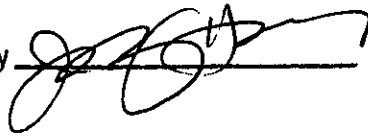


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**FILED**  
AUG 16 2004

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	NO. H-27084 LA
	)	
ROBBIE ANNETTE EPPERSON,	)	
	)	
Respondent.	)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On November 11, 1997, a Decision was rendered herein revoking the real estate salesperson license of Respondent ROBBIE ANNETTE EPPERSON aka Robbie Annette Epperson-Gates.

On January 6, 2003, Respondent petitioned for reinstatement of said real estate salesperson license and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered the petition of Respondent and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate salesperson license and that

1 license to Respondent ROBBIE ANNETTE EPPERSON.

2 NOW, THEREFORE, IT IS ORDERED that Respondent's  
3 petition for reinstatement is granted and that a real estate  
4 salesperson license be issued to Respondent, if Respondent  
5 satisfies the following conditions within twelve (12) months  
6 from the date of this Order:

7  
8 1. Submittal of a completed application and payment  
9 of the fee for a real estate salesperson license.

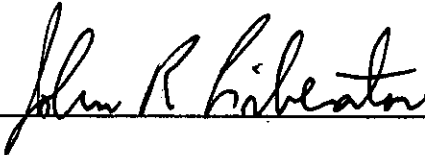
10 2. Submittal of evidence satisfactory to the Real  
11 Estate Commissioner that Respondent has, since Respondent's  
12 license was revoked, taken and passed the written examination  
13 required to obtain a real estate salesperson license.

14 3. Submittal of evidence of having, since the most  
15 recent issuance of an original or renewal real estate license,  
16 taken and successfully completed the continuing education  
17 requirements of Article 2.5 of Chapter 3 of the Real Estate  
18 Law for renewal of a real estate license.

19 This Order shall be effective immediately.

20 Dated: August 6, 2004

21 JOHN R. LIBERATOR  
22 Acting Real Estate Commissioner

23   
24 \_\_\_\_\_

25 cc: Robbie A. Epperson-Gates  
26 641 W. Las Palmas Drive  
27 Fullerton, CA 92835

FILED  
SEP 21 2000

DEPARTMENT OF REAL ESTATE

By Shelly [Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )	
ROBBIE ANNETTE EPPERSON, )	No. H-27084 LA
Respondent. )	

ORDER DENYING REINSTATEMENT OF LICENSE

On November 18, 1997, a Decision was rendered herein revoking the real estate salesperson license of Respondent.

On July 19, 1999, Respondent petitioned for reinstatement of said real estate salesperson license, and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate salesperson license in that Respondent has failed to discharge the following adjudicated debts:

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1. \$5,000 Judgment in Kapoor v. Epperson, Riverside County Municipal Court Case No. 1211.
2. \$8,250 Judgment in Caruthers v. Epperson, Riverside County Municipal Court Case No. 241612.

Further, in response to a question in the petition application, "Have you ever been a defendant in any civil court litigation, including small claims court", Respondent answered "Yes" but failed to disclose in her petition the judgment in Caruthers v. Epperson described above.

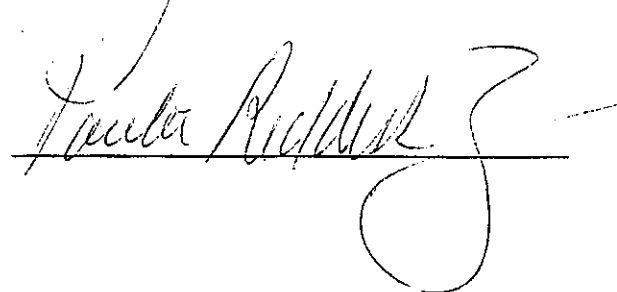
Consequently, Respondent has not presented evidence of compliance with Section 2911 (i), (j) and (m), Title 10, California Code of Regulations.

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

This Order shall become effective at 12 o'clock noon on October 11, 2000.

DATED: August 18, 2000

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner



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**FILED**  
NOV 21 1997  
DEPARTMENT OF REAL ESTATE

By CB

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	
	)	NO. H-27084 LA
ROBBIE ANNETTE EPPERSON,	)	L-9704001
	)	
	)	
Respondent.	)	
_____	)	

DECISION AFTER REJECTION

The matter came on for hearing before Paul M. Hogan, Administrative Law Judge of the Office of Administrative Hearings at Los Angeles, California, on August 12, 1997.

