

JACK GONZALEZ JR., Counsel (347856)
Department of Real Estate
651 Bannan Street, Suite 507
Sacramento, CA 95811
Telephone: (916) 737-4390
Email: Jack.Gonzalez@dre.ca.gov



BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of	)	No. H-12778 SF
LADARELL SHARON HARTS, JR.,	)	<u>STATEMENT OF ISSUES</u>
Respondent.	)	

The Complainant, STEPHANIE YEE, a Supervising Special Investigator of the State of California, for Statement of Issues against LADARELL SHARON HARTS JR. ("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 February 26, 2024, Respondent made application to the Department of Real Estate of the State of California (the "Department") for a real estate license.

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On or about April 11, 2017, in the Superior Court of the State of California, County of Contra Costa, Case No. 05-1610386-9, Respondent was convicted of violating Section 245(a)(2) (assault with firearm), with an enhancement of Section 186.22(b)(1)(B) (gang affiliation), of the California Penal Code, a felony and a crime that bears a substantial

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1 relationship to the qualifications, functions, or duties of a real estate licensee under Section
2 2910, Title 10, Chapter 6, of the California Code of Regulations ("Regulations").

3 4

4 Respondent's criminal conviction as set out in Paragraph 3 above, constitutes
5 cause for denial of Respondent's application for a real estate license pursuant to the provisions of
6 Sections 480(a) (conviction of crime) and 10177(b) (conviction of crime) of the Business and
7 Professions Code.

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

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17 STEPHANIE YEE

18 Supervising Special Investigator

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20 Dated at Oakland, California.
21 this 11th day of August, 2025.
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