

**FILED**

JUL - 3 2015

BUREAU OF REAL ESTATE

BY 

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9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-39897 LA  
13 ROSARIO ANTIONETTE PEREZ-RITCHIE, ) ACCUSATION  
14 Respondent. )  
15 \_\_\_\_\_ )

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
17 of California, for cause of Accusation against ROSARIO ANTIONETTE PEREZ-RITCHIE,  
18 a.k.a. ROSARIO ANTIONETTE RITCHIE, a.k.a. ROSARIO ANTIONETTE PEREZ,  
19 a.k.a. ROSARIO ANTONETTE RITCHIE, a.k.a. ROSARIO ANTONETTE N RITCHIE  
20 (“Respondent”), is informed and alleges as follows:

21 1.

22 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
23 of California, makes this Accusation in her official capacity.

24 2.

25 Respondent presently has license rights under the Real Estate Law, Part 1 of  
26 Division 4 of the California Business and Professions Code (“Code”), as a real estate  
27 salesperson.

Accusation of Rosario Antionette Perez-Ritchie

1 3.

2 In aggravation, on or about May 13, 2002, Respondent pled guilty and was  
3 convicted in the Superior Court of California, County of Orange, Case No. 02HM02916 M A,  
4 for violation of California Penal Code Section 484(a)-488 (Petty Theft), a misdemeanor.  
5 Respondent was placed on one year of informal probation, and ordered to serve one day in jail  
6 and pay restitution, fines and fees.

7 4.

8 On or about July 16, 2014, Respondent pled guilty and was convicted in the  
9 Superior Court of California, County of Orange, Case No. 14WM03903 M A, for violation of  
10 California Penal Code Section 484(a)-488 (Petty Theft), a misdemeanor. Respondent was  
11 placed on three years of informal probation, and ordered to pay restitution, fines and fees.  
12 Additionally, Respondent was ordered to complete 10 days of Cal Trans.

13 5.

14 The conviction described in Paragraph 4 bears a substantial relationship under  
15 Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,  
16 functions or duties of a real estate licensee.

17 6.

18 The crime of which Respondent was convicted, as described in Paragraph 4  
19 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or  
20 revocation of the license and license rights of Respondent under the Real Estate Law.

21 7.

22 California Business and Professions Code Section 10106, provides, in pertinent  
23 part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of  
24 Real Estate, the Commissioner may request the administrative law judge to direct a licensee  
25 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs  
26 of the investigation and enforcement of the case.

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1                   WHEREFORE, Complainant prays that a hearing be conducted on the  
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing  
3 disciplinary action against all the licenses and license rights of Respondent ROSARIO  
4 ANTIONETTE PEREZ-RITCHIE under the Real Estate Law for the cost of investigation and  
5 enforcement as permitted by law, and for such other and further relief as may be proper under  
6 other applicable provisions of law.

7  
8 Dated at Los Angeles, California

9 this 1st day of July, 2015.

10  
11   
12 Maria Suarez  
13 Supervising Special Investigator

14 cc:    ROSARIO ANTIONETTE PEREZ-RITCHIE  
15       College Park Realty Inc  
16       Maria Suarez  
17       Sacto.

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Accusation of Rosario Antionette Perez-Ritchie