



8
9
10

BEFORE THE DEPARTMENT OF REAL ESTATE

11
12

STATE OF CALIFORNIA

13
14

* * *

15
16
17
18
19
20
21
22
23

In the Matter of the Application of)
JUAN CARLOS SERRANO,) NO. H-29818 LA
Respondent.)

24
25

ORDER DENYING APPLICATION FOR A REAL ESTATE LICENSE

26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, required further proof of the honesty and truthfulness of JUAN CARLOS SERRANO (hereinafter "Respondent"), in connection with Respondent's application for a real estate salesperson license filed on November 13, 2001, and in relation thereto, filed a Statement of Issues on December 13, 2002.

Said Statement of Issues was properly served on Respondent on or about December 13, 2002, and Respondent has, to date, failed to file a Notice of Defense, request a hearing or otherwise establish that he is entitled to the license sought.

1 IT IS THEREFORE ORDERED, pursuant to the authority
2 granted under Section 11520 of the Government Code of the
3 State of California, that the application of JUAN CARLOS SERRANO,
4 for a real estate salesperson license is hereby denied.

5 This Order is effective immediately.

6 DATED: March 12, 2003.

7 PAULA REDDISH ZINNEMANN
8 Real Estate Commissioner

9 John R. Liberator
10

11
12 BY: John R. Liberator
13 Chief Deputy Commissioner
14
15
16
17
18
19
20
21
22
23
24
25
26
27

FILED
DEC 13 2002
DEPARTMENT OF REAL ESTATE

By

STATE OF CALIFORNIA

* * * *

In the Matter of the Application of) No.H-29818 LA
JUAN CARLOS SERRANO,) STATEMENT OF ISSUES
Respondent.)

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against JUAN CARLOS SERRANO ("Respondent"), alleges in her official capacity as follows:

1.

On or about November 13, 2001, pursuant to the provisions of Section 10153.3 of the Business and Professions Code, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license with the knowledge and understanding that any license issued as a result of said application would be subject to the conditions of Section 10153.4 of the California Business and

1 Professions Code.

2 2.

3 In response to Question 25 of said application, to wit:
4 "Have you ever been convicted of any violation of law?...",
5 Respondent answered "No".

6 3.

7 On or about September 13, 1995, in the Los Angeles
8 County Municipal Court, Alhambra Judicial District, State of
9 California, Case No. 95M04245, Respondent was convicted of one
10 count each of violating California Penal Code Section 496(A)
11 (receiving/concealing stolen property), a crime of moral
12 turpitude substantially related to the qualifications, functions
13 and duties of a real estate licensee, and one count of violating
14 Vehicle Code Section 12500(A) (driving without a license).
15 Respondent was sentenced to two years summary probation, the
16 terms and conditions of which included serving 10 days in county
17 jail and restitution.

18 4.

19 On or about August 25, 1997, in the San Diego County
20 Municipal Court, South Bay Judicial District, in Case No.
21 Y625360, Respondent was convicted of violating Vehicle Code
22 Section 14601.2 (driving with a suspended license), a
23 misdemeanor. Respondent was sentenced to summary probation for
24 three years, the terms and conditions of which included ten days
25 in county jail and fines.

26 //

27 //

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

5.

Respondent's failure to reveal the convictions set forth in Paragraphs 3 and 4 constitute an attempt to procure a real estate license by misrepresentation or by making a material misstatement of fact in an application for a real estate license, and is grounds for denial of Respondent's application for a real estate license pursuant to Business and Professions Code Sections 480(c) and/or 10177(a).

6.

Respondent's conviction for receiving stolen property, as set forth in Paragraph 3, constitutes grounds for denial of Respondent's application for a real estate license pursuant to Business and Professions Code Sections 480(a) and 10177(b).

These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the Government Code.

//
//
//
//
//
//
//
//
//
//

1 WHEREFORE, the Complainant prays that the above-
2 entitled matter be set for hearing and, upon proof of the charges
3 contained herein, that the Commissioner refuse to authorize the
4 issuance of, and deny the issuance of, a real estate salesperson
5 license to Respondent JUAN CARLOS SERRANO and for such other and
6 further relief as may be proper under the law.

7 Dated at Los Angeles, California
8 this 11th day of December, 2002.

9
10
11 
12 Deputy Real Estate Commissioner
13
14
15
16
17
18
19
20

21 cc: Juan Carlos Serrano
22 Great Capital Mortgage, Isaias Martinez
23 Sacto.
24 Maria Suarez
25 KA
26
27