

**FILED**

**NOV 08 2024**

**DEPT. OF REAL ESTATE**

By R. Podesta

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of

JUAN CARLOS FERRUFINO,

Respondent.

No. H-37289 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On August 26, 2011, a Decision was rendered in Case No. H-37289 LA revoking the real estate salesperson license of Respondent effective September 28, 2011.

On February 28, 2022, Respondent petitioned for reinstatement of said real estate salesperson license, and the Attorney General of the State of California has been given notice of the filing of said petition.

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).

I have considered the petition of Respondent and the evidence submitted in support thereof.

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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:

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5                   **2911. Criteria for Rehabilitation**

6                   *(a)(9) Completion of, or sustained enrollment in, formal education or vocational  
7 training courses for economic self-improvement.*

8                   Respondent offered no evidence of completing any such courses.

9                   *(a)(10) Discharge of, or bona fide efforts toward discharging, adjudicated debts  
10 or monetary obligations to others.*

11                   On August 13, 2009, a \$56,353 judgment was entered against Respondent, in  
12 favor of American Community Lending, Inc. Respondent offered no evidence of  
13 satisfying, or bona fide efforts towards satisfying, this judgment.

14                   *(a)(12) Significant or conscientious involvement in community, church or  
15 privately-sponsored programs designed to provide social benefits or to  
16 ameliorate social problems.*

17                   Respondent offered no evidence of participating in any such groups.

18                   Respondent has failed to demonstrate to my satisfaction that Respondent has  
19 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate  
20 salesperson license at this time.

21                   Given the violations found and the fact that Respondent has not established that  
22 Respondent has satisfied Regulations 2911(a)(9), (a)(10) and (a)(12), I am not satisfied that  
23 Respondent is sufficiently rehabilitated to receive a real estate salesperson license.

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

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NOV 28 2024

This Order shall become effective at 12 o'clock noon on \_\_\_\_\_.

IT IS SO ORDERED 10/29/2024

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner