

FILED

JUN 05 2014

BUREAU OF REAL ESTATE

By S. Blak

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	
	)	
JUSTINE ROSS,	)	NO. H-04581 SD
	)	
Respondent.	)	
_____	)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on April 28, 2014, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of crimes.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1.

On February 6, 2014, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, to Respondent at her address of record on February 13, 2014. On or about February 24, 2014, the certified mail was returned to the Bureau of Real Estate ("Bureau") by the USPS as return to sender forwarding order expired. Thereafter, on or about February 25, 2014, service was again attempted by regular mail.

On April 28, 2014, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent was originally issued a real estate salesperson license by the Bureau on May 7, 2009. Effective May 6, 2013, Respondent's real estate salesperson license expired. Pursuant to Business and Professions Code ("Code") Section 10103, the Bureau of Real Estate retains jurisdiction.

3.

On or about July 16, 2012, in the Superior Court of California, County of San Diego, in Case No. CS257613, Respondent was convicted of violating Health and Safety Code Section 11350(a) (Possession of a Controlled Substance), a felony.

4.

On or about July 19, 2012, in the Superior Court of California, County of San Diego, in Case No. CD241965, Respondent was convicted of violating Health and Safety Code Section 11350(a) (Possession of a Controlled Substance), a felony.

5.

The evidence established that the crimes of which Respondent was convicted, as set forth above, are substantially related to the qualifications, functions and duties of a real estate licensee.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

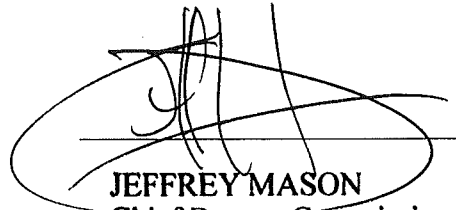
ORDER

The license and license rights of Respondent, JUSTINE ROSS, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on JUN 26 2014.

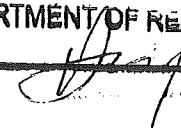
DATED: MAY 21 2014.

Real Estate Commissioner


JEFFREY MASON
Chief Deputy Commissioner

FILED

APR 28 2014

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

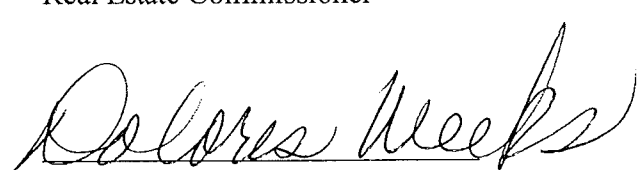
In the Matter of the Accusation of	)	
	)	NO. H-04581 SD
JUSTINE ROSS,	)	
	)	<u>DEFAULT ORDER</u>
Respondent.	)	

Respondent, JUSTINE ROSS, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED

April 28, 2014

Real Estate Commissioner

By: 
DOLORES WEEKS
Regional Manager