

*Sachs Files*

**FILED**

NOV 08 2013

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of )	
LAURA P. CISNEROS, )	No. H-37705 LA
Respondent. )	L-2012010447
_____ )	

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 June 13, 2013, 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

I

On November 10, 2011, Maria Suarez 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 to Respondent's last known mailing address on file with the Department by certified mail on December 1, 2011 and by regular mail on December 19, 2011.

On August 3, 2012, Maria Suarez made the First Amended Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The First Amended Accusation was mailed to Respondent's last known mailing address on file with the Department by certified and regular mail on August 3, 2012.

Respondent LAURA P. CISNEROS ("Respondent") filed a Notice of Defense on January 4, 2012. A hearing was scheduled for August 6, 2012, and Respondent was duly notified of the hearing on or about February 13, 2012.

Respondent failed to appear at the August 6, 2012 hearing. On June 13, 2013, Respondent's default was entered herein.

## II

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 ("Code"), as a real estate broker. Respondent's license expired on October 31, 2011. Pursuant to Code Section 10201 Respondent retains renewal rights. Pursuant to Section 10103 the Department retains jurisdiction. Respondent's license and/or license rights were suspended indefinitely on or about November 16, 2011 in Case No. H-33957 LA.

## III

On November 13, 2007, in Case No. H-33957 LA, the Real Estate Commissioner suspended the real estate broker license of Respondent pursuant to Business and Professions Code Sections 10177(d), 10177(g), and 10177(h), effective January 2, 2008.

Respondent's real estate broker license was suspended for a period of ninety (90) days for various violations, including: failure to maintain the trust fund accounts (Code Section 10145 and Section 2832.1, 2950(d), 2950(g), and 2951 of Chapter, 6, Title 10, California Code of Regulations (hereinafter "Regulations")); failure to maintain accurate and complete transaction records (Code Section 10145 and Regulations 2831, 2950(d), 2951;

permitting and unlicensed and unbonded person to be an authorized signatory on escrow trust accounts (Code Section 10145 and Regulations 2834, 2950(d) and 2951); conducting escrow activities prior to obtaining branch office licenses from the Department (Code Section 10163 and Regulation 2715); failure to disclose financial interest and ownership of the companies escrow division (Code Section 10145 and Regulation 2950(h); negligence; and failure, as designated officer to a corporate broker licensee, to supervise and control the activities conducted on behalf of the corporation by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law (Code Section 10159.2).

#### IV

On or about April 28, 2011, in the Superior Court of the State of California, County of San Bernardino, in Case No. MWV1100975, Respondent was convicted of violating Penal Code Section 484(a) (theft of personal property), a misdemeanor. Respondent was sentenced to 24 months probation, 40 hours of community service/work sentence, and ordered to pay fines and stay away from Nordstrom Rack.

#### V

In aggravation, on or about May 2, 2011, in the Superior Court of the State of California, County of San Bernardino, in Case No. TVI800350, Respondent was convicted of violating Penal Code Section 415.2 (loud/unreasonable noise), a misdemeanor. Respondent was sentenced to 24 months probation and ordered to pay fines.

#### VI

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

///

///

DETERMINATION OF ISSUES

I

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

II

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

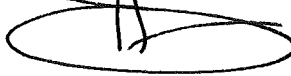
ORDER

The licenses and license rights of Respondent LAURA P. CISNEROS 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 November 29, 2013.

DATED: July 17, 2013.

REAL ESTATE COMMISSIONER



**By: JEFFREY MASON**  
**Chief Deputy Commissioner**

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

**FILED**

JUN 14 2013

BUREAU OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation of ) NO. **H-37705 LA**  
12 )  
13 LAURA P. CISNEROS, ) DEFAULT ORDER  
14 ) Respondent. )

15 Respondent LAURA P. CISNEROS, filed a Notice of  
16 Defense within the time required by Section 11506 of the  
17 Government Code. A hearing was set for Monday, August 6,  
18 2012. Respondent was duly notified of the hearing but failed  
19 to appear. Respondent is now in default. It is, therefore,  
20 ordered that a default be entered on the record in this  
21 matter.

22 IT IS SO ORDERED

*June 13, 2013*

23 WAYNE S. BELL  
24 Real Estate Commissioner

25 By:

*Dolores Weeks*  
26 DOLORES WEEKS  
27 Regional Manager