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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of	)	No. H- 7231 SAC
SAMUEL ISABEL AYALA,	)	
	)	<u>STATEMENT OF ISSUES</u>
Respondent.	)	

The Complainant, TRICIA D. PARKHURST, a Supervising Special Investigator of the State of California, for Statement of Issues against SAMUEL ISABEL AYALA (Respondent), alleges as follows:

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Complainant makes this Statement of Issues in her official capacity.

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On or about March 16, 2022, Respondent made application to the Department of Real Estate of the State of California (Department) for a real estate salesperson license.

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On or about November 22, 2010, in the Superior Court of the State of California, County of Tehama, Case No. NCR 78737, Respondent was convicted of violating Section 246.3(a) of the California Penal Code (willful discharge firearm), Section 245(a)(2) of the California Penal Code (adw/firearm), Section 11351 of the California Health and Safety Code

1 (possession narcotics for sale), Section 186.22(a)(1) of the California Penal Code (participate  
2 crime/street gang), and Section 67 of the Penal Code (bribe executive officer), all felonies and  
3 crimes which bear a substantial relationship under Section 2910, Title 10, California Code of  
4 Regulations, to the qualifications, functions, or duties of a real estate licensee.

5 4

6 Each conviction that Respondent suffered, as set forth in Paragraph 3, above, fall  
7 under the definition of Serious Felony, pursuant to Section 1192.7(c) of the California Penal  
8 Code, and are therefore chargeable under Section 480(a) of the Business and Professions Code  
9 (Code).

10 5

11 Respondent's criminal convictions, as described in Paragraph 3, above, constitute  
12 cause for denial of his application for a real estate license under Sections 10177(b) (further  
13 grounds for disciplinary action-conviction of crime) and 480(a) (conviction of crime) of the  
14 Code.

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

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22 TRICIA D. PARKHURST  
23 Supervising Special Investigator

24 Dated at Sacramento, California,  
25 this 19th day of June, 2023.

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DISCOVERY DEMAND

The Department of Real Estate hereby requests discovery pursuant to Section 11507.6 of the California Government Code. Failure to provide discovery to the Department may result in the exclusion of witnesses and/or documents at the hearing and other sanctions as the Administrative Law Judge deems appropriate.