Darlene Averetta, Counsel, represented the Complainant. Respondent appeared personally and represented herself.

Evidence was received and the matter stood submitted on August 12, 1997.

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1 On August 14, 1997, the Administrative Law Judge  
2 submitted a Proposed Decision which I declined to adopt as the  
3 decision of the Real Estate Commissioner. Pursuant to Section  
4 11517(c) of the Government Code of the State of California,  
5 Respondent was served with a copy of the Proposed Decision dated  
6 August 14, 1997, and with Notice that the case would be decided  
7 by me upon the record, including the transcript of proceedings  
8 held on August 12, 1997, and upon any written argument offered by  
9 the parties.

10 Argument has not been submitted on behalf of  
11 Respondent.

12 I have given careful consideration to the record in  
13 this case, including the transcript of proceedings of  
14 August 12, 1997.

15 FINDINGS OF FACT

16 I have determined that the Findings of Fact in the  
17 Proposed Decision of the Administrative Law Judge, dated  
18 August 14, are appropriate and they are adopted as the Findings  
19 of Fact of the Real Estate Commissioner in this proceeding.

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1 DETERMINATION OF ISSUES

2 I

3 The conviction set forth in Finding 3, constitutes  
4 cause under the provisions of Business and Professions Code  
5 Sections 490 and 10177(b) for the suspension or revocation of  
6 Respondent's real estate license and license rights. Respondent  
7 was convicted of a crime involving moral turpitude which is  
8 substantially related to the duties, qualifications, and  
9 functions of a real estate licensee.

10 II

11 Pursuant to Title 10, Chapter 6, California Code of  
12 Regulations, Section 2912(a), Section 2912(b) and 2912(d), it has  
13 not been shown that Respondent is rehabilitated. Restitution to  
14 the welfare department has not been completed, it has been less  
15 than two (2) years since Respondent's conviction and Respondent  
16 has not successfully completed or received an early discharge  
17 from probation.

18 III

19 Considering the serious nature of the conviction,  
20 that restitution has not been paid in full, and Respondent's  
21 current probationary status, protection of the public interest  
22 would not be ensured by the issuance of a restricted license to  
23 Respondent.

24 ORDER

25 The real estate salesperson license and license rights  
26 of ROBBIE ANNETTE EPPERSON are hereby revoked.  
27



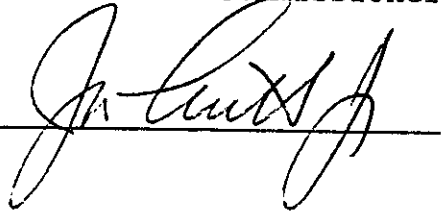
1                    The right to reinstatement of a revoked real estate  
2 license is controlled by Section 11522 of the Government Code.  
3 A copy of Section 11522 and a copy of the Commissioner's Criteria  
4 of Rehabilitation are attached hereto for the information of  
5 Respondent.

6                    This Decision shall become effective at 12 o'clock noon  
7 on December 11, 1997.

8                    IT IS SO ORDERED

11/18/97

9                    JIM ANTT, JR.  
10                    Real Estate Commissioner

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FILED  
SEP - 2 1997  
DEPARTMENT OF REAL ESTATE

By CS

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )  
 )  
 ROBBIE ANNETTE EPPERSON, )  
 )  
 Respondent. )

NO. H-27084 LA  
 OAH NO. L-9704001

NOTICE

TO: ROBBIE ANNETTE EPPERSON

YOU ARE HEREBY NOTIFIED that the Proposed Decision herein dated August 14, 1997, of the Administrative Law Judge is not adopted as the Decision of the Real Estate Commissioner. A copy of the Proposed Decision dated August 14, 1997, is attached for your information.

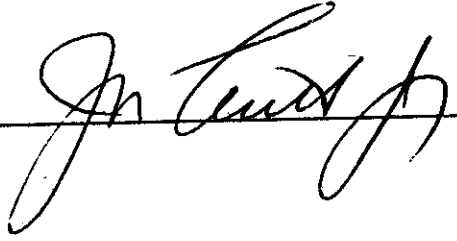
In accordance with Section 11517(c) of the Government Code of the State of California, the disposition of this case will be determined by me after consideration of the record herein including the transcript of the proceedings held on August 12, 1997, and any written argument hereafter submitted on behalf of Respondent and Complainant.

