

Santa Fe

FILED

JUN 24 2013

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	
)	NO. H-37941 LA
EDUARDO RAMIREZ,)	
)	
Respondent.)	
_____)	

DECISION

This Decision is being issued in accordance with the provisions of California Government Code Section 11520 on evidence of compliance with California Government Code Section 11505 and pursuant to the Order of Default filed on April 10, 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 a conviction for a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by California Government Code Section 11522. A copy of California Government Code 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 March 5, 2012, an Accusation was filed by Maria Suarez in her official capacity as a Deputy Real Estate Commissioner of the State of California. On March 5, 2012, 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. The packet was returned to sender with the label stating, "RETURN TO SENDER/UNCLAIMED/UNABLE TO FORWARD." On August 23, 2012, 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 of Real Estate. No response from Respondent has been received to date.

On April 10, 2013, no Notice of Defense having been filed herein within the time prescribed by California Government Code Section 11506, Respondent's default was entered herein.

2.

Respondent's salesperson license expired on March 4, 2011. The Department of Real Estate retains jurisdiction over the license pursuant to California Business and Professions Code Section 10103.

3.

On or about May 13, 2009, in the Superior Court of California, County of Riverside, case no. RIM505032, Respondent was convicted of violating Norco Municipal Code Section 15.04.101 (construction without permits), which adopts the 1997 Uniform Building Code Section 103, a misdemeanor.

4.

On or about October 31, 2011, in the Superior Court of California, County of Riverside, case no. RIF124075, Respondent was convicted of violating California Penal Code Section 487(a) (grand theft), a felony.

5.

The evidence established that the crimes of which Respondent was convicted, as set forth in Paragraphs 3 and 4, above, are substantially related to the qualifications, functions, and duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

DETERMINATION OF ISSUES

1.

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

2.

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

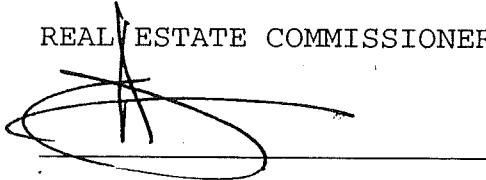
ORDER

The license and license rights of Respondent EDUARDO RAMIREZ under the provisions of California Business and Professions Code Division 4, Part I are revoked.

This Decision shall become effective at 12 o'clock noon on July 15, 2013.

DATED: May 6, 2013

REAL ESTATE COMMISSIONER



By: Jeffrey Mason
Chief Deputy Commissioner

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EDUARDO RAMIREZ,)
Respondent.)
_____))

DEFAULT ORDER

Respondent EDUARDO RAMIREZ, having failed to file a Notice of Defense within the time required by California Government Code Section 11506 is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED 4/8/2013.

Real Estate Commissioner

By: *[Signature: Dolores Weeks]*
Regional Manager