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**FILED**  
OCT 02 2024  
DEPARTMENT OF REAL ESTATE  
By J. Taggart

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 ) No. H-7387 SAC  
13 GUADALUPE GONZALEZ RUIZ, )  
14 Respondent. ) ACCUSATION

15 The Complainant, HEATHER NISHIMURA, a Supervising Special Investigator  
16 of the State of California, for cause of Accusation against GUADALUPE GONZALEZ RUIZ  
17 (Respondent), is informed and alleges as follows:

18 1

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

20 2

21 Respondent is presently licensed and/or has license rights under the Real Estate  
22 Law, Part 1 of Division 4 of the California Business and Professions Code (the Code) by the  
23 Department of Real Estate (the Department) as a real estate salesperson.

24 3

25 On or about September 27, 2023, in the Superior Court of the State of California,  
26 County of Placer, Case No. 72-011842, Respondent was convicted of violating Section 488 of  
27 the California Penal Code (Petty Theft), a misdemeanor and crime which bears a substantial

1 relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications,  
2 functions, or duties of a real estate licensee.

3 4

4 On or about October 6, 2021, in the Superior Court of the State of California,  
5 County of Sonoma, Case No. SCR-749501-1, Respondent was convicted of violating Section  
6 23152(b) of the California Vehicle Code (DUI with BAL above .08) and Section 23540 of the  
7 California Vehicle Code (commission of prior DUI within 10 years), both misdemeanors and  
8 crimes which bear a substantial relationship under Section 2910, Title 10, California Code of  
9 Regulations, to the qualifications, functions, or duties of a real estate licensee.

10 5

11 The facts alleged in Paragraphs 3 and 4, above, constitute cause under Sections  
12 490 and 10177(b) (conviction of substantially related crime) of the Code for suspension or  
13 revocation of Respondent's license under the Real Estate Law.

14 MATTERS IN AGGRAVATION

15 6

16 On or about February 18, 2015, in the Superior Court of the State of California,  
17 County of Sonoma, Case No. SCR 661900-1, Respondent was convicted of violating Section  
18 23152(b) of the California Vehicle Code, a misdemeanor.

19 7

20 Section 10106 of the Code provides, in pertinent part, that in any order issued  
21 in resolution of a disciplinary proceeding before the Department, the commissioner may request  
22 the administrative law judge to direct a licensee found to have committed a violation of this part  
23 to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

24  
25 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
26 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary  
27 action against all licenses and license rights of Respondent under the Code, for the reasonable

1 costs of investigation and prosecution of this case, including agency attorney's fees and for such  
2 other and further relief as may be proper under provisions of law.

3  
4  
5 *Heather Nishimura*

6 HEATHER NISHIMURA

7 Supervising Special Investigator

8 Dated at Sacramento, California

9 this 1<sup>st</sup> day of October 2024.

10  
11  
12  
13 DISCOVERY DEMAND

14 The Department of Real Estate hereby requests discovery pursuant to Section  
15 11507.6 of the California Government Code. Failure to provide discovery to the Department  
16 may result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as  
17 the Administrative Law Judge deems appropriate.