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**FILED**

JUN 14 2021

DEPT. OF REAL ESTATE

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of ) No. H-42012 LA  
12 )  
13 JACQUELINE R NEGRETE, ) ACCUSATION  
14 )  
15 Respondent. )

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
17 of California, for cause of Accusation against JACQUELINE R NEGRETE, also known as  
18 "Jacquelyn Negrete", ("Respondent") alleges as follows:

19 1.

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

22 2.

23 All references to the "Code" are to the California Business and Professions Code  
24 and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

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1 LICENSE HISTORY

2 3.

3 a. Respondent has license rights under the Real Estate Law, Part 1 of Division 4  
4 of the California Business and Professions Code, as a real estate broker ("REB"), Department  
5 of Real Estate<sup>1</sup> ("Department") license ID 01433822.

6 b. The Department originally issued Respondent's REB license on or about  
7 October 4, 2004.

8 c. Respondent's REB license is scheduled to expire on July 23, 2021, unless  
9 renewed.

10 CAUSE FOR DISCIPLINE

11 (CRIMINAL CONVICTION)

12 4.

13 May 22, 2019; Penal Code ("PC") Section 115(a) and Government Code ("GC") 8228.1 –

14 Felony/Misdemeanor

15 a. On or about March 4, 2019, in the Superior Court of California, Sonoma  
16 County, in Case No. SCR725180, The People of the State of California v. Jacquelyn Negrete, a  
17 felony complaint was brought against Respondent for violation of (1) PC Section 530.5(a)  
18 (identity theft), a felony, (2) PC Section 115(a) (procuring and offering false or forged  
19 instrument), a felony, (3) PC Sections 470(a) and 473(a) (forgery relating to identity theft), a  
20 felony, and (4) Government Code ("GC") Section 8228.1(a) (failure to perform duties of notary  
21 public), a misdemeanor.

22 b. On or about May 22, 2019, Respondent pled no contest to and was convicted  
23 of violation of (1) PC Section 115(a) (procuring and offering false or forged instrument), a  
24 felony, and (2) GC Section 8228.1(a) (failure to perform duties of notary public), a  
25 misdemeanor.

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27 <sup>1</sup> Between July 1, 2013 and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate  
under the Department of Consumer Affairs.

1 c. On or about June 27, 2019, the Court suspended the imposition of sentence  
2 and placed Respondent on formal probation for 36 months under certain terms and conditions,  
3 including, in part, 120 days jail alternative, supervised electronic confinement, not to perform  
4 notary while on probation, and payment of fines and fees.

5 (IN AGGRAVATION)

6 5.

7 August 7, 1995; 18 United States Code ("USC") Section 201(b)(2)- Misdemeanor

8 a. On or about August 7, 1995, in the United States District Court, in Case No.  
9 **2:95-CR-00408**, Respondent was convicted of violation of 18 USC Section 201(b)(2)  
10 (acceptance of bribes by a public official), a felony.

11 6.

12 The crimes of which Respondent was convicted, as set forth in Paragraph 4  
13 above, by their facts and circumstances, bear substantial relationship under Section 2910, Title  
14 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real  
15 estate licensee and constitute cause under **Code Sections 490 and 10177(b)** for the suspension  
16 or revocation of the license and license rights of Respondent under the Real Estate Law.

17 SECOND CAUSE FOR DISCIPLINE

18 (FAILURE TO REPORT)

19 7.

20 Respondent did not report in writing to the Department her convictions (Case  
21 No. **SCR725180**) within thirty (30) days (May 22, 2019).

22 8.

23 Respondent's failure to report a felony complaint being filed against her and her  
24 convictions constitutes cause for discipline under **Code Section 10186.2<sup>2</sup>** of the license and  
25 license rights of Respondent under the Real Estate Law.

26  
27 <sup>2</sup> Pursuant to Business and Professions Code 10186.2: (a)(1) A licensee shall report any of the following to the department: (A) The bringing of an indictment or information charging a felony against the licensee. (B) The conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or

1 THIRD CAUSE FOR DISCIPLINE

2 (LICENSE DISCIPLINE BY ANOTHER AGENCY)

3 9.

4 November 9, 2018; Secretary of State ("SOS") Case No. 2018-0677-AD

5 On or about May 24, 2019, in Case No. 2018-0677-AD, the SOS ordered,  
6 pursuant to a Default Decision, the revocation of Respondent's notary public commission  
7 (commission No. 2185858). The allegations against Respondent included failure to fully and  
8 faithfully discharge the duties or responsibilities required of a notary public and knowingly  
9 completed a false certificate. Respondent failed to respond to the accusation filed by the SOS  
10 and the Default Decision was entered against Respondent.

11 10.

12 The facts of the case is as follows: the Sonoma County Recorder's office  
13 received a suspicious grant deed that was notarized by Respondent for F. Nancy L. on or about  
14 January 27, 2015. The signature of F. Nancy L. on the grant deed did not match the signature of  
15 the other recorded documents. Furthermore, F. Nancy L. passed away on February 13, 2015.  
16 Respondent's notary public commission was not valid until 2017. The grantee of the grant  
17 deed, Lynn L., was interviewed and she stated that she was unaware that her mother F. Nancy  
18 L.'s signature was forged. Lynn L. had contacted a law firm to help with her mother's probate  
19 case. Respondent was a legal assistant at the law firm in question.

20 11.

21 When questioned by the Secretary of State, Investigative Services, Respondent  
22 claimed that her notary public stamp was stolen. Investigative Services also inspected  
23 Respondent's notary journal records for the months March 2017 through June 2018 and  
24 discovered various recordkeeping violations. Further, Respondent completed a certificate of  
25

26 misdemeanor. (c) Any disciplinary action taken by another licensing entity or authority of this state or of another  
27 state or an agency of the federal government. (2)The report required by this subdivision shall be made in writing  
within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the  
disciplinary action. (b) Failure to make a report required by this section shall constitute a cause for discipline.

ACCUSATION

1 acknowledgment on a grant deed document on behalf of F. Nancy L. on or about January 27,  
2 2015, but the notary seal used was for notary commission number 2185858, which did not  
3 commence until March 10, 2017.

4 12.

5 The prior license discipline against Respondent, as alleged in Paragraphs 9, 10,  
6 and 11 above, constitutes cause for the denial of Respondent's application for a real estate  
7 license under **Code Section 10177(f)**.

8 13.

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

12 **COSTS**

13 14.

14 **Code Section 10106** provides, in pertinent part, that in any order issued in  
15 resolution of a disciplinary proceeding before the Department, the Commissioner may request  
16 the administrative law judge to direct a licensee found to have committed a violation of this part  
17 to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

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PRAYER

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) of Respondent JACQUELINE R NEGRETE, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under applicable provisions of law.

Dated at Los Angeles, California this 8<sup>th</sup> day of June, 2021.

  
Maria Suarez  
Supervising Special Investigator

cc: JACQUELINE R NEGRETE  
Maria Suarez  
Sacto.