1           Written argument of Respondent to be considered by me  
2 must be submitted within 15 days after receipt of the transcript  
3 of the proceedings of August 12, 1997, at the Los Angeles office  
4 of the Department of Real Estate unless an extension of the time  
5 is granted for good cause shown.

6           Written argument of Complainant to be considered by me  
7 must be submitted within 15 days after receipt of the argument of  
8 Respondent at the Los Angeles office of the Department of Real  
9 Estate unless an extension of the time is granted for good cause  
10 shown.

11           DATED:                             8/26          , 1997.

12                                   JIM ANTT, JR.  
13                                   Real Estate Commissioner

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation ) No. H-27084 LA  
against: )  
 ) L-9704001  
ROBBIE ANNETTE EPPERSON, )  
 )  
Respondent. )  
\_\_\_\_\_ )

PROPOSED DECISION

This matter came on regularly to be heard before Paul M. Hogan, Administrative Law Judge of the Office of Administrative Hearings at Los Angeles on August 12, 1997.

Complainant was represented by Darlene Averetta, Counsel. ROBBIE ANNETTE EPPERSON, respondent, appeared personally without legal counsel.

Evidence, both oral and documentary, was presented, and the matter was submitted for decision. The Administrative Law Judge makes his findings of fact, determinations of issues and renders his decision as follows:

Findings of Fact

1. Complainant, Thomas McCrady, is a Deputy Real Estate Commissioner and filed the accusation while acting solely in his official capacity.
2. At all times hereinmentioned respondent was licensed and had licensing rights under the Real Estate Law as a real estate salesperson. Her current license was issued by the Department on April 12, 1997 and will expire, unless sooner renewed, on April 11, 2001.
3. On January 4, 1996, in the consolidated courts of Riverside County, respondent entered a plea of guilty to a single misdemeanor count of welfare fraud. She was placed on summary probation for 36 months. Among other conditions, she was

required to pay restitution to the welfare department in the sum of \$1,300.00 at the rate of \$30.00 per month. Presently, approximately \$500.00 remains to be paid on that order. Respondent is otherwise in compliance with the terms of her probation.

4. The crime of which respondent was convicted involved moral turpitude and was, and is, substantially related to the qualifications, functions or duties of a real estate licensee.

5. Respondent is the 37 year old single mother of a seven year old boy. Other than the instant offense, she has no criminal or disciplinary record arising from, or related to, her activities as a real estate licensee since she was first licensed in 1989.

6. This offense arose from respondent's efforts to obtain education and training to equip her to get employment as a medical transcriber. Since she was laid off from her job as a senior administrative secretary with Hughes, she has worked part-time in real estate, and as a temporary clerical worker putting together loan packages for Great Western. Between July and October 1994, she was attending school and working part time. She was not making enough money to support herself and her son, and to continue with her education. She turned to welfare, but concealed the fact of her various employments from the welfare authorities. She was apprehended after a routine record check done upon her departure from the welfare rolls.

7. Respondent has been able to complete almost two years of college, and is on the verge of obtaining an Associate of Arts degree in business. She has applied to Long Beach state for admission in the fall period of 1997. She intends to complete her course of studies for the business degree, and to take additional education in the field of real estate.

8. Respondent is aware of the adverse ramifications of her conviction. She regards what she has done as a tremendous error in judgment and knows that it does not reflect well on her abilities to run a real estate concern. It is obvious she feels remorse, and especially is concerned with her ability to do a good job in raising her young son.

9. More positively, Ms. Epperson is young, intelligent and articulate. She is ambitious, hopes to become a broker and to run her own business.

Determination of Issues

Cause exists pursuant to Section 490 and 10177(b) of the Business and Professions Code to discipline respondent's real estate license by reason of respondent's conviction as described above.

The public interest will be adequately protected if respondent's real estate license is restricted upon reasonable terms and conditions as provided by Section 10156.5 of said Code.

Order

All licenses and licensing rights of respondent Robbie Annette Epperson under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to respondent pursuant to Section 10156.5 of the Business and Professions Code if respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for the restricted license within 90 days from the effective date of this Decision. The restricted license issued to respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code:

1. The restricted license issued to respondent may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of respondent's conviction or plea of nolo contendere to a crime which is substantially related to respondent's fitness or capacity as a real estate licensee.

