

Sack Glas

1 JULIE TO, Counsel (SBN 219482)
2 Bureau of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-6916

FILED

MAR 04 2014

BUREAU OF REAL ESTATE

By *[Signature]*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of) No. H-39350 LA
12)
13 HUGO VILLASENOR,) STATEMENT OF ISSUES
14)
15 Respondent.)
16)

17 The Complainant, Robin Trujillo, a Deputy Real Estate
18 Commissioner of the State of California, for Statement of Issues
19 against HUGO VILLASENOR, a.k.a. Hugo Talavera or Hugo Villaseñor
20 Talavera ("Respondent") alleges as follows:

21 1.

22 The Complainant makes this Statement of Issues against
23 Respondent in her official capacity as a Deputy Real Estate
24 Commissioner of the State of California.

25 2.

26 On or about January 9, 2013, Respondent made
27 application to the Bureau of Real Estate ("Bureau") of the State
of California for a real estate salesperson license.

BRE STATEMENT OF ISSUES - HUGO VILLASENOR

1 3.

2 On or about September 27, 2007, in the Superior Court
3 of California, Riverside County, in Case No. RIF136621,
4 Respondent pled guilty and was convicted on two counts for
5 violation of Penal Code Section 459 (burglary) and one count for
6 violation of Penal Code Section 475(C) (forgery and
7 counterfeiting), all felonies. Respondent was placed on 60
8 months of probation, sentenced to 180 days in jail, and ordered
9 to pay fines. In addition, Respondent was ordered to pay
10 restitution to the victim in an amount to be determined.

11 4.

12 The crime described in Paragraph 3, by its facts and
13 circumstances, bears a substantial relationship under Section
14 2910, Title 10, Chapter 6, California Code of Regulations, to
15 the qualifications, functions or duties of a real estate
16 licensee.

17 5.

18 The crime of which Respondent was convicted
19 constitutes cause for denial of Respondent's application for a
20 real estate license under Business and Professions Code Sections
21 475(a)(2), 480(a), and 10177(b).

22 These proceedings are brought under the provisions of
23 Section 10100, Division 4 of the Business and Professions Code
24 of the State of California and Sections 11500 through 11528 of
25 the California Government Code.

26 ///

1 WHEREFORE, the Complainant prays that the above-
2 entitled matter be set for hearing and, upon proof of the
3 charges contained herein, that the Commissioner refuse to
4 authorize the issuance of, and deny the issuance of, a real
5 estate salesperson license to Respondent, HUGO VILLASENOR, and
6 for such other and further relief as may be proper under other
7 applicable provisions of law.

8 Dated at Los Angeles, California

9 this 12 day of February, 2014.

10
11 
12 _____
13 Robin Trujillo
14 Deputy Real Estate Commissioner
15
16
17
18
19
20
21
22

23 cc: HUGO VILLASENOR
24 Rancon Real Estate Corp.
25 Robin Trujillo
26 Sacto.
27