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FILED

SEP 16 2013

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	No. H-29864 LA
	)	
HUGO ARMANDO ESCALANTE,	)	
	)	
Respondent.	)	

ORDER DENYING RECONSIDERATION

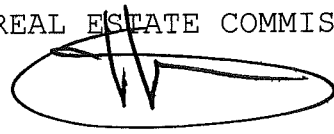
On July 14, 2013, an Order Denying Reinstatement of License was rendered to become effective September 4, 2013. Said Order was stayed by separate order to September 16, 2013.

On August 21, 2013, Respondent petitioned for reconsideration of the Order of July 14, 2013.

I have given due consideration to the petition of Respondent. I find no good cause to reconsider the Order of July 14, 2013 and reconsideration is hereby denied.

IT IS SO ORDERED SEPTEMBER 9, 2013.

REAL ESTATE COMMISSIONER



By: **JEFFREY MASON**
Chief Deputy Commissioner

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AUG 27 2013

BUREAU OF REAL ESTATE

By James B. Dean

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) NO. H-29864 LA
)
HUGO ARMANDO ESCALANTE,)
)
Respondent.)

ORDER STAYING EFFECTIVE DATE

On July 19, 2013, an Order Denying Reinstatement was rendered in the above-entitled matter to become effective September 04, 2013.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement of July 19, 2013, is stayed for a period of 10 days to consider Respondent's petition for reconsideration.

The Order Denying Reinstatement of July 19, 2013, shall become effective at 12 o' clock noon on September 16, 2013.

DATED: AUGUST 26, 2013.

WAYNE S. BELL
Real Estate Commissioner

By: Phillip Ihde

PHILLIP IHDE
Regional Manager

FILED

AUG 15 2013

BUREAU OF REAL ESTATE

By Norma Simms

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of,
HUGO ARMANDO ESCALANTE,
Respondent.

No. H-29864 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On July 16, 2003, a Decision was rendered revoking the real estate broker license of Respondent.

On March 2, 2012, Respondent petitioned for reinstatement of said real estate broker license.

I have considered the petition of Respondent and the evidence submitted 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 broker license at this time.

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).

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

4 Regulation 2911(j) – Discharge of, or bona fide efforts toward discharging,
5 adjudicated debts or monetary obligations to others.

6 Respondent has not provided such proof for civil judgments in 2001 for \$24,000,
7 in 2000 for \$30,525, and in 2008 for \$7,500.

8 Regulation 2911(l) - Significant or conscientious involvement in community,
9 church or privately-sponsored programs designed to provide social benefits or to ameliorate
10 social problems.

11 Respondent has not provided evidence of qualifying community service activities.

12 Given the violations found and the fact that Respondent has not established that
13 Respondent has complied with Regulations 2911 (j), and (l), I am not satisfied that Respondent is
14 sufficiently rehabilitated to receive a real estate broker license.

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

17 This Order shall become effective at 12 o'clock noon on

SEP 04 2013

18 IT IS SO ORDERED

July 19, 2013

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20 Real Estate Commissioner
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