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FILED
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BUREAU OF REAL ESTATE
By: *Al Selorio*

7
8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of) No. H-40190 LA
12 JOCIA M. CASTRO,) STATEMENT OF ISSUES
13 Respondent.)
14)

15 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
16 State of California, for Statement of Issues against JOCIA M. CASTRO, a.k.a. Jocia Maria
17 Castro or Jocia Maria Raya ("Respondent") alleges as follows:

18 1.

19 The Complainant makes this Statement of Issues against Respondent in her
20 official capacity as a Supervising Special Investigator of the State of California.

21 2.

22 On or about February 17, 2015 and May 5, 2015, Respondent submitted applications
23 to the Bureau of Real Estate of the State of California for a real estate salesperson license.

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CAUSE FOR DENIAL
(CRIMINAL CONVICTIONS)

3.

On or about September 16, 2011, in the Superior Court of the State of California, in Los Angeles County Case No. 1RI03773-01, Respondent pled *nolo contendere* to violation of California Vehicle Code Section 14601.5(A) (driving while driving privilege suspended), a misdemeanor, and admitted to a prior conviction for violation of Vehicle Code Section 14601.2 in Case No. S296059 (Monterey County Case No. MS296059A). Respondent was convicted and sentenced to 36 months probation; 30 days in jail; and ordered to pay fines and assessments.

4.

On or about August 31, 2011, in the Superior Court of the State of California, in Los Angeles County Case No. ELM1RI03357-01, Respondent pled *nolo contendere* to and was convicted for violation of California Vehicle Code Section 23152(B) (driving under the influence of alcohol with blood alcohol greater than 0.08 percent) , a misdemeanor. Respondent was sentenced to 48 months probation; 180 days in jail; ordered to pay fines and assessments; and ordered to complete an approved SB38 eighteen-month Offender Drinking Driver Program.

5.

On or about July 6, 2011, in the Superior Court of the State of California, in Monterey County Case No. MS296059A, Respondent pled *nolo contendere* to and was convicted for violation of California Vehicle Code Section 14601.2(A) (driving while driving privilege suspended for drunk driving), a misdemeanor. Respondent was sentenced to three years probation; 30 days in jail; ordered to pay fines and assessments; and ordered to install the Ignition Interlock Device on her vehicle for one year.

1 6.

2 On or about July 27, 2010, in the Superior Court of the State of California, in
3 Riverside County Case No. RIM10000641, Respondent pled guilty to and was convicted for
4 violation of California Vehicle Code Section 23152(B) (driving under the influence of alcohol
5 with blood alcohol greater than 0.08 percent), a misdemeanor. Respondent was sentenced to 48
6 months probation; 80 days in jail (to be served concurrently with jail sentences in Case Nos.
7 RIM534551 and RIM532305); ordered to pay fines and assessments; and ordered to complete
8 an approved SB38 eighteen-month Offender Drinking Driver Program.

9 7.

10 On or about July 27, 2010, in the Superior Court of the State of California, in
11 Riverside County Case No. RIM532305, Respondent pled guilty to and was convicted for
12 violation of California Vehicle Code Section 14601.5(A) (driving while driving privilege
13 suspended), a misdemeanor. Respondent was sentenced probation; 78 days in jail (to be served
14 concurrently with jail sentences in Case Nos. RIM10000641 and RIM10000641); and required
15 to wear and electronic monitoring ankle bracelet for 39 days.

16 8.

17 On or about July 27, 2010, in the Superior Court of the State of California, in
18 Riverside County Case No. RIM534551, Respondent pled guilty to and was convicted for
19 violation of California Vehicle Code Section 23152(B) (driving under the influence of alcohol
20 with blood alcohol greater than 0.08 percent), a misdemeanor. Respondent was sentenced to 36
21 months probation; ten days in jail (to be served concurrently with the jail sentence in Case No.
22 RIM10000641); and ordered to pay fines and assessments.

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1 9.

2 These crimes, by their facts and circumstances, bear a substantial relationship to
3 the qualifications, functions or duties of a real estate licensee under Section 2910, Title 10,
4 Chapter 6, California Code of Regulations.

5 10.

6 The crimes of which Respondent was convicted constitute cause for denial of
7 Respondent's application for a real estate license under California Business and Professions
8 Code Sections 475(a)(2), 480(a), and 10177(b).

9 SECOND CAUSE FOR DENIAL

10 (FAILURE TO DISCLOSE)

11 11.

12 In response to Question 32 of her February 17, 2015 license application, to wit:
13 "HAVE YOU EVER BEEN CONVICTED (SEE PARAGRAPH ABOVE)¹ OF ANY
14 VIOLATION OF THE LAW AT THE MISDEMEANOR OR FELONY LEVEL? IF YES,
15 COMPLETE ITEM 38 WITH INFORMATION ON EACH CONVICTION," Respondent
16 answered "Yes," and disclosed the conviction described in Paragraph 4, above. Respondent did
17 not reveal the convictions described in Paragraphs 3, 5, 6, 7, or 8, above.

18 12.

19 In response to Question 32 of her May 5, 2015 license application, to wit:
20 "HAVE YOU EVER BEEN CONVICTED (SEE PARAGRAPH ABOVE) OF ANY
21 VIOLATION OF THE LAW AT THE MISDEMEANOR OR FELONY LEVEL? IF YES,
22 COMPLETE ITEM 38 WITH INFORMATION ON EACH CONVICTION," Respondent
23 answered "No," and did not disclose any convictions.
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25 _____
26 ¹ Question 32 of the Bureau of Real Estate Salesperson Application RE 435 (Rev.12/14) includes a reference to
27 examples of "Convicted," categories that are examined by the Bureau.

13.

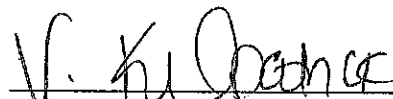
Respondent's failure to reveal the convictions set forth herein in Paragraphs 3 through 8 in both of her license applications constitutes the attempt to procure a real estate license by fraud, misrepresentation, or deceit, or by knowingly making a false statement of material fact required to be revealed in said application, which is grounds for denial of the issuance of a license under California Business and Professions Code Sections 475(a)(1), 480(c), and 10177(a).

14.

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

WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent, JOCIA M. CASTRO, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California: April 4, 2016.


Veronica Kilpatrick
Supervising Special Investigator

cc: Jocia M. Castro
Inland Realty Group, Inc.
Rancho Realty, Inc.
Veronica Kilpatrick
Sacto.