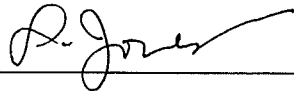


FILED

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Department of Real Estate
4 P.O. Box 187007
5 Sacramento, CA 95818-7007

March 13, 2012

DEPARTMENT OF REAL ESTATE

By 

6 Telephone: (916) 227-0789
7 (916) 227-0781 (Direct)

8
9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Application of)
13 JOHN PATRICK COLLINS,)
14 Respondent.)

No. H-4315 SD

STATEMENT OF ISSUES

15
16 The Complainant, VERONICA KILPATRICK, a Deputy Real Estate
17 Commissioner of the State of California, for Statement of Issues against JOHN PATRICK
18 COLLINS (hereinafter "Respondent"), is informed and alleges as follows:

19 1

20 Complainant, VERONICA KILPATRICK, a Deputy Real Estate Commissioner
21 of the State of California, makes this Statement of Issues in her official capacity.

22 2

23 Respondent made application to the Department of Real Estate of the State of
24 California for a real estate salesperson license on or about July 5, 2011.

25 3

26 On or about April 12, 2007, in the Superior Court, County of San Diego (case
27 CE269380), Respondent was convicted of a violation of Section 496d of the California Penal

1 Code (Possession of Stolen Property), a misdemeanor and crime which bears a substantial
2 relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications,
3 functions, or duties of a real estate licensee.

4 4

5 On or about January 11, 2011, in the Superior Court, County of San Diego (case
6 C306692), Respondent was convicted of a violation of Section 242 of the California Penal Code

7 (Battery), a misdemeanor and crime which bears a substantial relationship under Section 2910,
8 Title 10, California Code of Regulations, to the qualifications, functions, or duties of a real estate
9 licensee.

10 5

11 On or about April 3, 2010, after proceedings comparable to the Administrative
12 Procedure Act in which Respondent was given fair notice of the charges, an opportunity for a
13 hearing, and other due process protections the Department of Consumer Affairs, Bureau of
14 Security and Investigative Services, in Case No. A1 07 5069, ordered that the Respondent's
15 guard/patrolperson registration be revoked for acts which, if done by a real estate licensee, would
16 be grounds for the suspension or revocation of a California real estate license pursuant to the
17 provisions of Sections 10177(b) and 490 of the Code.

18 6

19 The crimes of which Respondent was convicted, as described in Paragraphs 3 and
20 4, constitutes cause for denial of Respondent's application for a real estate license under Sections
21 480(a) and 10177(b) of the California Business and Professions Code.

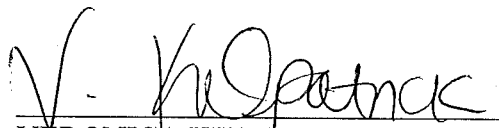
22 7

23 The discipline of Respondent's license as described in Paragraph 5, constitutes
24 cause for denial of Respondent's application for a real estate license under Sections 480(a) and
25 10177(f) of the California Business and Professions Code.

26 ///

27 ///

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

5
6 
7 VERONICA KILPATRICK
Deputy Real Estate Commissioner

8 Dated at San Diego, California,
9 this 12 day of March, 2012.

10
11
12 DISCOVERY DEMAND

13 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the Department of
14 Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in the
15 *Administrative Procedure Act*. Failure to provide Discovery to the Department of Real Estate
16 may result in the exclusion of witnesses and documents at the hearing or other sanctions that the
17 Office of Administrative Hearings deems appropriate.