

FILED

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DEPT. OF REAL ESTATE

By 

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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of) No. H-41442 LA
12 VANESSA S. LEBLANC,) STATEMENT OF ISSUES
13 Respondent.)
14 _____)

15 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator for the
16 Department of Real Estate ("Department") of the State of California, for cause of for Statement
17 of Issues against VANESSA S. LEBLANC, also known as Vanessa Shannon LeBlanc, also
18 known as Vanessa LeBlanc, also known as Vanessa Shannon Le Blanc, also known as Vanessa
19 Le Blanc, also known as Shannon LeBlanc ("Respondent"), is informed and alleges in her official
20 capacity as follows:

21 1. On or about April 4, 2018, Respondent made application to the Department for a
22 real estate salesperson license.

23 CAUSE FOR DENIAL
24 (CRIMINAL CONVICTIONS)

25 2. On or about December 30, 1996, in the Superior Court of California, County of Los
26 Angeles, Case No. PA025234, Respondent was found guilty and convicted on a plea of no contest
27 for violation of Penal Code section 245(a)(1) (assault by means of force likely to produce great
28 bodily injury), a felony. On or about January 21, 1997, the court suspended the imposition of

1 sentence and placed Respondent on formal probation for 3 years subject to certain terms and
2 conditions including, but not limited to, serving 365 days of jail time, less credit for 87 days, and
3 payment of a restitution fine. On August 18, 1999, the court found Respondent in violation of
4 probation based on the filing of a new case against her and revoked probation. On or about
5 August 20, 1999, the court remanded Respondent to custody. On or about November 9, 1999, the
6 court reinstated Respondent's probation, then terminated probation and ordered Respondent
7 released. On or about April 22, 2019, the court granted Respondent's petition to reduce her
8 conviction from a felony to a misdemeanor under Penal Code section 17(b), then granted her
9 petition for dismissal of her conviction under Penal Code section 1203.4.

10 3. On or about September 25, 1997, in the Superior Court of California, County of
11 Los Angeles, Case No. 7CR22721, Respondent was found guilty and convicted on a plea of nolo
12 contendere for violation of Penal Code section 422 (terrorist threats), a misdemeanor. The court
13 suspended the imposition of sentence and placed Respondent on summary probation for 24
14 months subject to certain terms and conditions including, but not limited to, paying fees and fines,
15 and performing 5 days of CalTrans, with credit for 3 days. In addition the court issued a
16 protective order, ordering Respondent to stay at least 100 yards from any victim or witness, and
17 the location of the arrest. On or about May 4, 2018, the court ordered that the plea, verdict, or
18 finding of guilt be set aside and vacated and a plea of not guilty be entered, and dismissed the
19 complaint pursuant to Penal Code section 1203.4.

20 4. In or about October or November, 1999, in the Superior Court of California,
21 County of Los Angeles, Case No. GA039044, a jury reached a verdict finding Respondent guilty
22 for violation of Penal Code sections 211 (Count 1: first degree automated teller machine robbery
23 and use of a handgun in commission of robbery), and 12021(a)(1) (Count 5: possession of a
24 firearm by a felon), both felonies. On or about November 9, 1999, the court denied probation and
25 ordered Respondent to serve 14 years in state prison on Count 1, selecting the mid-term of 4 years,
26 plus 10 years to run consecutively pursuant to Penal Code section 12022.53(b) (personal use of a
27 firearm in commission of robbery), with credit for 250 days in custody, ordered Respondent to

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1 serve 2 years in state prison on Count 5, selecting the mid-term of 2 years, and ordered
2 Respondent to pay restitution fines.

3 5. The crimes of which Respondent was convicted, as described in Paragraphs 2
4 through 4 above, by their facts and circumstances, bear a substantial relationship under Section
5 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties
6 of a real estate licensee.

7 6. The crimes of which Respondent was convicted, as described in Paragraphs 2
8 through 4 above, constitute cause for denial of Respondent's application for a real estate license
9 under California Business and Professions Code sections 480(a)(1) and 10177(b).

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

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

18 Dated at San Diego, California this 31 day of July, 2019.

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22 _____
23 Veronica Kilpatrick
24 Supervising Special Investigator

24 cc: VANESSA S. LEBLANC
25 Veronica Kilpatrick
26 Sacto.

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