

By C.B.

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	
AMANDA ELOISE URQUIDI,)	NO. H-35216 LA
Respondent.)	
_____)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on October 28, 2008, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of a crime.

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

FINDINGS OF FACT

1.

On August 13, 2008, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail,

return receipt requested, to Respondent's last known mailing address on file with the Department of Real Estate ("Department") on August 14, 2008. The return receipt was returned by the post office indicating that the mailing was delivered on August 16, 2008.

On September 9, 2008, the Accusation, Statement to Respondent, and Notice of Defense were mailed by regular mail, to Respondent's last known mailing address on file with the Department. The regular mailing was not returned by the post office.

On October 28, 2008, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

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, as a real estate salesperson. Respondent was first issued a real estate salesperson license by the Department on or about April 26, 2005.

3.

On October 12, 2007, in the Superior Court of California, County of Los Angeles, in Case No. KA077844, Respondent was convicted of violating Penal Code Section 532a(1) (knowingly make a false financial statement by using a fictitious name, social security, business name, business address and by representing self to be another person or business), a felony. Respondent further admitted to the allegation that in the commission of the former offense, Respondent acted with the intent to take property of a value exceeding \$150,000 within the meaning of Penal Code Section 12022.6(a)(2).

4.

The evidence established that the felony crime of which Respondent was convicted is substantially related to the qualifications, functions and duties of a real estate licensee.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

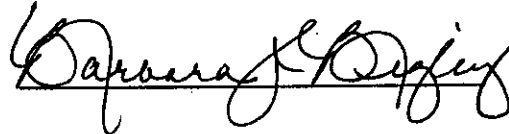
ORDER

The license and license rights of Respondent, AMANDA ELOISE URQUIDI, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on December 11, 2008.

DATED: 11-17-08

JEFF DAVI
Real Estate Commissioner



BY: Barbara J. Bigby
Chief Deputy Commissioner

1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, California 90013-1105
4 (213) 576-6982

FILED
OCT. 28, 2008
DEPARTMENT OF REAL ESTATE

By CA

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Accusation of)
12 AMANDA ELOISE URQUIDI,) NO. H-35216 LA
13 Respondent.) DEFAULT ORDER
14)

15 Respondent, AMANDA ELOISE URQUIDI, having failed
16 to file a Notice of Defense within the time required by
17 Section 11506 of the Government Code, is now in default.
18 It is, therefore, ordered that a default be entered on the
19 record in this matter.

20 IT IS SO ORDERED

October 28, 2008

21 JEFF DAVI
22 Real Estate Commissioner

23 Dolores Weeks
24 By: DOLORES WEEKS
25 Regional Manager
26
27

1 LISSETE GARCIA, Counsel (SBN 211552)
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4 Los Angeles, California 90013-1105

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FILED
AUG. 14, 2008
DEPARTMENT OF REAL ESTATE

By C. B.

7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-35216 LA
12)
13 AMANDA ELOISE URQUIDI,) A C C U S A T I O N
14)
15 Respondent.)
16)

17 The Complainant, Robin Trujillo, a Deputy Real Estate
18 Commissioner of the State of California, for cause of Accusation
19 against AMANDA ELOISE URQUIDI ("Respondent"), is informed and
20 alleges in her official capacity as follows:

21 I

22 At all times herein mentioned, Respondent was and is
23 presently licensed by the Department of Real Estate of the State
24 of California ("Department") as a real estate salesperson under
25 the Real Estate Law, Part 1 of Division 4 of the California
26 Business and Professions Code ("Code").

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II

1 Pursuant to the provisions of Code Section 10153.3,
2 Respondent was originally licensed as a salesperson with the
3 Department on or about April 26, 2005.
4

III

5
6 On or about October 12, 2007, in the Superior Court of
7 California, County of Los Angeles, West Covina Courthouse
8 Judicial District, in Case No. KA077844, as part of a plea
9 agreement, Respondent pled nolo contendere to and was convicted
10 of violating Penal Code Section 532a(1) (knowingly make a false
11 financial statement by using a fictitious name, social security
12 number, business name, business address and by representing
13 herself to be another person or business)¹, a felony. Said
14 crime involves moral turpitude and bears a substantial
15 relationship to the qualifications, functions or duties of a
16 real estate licensee under Section 2910, Title 10, Chapter 6,
17 California Code of Regulations.
18

IV

19
20 The crime of which Respondent was convicted, as
21 alleged in Paragraph III above, constitutes cause under Code
22 Sections 490 and 10177(b) for the suspension or revocation of
23 all licenses and license rights of Respondent under the Real
24 Estate Law.
25

26
27 ¹ Respondent further admitted to the allegation that in the commission of the
above offense, Respondent acted with the intent to take property of a value
exceeding \$150,000, within the meaning of Penal Code Section 12022.6(a)(2).

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

9 Dated at Los Angeles, California

10 this 13 day of August, 2008.

11
12 
13 Deputy Real Estate Commissioner
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23

24 cc: Amanda Eloise Urquidi
25 Robin Trujillo
26 Sacto.
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