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FILED

DEC 31 2013

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of) No. H-39241 LA
12)
13 SUSANA LORENA VIRREY-ZAPIEN,)
14) A C C U S A T I O N
Respondent.)

15 The Complainant, Robin Trujillo, a Deputy Real Estate
16 Commissioner of the State of California for cause of Accusation
17 against SUSANA LORENA VIRREY-ZAPIEN, a.k.a. Susana Lorena
18 Virrey ("Respondent") alleges as follows:

19 1.

20 The Complainant, Robin Trujillo, a Deputy Real Estate
21 Commissioner of the State of California, makes this Accusation
22 in her official capacity.

23 2.

24 Respondent is presently licensed and/or has license
25 rights under the Real Estate Law, Part 1 of Division 4 of the
26 California Business and Professions Code as a real estate
27 salesperson.

1 3.

2 FIRST CAUSE FOR DISCIPLINE

3 (CRIMINAL CONVICTION)

4 On or about June 20, 2012, in the Superior Court of
5 the State of California, Los Angeles County, in Case
6 No. SA080335, Respondent pled guilty and was convicted for
7 violation of Penal Code Section 529(2) (verifies, publishes,
8 acknowledges, or proves, in the name of another person, any
9 written instrument, with intent that the same may be recorded,
10 delivered, or used as true), a felony. Respondent was
11 sentenced to three years formal probation, two days in jail,
12 and ordered to pay fines, and complete 30 days of community
13 service.

14 4.

15 This conviction, by its facts and circumstances,
16 bears a substantial relationship under Section 2910, Title 10,
17 Chapter 6, California Code of Regulations to the
18 qualifications, functions or duties of a real estate licensee.

19 5.

20 The crime of which Respondent was convicted
21 constitutes cause under Sections 490 and 10177(b) of the Code
22 for the suspension or revocation of the license and license
23 rights of Respondent under the Real Estate Law.

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1 6.

2 SECOND CAUSE FOR DISCIPLINE

3 (FAILURE TO REPORT)

4 Respondent did not report in writing to the Bureau of
5 Real Estate ("Bureau") her plea of guilty to the aforementioned
6 felony (entered June 20, 2012). Respondent's failure to report
7 this conviction constitutes cause for discipline under Business
8 and Professions Code Section 10186.2¹ of the license and license
9 rights of Respondent under the Real Estate Law.

10 7.

11 California Business and Professions Code Section
12 10106 provides, in pertinent part, that in any order issued in
13 resolution of a disciplinary proceeding before the Bureau, the
14 Commissioner may request the administrative law judge to direct
15 a licensee found to have committed a violation of this part to
16

17 ¹ Pursuant to Business and Professions Code 10186.2: (a) (1) A licensee shall
18 report any of the following to the Bureau: (A) The bringing of an indictment
19 or information charging a felony against the licensee. (B) The conviction
20 of the licensee, including any verdict of guilty, or plea of guilty or no
21 contest, of any felony or misdemeanor. (c) Any disciplinary action taken by
22 another licensing entity or authority of this state or of another state or
23 an agency of the federal government. (2) The report required by this
24 subdivision shall be made in writing within 30 days of the date of the
25 bringing of the indictment or the charging of a felony, the conviction, or
26 the disciplinary action. (b) Failure to make a report required by this
27 section shall constitute a cause for discipline.

1 pay a sum not to exceed the reasonable costs of investigation
2 and enforcement of the case.

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights under the
5 Real Estate Law (Part 1 of Division 4 of the California
6 Business and Professions Code) of Respondent SUSANA LORENA
7 VIRREY-ZAPIEN, for the cost of investigation and enforcement as
8 permitted by law, and for such other and further relief as may
9 be proper under applicable provisions of law.

10 Dated at Los Angeles, California

11 this 6 day of December, 2013.

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15 Robin Trujillo
16 Deputy Real Estate Commissioner
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23 cc: SUSANA LORENA VIRREY-ZAPIEN
24 Robin Trujillo
25 Sacto.
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