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FILED

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DEPARTMENT OF REAL ESTATE

By K. Contreras

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13 JULISSA IMELDA GILL,) No. H-11561 SF
14 Respondent.) ACCUSATION

15 The Complainant, ROBIN S. TANNER, acting in her official capacity as a
16 Deputy Real Estate Commissioner of the State of California, for cause of Accusation against
17 JULISSA IMELDA GILL (hereinafter "Respondent"), is informed and alleges as follows:

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19 Respondent is presently licensed and/or has license rights under the Real Estate
20 Law, Part 1 of Division 4, of the Business and Professions Code (hereinafter the "Code") as a
21 real estate salesperson.

22 2

23 On or about August 22, 2012, in the Superior Court of the State of California,
24 County of Santa Clara, Case No. C1101476, Respondent was convicted of violating Section 532
25 of the California Penal Code (obtaining money or property by false pretenses), Section 530.5(a)
26 of the California Penal Code (the use of personal identifying information without authorization),
27 two (2) counts of Section 115 of the California Penal Code (recording a false instrument), and

1 four (4) counts of Section 470(b) of the California Penal Code (possessing a forged driver's
2 license), each a felony which bear a substantial relationship under Section 2910 of the
3 California Code of Regulations (hereinafter the "Regulations") to the qualifications, functions or
4 duties of a real estate licensee.

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6 The facts alleged above in Paragraph 2 constitute grounds under Sections 490
7 and 10177(b) of the Code for suspension or revocation of all licenses and license rights of
8 Respondent under Part 1 of Division 4 of the Code.

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10 A diligent search was made of the records of the Department of Real Estate
11 (hereinafter the "Department"), relating to Respondent's Real Estate Salesperson License No.
12 01454611. As a result of said search, no record was discovered having been received from
13 Respondent notifying the Department, in writing, of any arrest, conviction, indictment, or
14 license disciplinary action.

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16 The facts alleged above in Paragraph 4 indicate Respondent's failure to comply
17 with Sections 10186.2(a)(1)(A), 10186.2(a)(1)(B), and 10186.2(a)(2) (failure to report in
18 writing to the Department of the bringing of an indictment or information charging a felony
19 and/or a conviction of any felony or misdemeanor against Respondent within 30 days) of the
20 Code, and constitute cause under Section 10177(d) (willful disregard or violation of the Real
21 Estate Law; Part 1 of Division 4 of the Code) for revocation of all licenses and license rights of
22 Respondent under said Real Estate Law.

23 COST RECOVERY

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25 The Department will seek to recover costs of the investigation and prosecution of
26 this case pursuant to Section 10106 of the Code which provides, in pertinent part, that in any
27 Order issued in resolution of a disciplinary proceeding before the Department, the Commissioner

1 may request the Administrative Law Judge to direct a licensee found to have committed a
2 violation of this part to pay a sum not to exceed the reasonable costs of the investigation and
3 enforcement of the case.

4 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
5 of this Accusation and that upon proof thereof, a decision be rendered revoking all licenses and
6 license rights of Respondent under the Real Estate Law, for the cost of investigation and
7 enforcement as permitted by law, and for such other and further relief as may be proper under
8 other provisions of law.

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ROBIN S. TANNER
Deputy Real Estate Commissioner

Dated at Oakland, California, on
this 10th day of June, 2013.

DISCOVERY DEMAND

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