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DEPT. OF REAL ESTATE
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9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-42513 LA
13)
14 BLANCA LIDIA GUZMAN,) ACCUSATION
15)
16 Respondent.)
17 _____)

18 The Complainant, Jason Parson, a Supervising Special Investigator of the State
19 of California, for cause of Accusation against BLANCA LIDIA GUZMAN, also known as
20 Blanca Guzman (“Respondent”), alleges as follows:

21 1.

22 The Complainant, Jason Parson, a Supervising Special Investigator of the State
23 of California, makes this Accusation in his official capacity.

24 2.

25 Respondent presently has license rights under the Real Estate Law, Part 1 of
26 Division 4 of the California Business and Professions Code (“Code”), as a real estate
27 salesperson (License ID 02111026). Respondent’s license is scheduled to expire on March 15,
2024, unless renewed.

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ACCUSATION

1 FIRST CAUSE OF ACCUSATION

2 (CRIMINAL CONVICTION)

3 3.

4 On or about January 19, 2022, in the Superior Court of California, County of
5 Los Angeles, Case No. MA081763, Respondent was convicted on a plea of nolo contendere for
6 Count 1: violation of Penal Code section 487(a) (grand theft), a felony. Respondent was ordered
7 to make victim restitution in the amount of \$12,455.88 to Farmers Insurance and \$3,672.14 to
8 Agent Fidelity Bond. Respondent entered into a conditional plea that if the Respondent
9 completed ten (10) days of community labor, as well as paid victim restitution in full, she
10 would be sentenced to Count 1 as a misdemeanor. On or about February 23, 2022, the Court
11 ordered the criminal complaint deemed amended to allege Count 1 as a misdemeanor pursuant
12 to Penal Code 17(b)(1-5), and that the Court shall proceed as a misdemeanor. The imposition
13 of the sentence was suspended. Respondent was placed on summary probation for twelve (12)
14 months on certain terms and conditions, including, in part, not possessing any documents
15 containing personal information/identifying information of others, except the Respondent's
16 minor children, and payment of fees and fines.

17 4.

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

21 5.

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

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ACCUSATION

1 SECOND CAUSE OF ACCUSATION
2 (FAILURE TO REPORT CONVICTION)

3 6.

4 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, “the
5 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any
6 felony or misdemeanor” to the Department of Real Estate (“Department”) within thirty (30)
7 days of the conviction. Respondent failed to report in writing to the Department the conviction
8 described in Paragraph 3 above, within thirty (30) days of the conviction date.

9 7.

10 Respondent’s failure to timely report the conviction constitutes cause under
11 Section 10186.2 of the Code for the suspension or revocation of the license and license rights of
12 Respondent under the Real Estate Law.

13 THIRD CAUSE OF ACCUSATION
14 (DISCIPLINARY ACTION)

15 8.

16 On or about December 18, 2020, before the Insurance Commissioner of the State
17 of California, In the Matter of the Licenses and Licensing Rights of: Bianca Lidia Guzman,
18 Respondent, Agency Case No. VA202000086, OAH No. 2020090824, a Proposed Decision
19 was issued by the Office of Administrative Hearings. Respondent was licensed as a casualty
20 broker-agent, property broker-agent, accident and health agent, and life-only agent, under
21 insurance license ID No. 0E39155. The Court found that Respondent violated Insurance Code
22 sections 1668(e) and 1738 (demonstrated lack of integrity), Insurance Code sections 1668(i)
23 and 1738 (conducted business in a fraudulent manner), and Insurance Code sections 1668(j) and
24 1738 (demonstrated untrustworthiness in the conduct of business and exposed her client to the
25 risk of loss). The Court ordered all licenses and licensing rights of Respondent revoked. On or
26 about February 1, 2021, the Insurance Commissioner issued a Decision and Order Adopting the
27 Proposed Decision.

1 The Court found Respondent had prior license discipline. On December 9, 2013,
2 the Insurance Commissioner issued a Decision and Order following an administrative hearing,
3 revoking Respondent's insurance license and issuing a restricted license, effective as of January
4 9, 2014. The restrictions on Respondent's license were based on her conviction on December
5 15, 2011, on a guilty plea, of aggravated assault and two counts of child endangerment by
6 caretaker (Penal Code sections 245(a)(1) and 273(b)), both misdemeanors, and on Respondent's
7 failure to timely report her convictions to the California Department of Insurance. The Court
8 found that offenses occurred on November 27, 2010, when Respondent hit her then-husband
9 with a car and drove with him on the car's hood, and left her children ages nine and four alone
10 in a hotel room. The restrictions on Respondent's insurance license were removed on February
11 18, 2020, upon Respondent's request.

12 9.

13 The allegations set forth in Paragraph 8 above constitute cause under Sections
14 10177(f) and (j) of the Code for the suspension or revocation of the license and license rights of
15 Respondent under the Real Estate Law.

16 FOURTH CAUSE OF ACCUSATION

17 (FAILURE TO REPORT DISCIPLINARY ACTION)

18 10.

19 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, "any
20 disciplinary action taken by another licensing entity or authority of this state or of another state
21 or an agency of the federal government," to the Department of Real Estate ("Department")
22 within thirty (30) days of the disciplinary action. Respondent failed to report in writing to the
23 Department the discipline described in Paragraph 8 above, within thirty (30) days of the
24 disciplinary action.

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ACCUSATION

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Respondent's failure to timely report the disciplinary action constitutes cause under Section 10186.2 of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

(COSTS OF INVESTIGATION AND ENFORCEMENT)


12.

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

* * *

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 BIANCA LIDIA GUZMAN under the Real Estate Law for the cost 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 Los Angeles, California this 22nd day of February, 20 23.



Jason Parson
Supervising Special Investigator

cc: BLANCA LIDIA GUZMAN
BGA Properties, Inc.
Jason Parson
Sacto.