

1 KATHY YI, Counsel (SBN 236736)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6982
6 Direct: (213) 576-6940
7 Fax: (213) 576-6917
8 Attorney for Complainant

FILED

JUL 21 2021

DEPT. OF REAL ESTATE

By John Aguirre

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-42008 LA
13 YESENIA AVILA PACHECO,) ACCUSATION
14 Respondent.)
15 _____)

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
17 of California, for cause of Accusation against YESENIA AVILA PACHECO, aka "Yesenia
18 Pacheco Avila," "Yesenia AvilaPacheco," and "Yesenia Avila," ("Respondent") alleges as
19 follows:

20 1.

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

23 2.

24 Respondent presently has license rights under the Real Estate Law, Part 1 of
25 Division 4 of the California Business and Professions Code ("Code"), as a real estate
26 salesperson (License ID 02067622). Respondent's license is set to expire on September 28,
27 2022, unless renewed.

ACCUSATION

1 (CRIMINAL CONVICTION)

2 3.

3 On or about February 26, 2020, in the Superior Court of California, County of
4 Ventura, Case No. 2018010269, Respondent was convicted on a plea of guilty, for violation of
5 Welfare and Institutions Code section 10980(c)(2) (aid by misrepresentation – over \$950), a
6 misdemeanor. The court suspended the imposition of sentence and placed Respondent on 36
7 months of summary probation, under certain terms and conditions, including in part, 60 days in
8 the Ventura County jail, payment of fines and fees, and payment of restitution to the
9 Department of Human Services and Ventura County Human Services Agency.

10 4.

11 The conviction, as described in Paragraph 3 above, bears a substantial
12 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the
13 qualifications, functions or duties of a real estate licensee.

14 5.

15 The crime for which Respondent was convicted, as described in Paragraph 3
16 above, constitutes cause under Code sections 490 and 10177(b) for the suspension or
17 revocation of the license and license rights of Respondent under the Real Estate Law.

18 (COSTS OF INVESTIGATION AND ENFORCEMENT)

19 6.

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

25 WHEREFORE, Complainant prays that a hearing be conducted on the
26 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
27 disciplinary action against all the licenses and license rights of YESENIA AVILA PACHECO

ACCUSATION

1 under the Real Estate Law, for the costs of investigation and enforcement as permitted by law,
2 and for such other and further relief as may be proper under other applicable provisions of law.
3

4 Dated at Los Angeles, California

5 this 29th day of June, 2021.
6
7

8 Maria Suarez

Maria Suarez (Jun 29, 2021 14:11 PDT)

9 Maria Suarez
10 Supervising Special Investigator
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13

14 cc: YESENIA AVILA PACHECO
15 Outwest Holdings, Inc.
16 Maria Suarez
17 Sacto.
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