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DEPT. OF REAL ESTATE

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ANDREA BENTLER, Counsel (SBN 319369)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982
Direct: (213) 576-6905
Fax: (213) 576-6917
Attorney for Complainant

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H-42119 LA
)
ANA CLAUDIA VALENCIA,) ACCUSATION
)
Respondent.)
_____)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against ANA CLAUDIA VALENCIA ("Respondent"), also known as Ana Claudia Negrón, Ana Claudin Negrón, Ana Claudinnegrón Gonzalez, alleges as follows:

1.

The Complainant, Veronica Kilpatrick, 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 (License ID 02063707). Respondent's license is scheduled to expire on August 23, 2022, unless renewed.

ACCUSATION

1 (CRIMINAL CONVICTIONS)

2 3.

3 On or about September 10, 2019, in the Superior Court of California, County of
4 Orange, Case No. 18NF2178, Respondent was convicted on a plea of guilty for violation of
5 Penal Code section 273a(a) (child abuse), and violation of Penal Code section 273d(a) (corporal
6 injury on a child), both felonies. The imposition of the sentence was suspended. Respondent
7 was placed on formal probation for four (4) years, on certain terms and conditions, including, in
8 part, serving twenty-six (26) days in Orange County Jail, with credit for time served of thirteen
9 (13) actual days and thirteen (13) conduct days, completion of a child abuser's treatment
10 program, completion of one hundred (100) hours of community service, and payment of fees
11 and a fine.

12 4.

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

16 5.

17 The crimes of which Respondent was convicted, as described in Paragraph 3
18 above, constitute cause under Sections 490 and 10177(b) of the Code for the suspension or
19 revocation of the license and license rights of Respondent under the Real Estate Law.

20 (COSTS OF INVESTIGATION AND ENFORCEMENT)

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 Department 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.

27 //

ACCUSATION

* * *

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 the licenses and license rights of Respondent ANA CLAUDIA VALENCIA under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 17 day of February, 2022.



Veronica Kilpatrick
Supervising Special Investigator

cc: ANA CLAUDIA VALENCIA
Century 21 Discovery-Fullerton
Veronica Kilpatrick
Sacto.

ACCUSATION