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**FILED**  
FEB 11 2025  
DEPARTMENT OF REAL ESTATE  
By J. Lopez

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

CHRISTOPHER SANCHEZ,

Respondent.

No. H-11934 SF

ORDER DENYING REINSTATEMENT OF LICENSE

On November 5, 2016, a Decision was rendered in Case No. H-11934 SF revoking the real estate broker license of Respondent effective December 28, 2016, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on November 28, 2016, and Respondent has held a restricted licensee since that time.

On March 2, 2023, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and integrity than an applicant for first time licensure. The proof must be sufficient to overcome the prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

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1 I have considered the petition of Respondent and the evidence submitted in  
2 support thereof.

3 The Department has developed criteria in Section 2911 of Title 10, California  
4 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for  
5 reinstatement of a license. Among the criteria relevant in this proceeding are:

6 **Regulation 2911(10) Discharge of, or bona fide efforts toward discharging,**  
7 **adjudicated debts or monetary obligations to others.**

8 Respondent has failed to provided proof that he has satisfied or in the process of  
9 making monthly payments to the State of California for his tax lien in the amount of \$26,877.14,  
10 and to the IRS in the amount of \$165,172.26.

11 **Regulation 2911(14) Change in attitude from that which existed at the time of**  
12 **the conduct in question as evidenced by any or all of the following:**

13 **(a) Testimony of applicant.**

14 Respondent has failed to comply with all the required steps of the petition  
15 process. Respondent has failed to make himself available for an interview and has failed to  
16 produce requested documentation to demonstrate his rehabilitation.

17 Respondent has failed to demonstrate to my satisfaction that Respondent has  
18 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate  
19 broker license at this time.

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1           Given the violations found and the fact that Respondent has not established that  
2 Respondent has satisfied Regulations 2911(10) and 14(a), I am not satisfied that Respondent is  
3 sufficiently rehabilitated to receive a real estate broker license.

4           NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
5 reinstatement of Respondent's real estate broker license is denied.

6           This Order shall become effective at 12 o'clock noon on MAR 03 2025.

7           IT IS SO ORDERED 2/5/2025

8                           CHIKA SUNQUIST  
9                           REAL ESTATE COMMISSIONER

10                             
11                           By: Marcus L. McCarther  
12                           Chief Deputy Real Estate Commissioner