2. The restricted license issued to respondent may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that respondent has violated provisions of the California Real Estate Law, the Subdivided Lands

*Not adopted*

Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

3. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of a restricted license until two (2) year have elapsed from the effective date of this Decision.

4. Respondent shall submit with any application for license under an employing broker, or any application for transfer to a new employing broker, a statement signed by the prospective employing real estate broker on a form approved by the Department of Real Estate which shall certify:

(a) That the employing broker has read the Decision of the Commissioner which granted the right to a restricted license; and

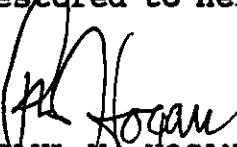
(b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

5. Respondent shall, within nine months from the effective date of this Decision, present evidence satisfactory to the Real Estate Commissioner that respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until the respondent presents such evidence. The Commissioner shall afford respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

*Not  
adopted*

If, upon the expiration of the foregoing two year term, it shall appear to the satisfaction of the Commissioner that respondent has faithfully complied with all the terms and conditions of her restricted license, the full privileges of her unrestricted license shall be restored to her without the necessity of further proceedings herein.

August 14, 1997.

  
PAUL M. HOGAN  
Administrative Law Judge  
Office of Administrative Hearings

*SAC*

**BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

In the Matter of the Accusation of )  
 )  
 **ROBBIE ANNETTE EPPERSON,** )  
 )  
 \_\_\_\_\_ )  
 Respondent (s)

Case No. H-27084 LA

OAH No. L-9704001

**FILED**  
APR - 9 1997  
DEPARTMENT OF REAL ESTATE

**NOTICE OF HEARING ON ACCUSATION**

To the above-named Respondent(s):

By *L. By*

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 314 W. First Street, Los Angeles, CA 90012 on TUESDAY, AUGUST 12, 1997, at the hour of 1:30 P.M., or as soon thereafter as the matter can be heard, upon the Accusation served upon you.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter. The interpreter must be approved by the Administrative Law Judge conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the Administrative Law Judge directs otherwise.

DEPARTMENT OF REAL ESTATE

Dated: April 9, 1997

By

*Darlene Averetta*  
DARLENE AVERETTA, Counsel

cc: Robbie Annette Epperson  
John Brown  
Sacto.  
OAH

CEB

RE 501 (La Mac 11/92)



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DARLENE AVERETTA, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California 90012  
  
(213) 897-3937

**FILED**  
MAR 13 1997  
DEPARTMENT OF REAL ESTATE

By C. [Signature]

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Accusation of ) No. H-27084 LA  
ROBBIE ANNETTE EPPERSON, ) ACCUSATION  
Respondent. )

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against ROBBIE ANNETTE EPPERSON (hereinafter "Respondent"), alleges as follows:

I

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

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

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III

At all times material herein, Respondent was licensed by the Department of Real Estate of the State of California ("Department") as a real estate salesperson.

IV

On or about January 4, 1996, in the Consolidated Superior/Municipal Courts of Riverside County, State of California, Respondent ROBBIE ANNETTE EPPERSON, aka Robbie Epperson, aka Lajoy Lee Smith, was convicted on her plea of guilty to one count of violating Section 10980(c) of the Welfare and Institutions Code (Fraudulently Obtain and Retain Aid). Said crime is a felony and/or involves moral turpitude and bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

V

The crime of which Respondent was convicted, as described in Paragraph IV, above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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2 WHEREFORE, Complainant prays that a hearing be  
3 conducted on the allegations of this Accusation and, that upon  
4 proof thereof, a decision be rendered imposing disciplinary  
5 action against all the licenses and license rights of Respondent,  
6 ROBBIE ANNETTE EPPERSON, under the Real Estate Law (Part 1 of  
7 Division 4 of the Business and Professions Code), and for such  
8 other and further relief as may be proper under other applicable  
9 provisions of law.

10 Dated at Los Angeles, California  
11 this 13th day of March, 1997.

12 THOMAS MCCRADY  
13 Deputy Real Estate Commissioner  
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25 cc: Robbie Annette Epperson  
26 John Brown  
27 Sacto.  
SR