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FILED

SEP - 2 2015

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H-39936 LA
)
NANCY GEORGINA RAMOS,) FIRST AMENDED
) ACCUSATION
)
Respondent.)
_____)

This Accusation amends the Accusation filed on August 11, 2015. The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against NANCY GEORGINA RAMOS ("Respondent"), alleges as follows:

1.

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

2.

Respondent presently 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 salesperson.

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1 3.

2 On or about June 17, 2013, in the Superior Court of California, County of
3 Riverside, Case No. RIF1300483, Respondent pled guilty to and was convicted for violation of
4 California Penal Code Section 459.5 (shoplifting of property not exceeding \$950.00 in value), a
5 misdemeanor. Respondent was placed on formal probation for 3 years and ordered to serve 180
6 days in the Work Release Program. This conviction bears a substantial relationship under
7 Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
8 functions or duties of a real estate licensee.

9 4.

10 In aggravation, on October 12, 2011, Respondent was arrested by the Riverside
11 County Sheriff Department, File No. ME112850080, for violation of California Penal Code
12 Section 490.5 (petty theft). On or about November 14, 2014, Respondent submitted a
13 Salesperson Renewal Application to the Bureau of Real Estate. According to Respondent's
14 Salesperson Renewal Application, on or about December 14, 2011, in the Superior Court of
15 California, County of Riverside, Case No. RIM1116228, Respondent was convicted for
16 violation of California Penal Code Section 490.5 (petty theft), a misdemeanor.

17 5.

18 The crime of which Respondent was convicted, as described in Paragraph 3
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 6.

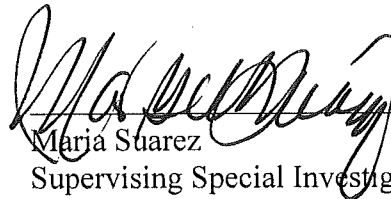
22 California Business and Professions Code Section 10106, provides, in pertinent
23 part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of
24 Real Estate, the Commissioner may request the administrative law judge to direct a licensee
25 found to have committed 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 NANCY
4 GEORGINA RAMOS under the Real Estate Law for the cost of investigation and enforcement
5 as permitted by law, and for such other and further relief as may be proper under other
6 applicable provisions of law.

7
8 Dated at Los Angeles, California

9 this 28th day of August, 2015.

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12 
13 Maria Suarez
14 Supervising Special Investigator

15
16 cc: NANCY GEORGINA RAMOS
17 Diamond Real Estate Group, Inc.
18 Maria Suarez
19 Sacto.
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First Amended Accusation of Nancy Georgina Ramos