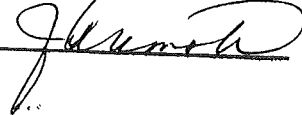


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FILED

FEB 26 2014

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
ELPIDIA BARTOLOME BISCOCHO,)	NO. H-37012 LA
Respondent)	

ORDER SUSPENDING REAL ESTATE LICENSE

TO: ELPIDIA BARTOLOME BISCOCHO, Respondent
18543 Yorba Linda Blvd., #116
Yorba Linda, CA 92886-4135

On December 13, 2011, Respondent's real estate broker license was revoked, but Respondent was granted the right to a restricted real estate broker license, subject to the terms, conditions and restrictions set forth in the Decision filed December 19, 2011, in Case No. H-37012 LA. This Decision became effective at 12 o'clock noon on January 9, 2012.

Among the causes for which the Decision in Case No. H-37012 LA was issued in disciplining Respondent's license are numerous violations of Business and Professions Code ("Code"),

1 including that of Section 10145. The findings of Code Section
2 10145 violations are based on charges asserted in the Accusation
3 filed in Case No. H-37012 LA pursuant to the findings of the
4 Bureau of Real Estate ("Bureau")'s Audit Report LA 090169 and its
5 exhibits and work papers.

6 Pursuant to Code Section 10148, the Commissioner shall
7 charge a real estate broker for the cost of any audit, if the
8 commissioner has found, in a final desist and refrain order
9 issued under Section 10086 or in a final decision following a
10 disciplinary hearing held in accordance with Chapter 5
11 (commencing with Section 11500) of Part 1 of Division 3 of Title
12 2 of the Government Code that the broker has violated Section
13 10145 or a regulation or rule of the commissioner interpreting
14 Section 10145.

15 On or about March 14, 2012, Respondent was billed for
16 the costs of audit in Audit LA 090169. The Chargeable Audit
17 Invoice (RE e901A) for \$5,450.00 was mailed to Respondent's main
18 office address of record.

19
20 The Commissioner has determined that as of
21 May 13, 2012, Respondent has failed to render full payment, and
22 as such, is in violation of Code Section 10148(b).

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1 NOW, THEREFORE, IT IS ORDERED under authority of the
2 Order issued in this matter that the real estate broker license
3 heretofore issued to Respondent and the exercise of any
4 privileges thereunder is hereby suspended until such time as
5 Respondent provides proof satisfactory to the Bureau of payment
6 in full of the invoiced amount referred above, or pending final
7 determination made after hearing (see "Hearing Rights" set forth
8 below).

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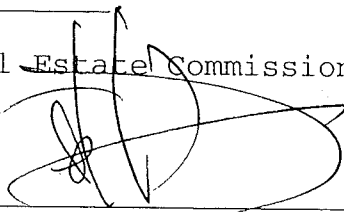
1 IT IS FURTHER ORDERED that all license certificates and
2 identification cards issued by Bureau which are in the possession
3 of Respondent be immediately surrendered by personal delivery or
4 by mailing in the enclosed, self-addressed envelope

5 to: Bureau of Real Estate
6 Attn: Flag Section
7 P. O. Box 137013
8 Sacramento, CA 95813-7013

9 HEARING RIGHTS: Pursuant to the provisions of Section 10156.7 of
10 the Business and Professions Code, you have the right to a
11 hearing to contest the Commissioner's determination that you are
12 in violation of the Order in Case No. H-37012 LA. If you desire
13 a hearing, you must submit a written request. The request may be
14 in any form, as long as it is in writing and indicates that you
15 want a hearing. Unless a written request for a hearing, signed
16 by or on behalf of you, is delivered or mailed to the Bureau
17 at 320 W. 4th Street, Suite 350, Los Angeles, California, 90013,
18 within 20 days after the date that this Order was mailed to or
19 served on you, the Bureau will not be obligated or required
20 to provide you with a hearing.

21 THIS ORDER SHALL BE EFFECTIVE IMMEDIATELY.

22 DATED: FEB 24 2014

23 Real Estate Commissioner
24 

25 By: JEFFREY MASON
26 Chief Deputy Commissioner
27