner to prove the allegations contained in the
7 Accusation filed in this matter at a hearing held in accordance with the provisions of the
8 Administrative Procedure Act, and that I also waive other rights afforded to me in connection
9 with the hearing such as the right to discovery, the right to present evidence in defense of the
10 allegations in the Accusation and the right to cross-examine witnesses.

11 3. I further agree that upon acceptance by the Commissioner, as evidenced by
12 an appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this matter
13 prior to the Commissioner's acceptance may be considered by the Bureau to be true and correct
14 for the purpose of deciding whether to grant re-licensure or reinstatement pursuant to
15 Government Code Section 11522.

16 4. I freely and voluntarily surrender all my licenses and license rights under
17 the Real Estate Law.

18 I declare under penalty of perjury under the laws of the State of California that the
19 above is true and correct and that this declaration was executed 10/08/2015, at

20
21 Dublin
city _____, California.

22
23
24 
MINERVA SANCHEZ
25 Respondent
26
27

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APR 15 2015

1 RICHARD K. UNO, Counsel III (SBN 98275)
2 Bureau of Real Estate
3 P. O. Box 137007
4 Sacramento, CA 95813-7007

BUREAU OF REAL ESTATE

By S. Black

5 Telephone: (916) 263-8670
6 (916) 263-8679 (Direct)
7 (916) 263-3767 (Fax)

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 MINERVA SANCHEZ,)
13 Respondent.)

No. H-11838 SF

ACCUSATION

14 The Complainant, ROBIN S. TANNER, a Deputy Real Estate Commissioner of
15 the State of California, for cause of Accusation against MINERVA SANCHEZ, (Respondent), is
16 informed and alleges as follows:

17 1

18 Complainant makes this Accusation against Respondent in her official capacity.

19 2

20 At all times herein mentioned, Respondent was and is presently licensed and/or
21 has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and
22 Professions Code (Code) by the Bureau of Real Estate (Bureau) as a real estate salesperson.

23 3

24 On or about February 17, 2015, in the United States District Court, Eastern
25 District of California, Case No. 1:13 CR 00438-001, Respondent was convicted of violating 18
26 USC 1349 (conspiracy to commit bank fraud), a felony and a crime which bears a substantial
27 relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications,

1 functions, or duties of a real estate licensee.

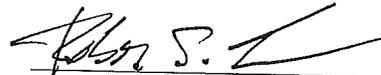
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3 The facts alleged in Paragraph 3, above constitute cause under Section 10177(b)
4 (further grounds for disciplinary action- conviction of crime) and Section 490 (conviction
5 substantially related crime) of the Code for suspension or revocation of Respondent's license
6 under the Real Estate Law.

7 5

8 Section 10106 of the Code provides, in pertinent part, that in any order issued
9 in resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the
10 administrative law judge to direct a licensee found to have committed a violation of this part to
11 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

12
13 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
14 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
15 action against all licenses and license rights of Respondent under the Code, for the reasonable
16 costs of investigation and prosecution of this case, including agency attorney's fees and for such
17 other and further relief as may be proper under provisions of law.

18
19 

20 ROBIN S. TANNER
21 Deputy Real Estate Commissioner

22 Dated at Oakland, California

23 this 27th day of March, 2015.

FILED

APR 15 2015

1 Bureau of Real Estate
2 P. O. Box 137007
3 Sacramento, CA 95813-7007
4 Telephone: (916) 263-8670

BUREAU OF REAL ESTATE
By S. Black

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 MINERVA SANCHEZ,) No. H-11838 SF
13 Respondent.)

14 ORDER SUSPENDING REAL ESTATE LICENSE

15 (Section 10186.1 of the California Business and Professions Code)

16 TO: MINERVA SANCHEZ (Respondent):

17 On or about February 27, 2015, the California Bureau of Real Estate (Bureau)
18 received a certified copy of the record of your conviction of a felony, and has confirmed that
19 you are incarcerated as a result of your felony conviction.

20 NOW, THEREFORE, IT IS ORDERED under the authority of Section
21 10186.1 of the California Business and Professions Code (Code) that the real estate license
22 heretofore issued to Respondent, and the exercise of any privileges, is hereby suspended
23 automatically until such time as Respondent provides proof satisfactory to the Commissioner
24 that Respondent is no longer incarcerated, or pending final determination made after hearing
25 (see Hearing Rights set forth below).
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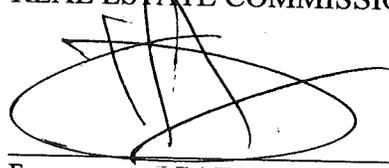
HEARING RIGHTS: Pursuant to the provisions of Section 10186.1(d) of the Code, you have the right to a hearing to contest the automatic suspension imposed by the Commissioner. If you desire a hearing, you must submit a written request. The request may be in any form, as long as it is in writing and indicates that you want a hearing. Unless a written request for a hearing, signed by or on behalf of you, is delivered or mailed to the Bureau at:

Bureau of Real Estate
Legal Section
P. O. Box 137013
Sacramento CA 95813-7013

within twenty (20) days after the date that this Order was mailed to or served on you, the Bureau will not be obligated or required to provide you with a hearing.

This Order shall be effective immediately.

IT IS SO ORDERED APRIL 9, 2015

REAL ESTATE COMMISSIONER


By: JEFFREY MASON
Chief Deputy Commissioner

aire