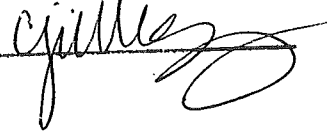


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BUREAU OF REAL ESTATE

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

| | | |
|------------------------------------|---|----------------|
| In the Matter of the Accusation of |) | No. H-37083 LA |
| |) | |
| BLANCA LILLIAN YEPEZ, |) | |
| |) | |
| Respondent. |) | |
| |) | |

ORDER DENYING REINSTATEMENT OF LICENSE

On January 9, 2012, a Decision was rendered revoking the real estate salesperson license of Respondent BLANCA LILLIAN YEPEZ.

On or about February 14, 2014, Respondent petitioned for reinstatement of said real estate salesperson 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 salesperson license at this time.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar*, 39 Cal. 2d 541 (1952)). 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

1 the prior adverse judgment on the applicant's character (*Tardiff v. State Bar*, 27 Cal. 3d 395
2 (1980)).

3 The Bureau of Real Estate has developed criteria as described in California
4 Code of Regulations, Title 10 ("Regulation"), section 2911 to assist in evaluating the
5 rehabilitation of an applicant for reinstatement of a license. Among the criteria relevant in this
6 proceeding are:

7 Regulation sections 2911(b) and 2911(j): Discharge of, or bona fide efforts
8 toward discharging, adjudicated debts or monetary obligations to others.

9 Respondent failed to show she resolved a small claims judgment and a county
10 tax lien. Respondent failed to disclose any small claims judgments and/or county tax liens in
11 her petition for reinstatement filed on or about February 14, 2014.

12 Regulation section 2911(l): Significant or conscientious involvement in
13 community, church or privately-sponsored programs designed to provide social benefits or to
14 ameliorate social problems.

15 Respondent failed to show she met this criterion of rehabilitation.

16 Regulation section 2911(n): Change in attitude from that which existed at the
17 time of the conduct in question.

18 Respondent denied and minimized her unlawful conduct that resulted in her real
19 estate license being disciplined. She failed to show remorse for her unlawful conduct.

20 Respondent also minimized her debts and monetary obligations as described above.

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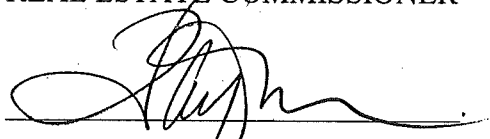
Given the violations found and the fact that Respondent has not established that Respondent BLANCA LILLIAN YEPEZ has complied with Regulations sections 2911(b), 2911(j), and 2911(n)(1), I am not satisfied that Respondent has sufficiently rehabilitated to receive a real estate salesperson license at this time.

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

This Order shall become effective at 12 o'clock noon on
JAN 19 2015

IT IS SO ORDERED 12/22/2014

REAL ESTATE COMMISSIONER


WAYNE S. BELL