

FILED

SEP 26 2023

DEPT. OF REAL ESTATE

By

DIANE LEE, Counsel (SBN 247222)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013

Telephone: (213) 576-6982  
(Direct) (213) 576-6907

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of ) No. H-42692 LA  
)  
SONIA DE LOS ANGELES PEREZ, ) STATEMENT OF ISSUES  
)  
Respondent. )

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California, acting in his official capacity, for Statement of Issues against SONIA DE LOS ANGELES PEREZ aka Sonia De Los Angeles Machuca ("Respondent") alleges as follows:

1.

On or about August 12, 2021, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license.

(CRIMINAL CONVICTION)

2.

On or about March 3, 2020, in the Superior Court of California, County of Riverside, case no. INF1800736, Respondent was convicted of violating California Welfare and Institutions Code section 10980(c)(2) (welfare fraud), a misdemeanor. Respondent was sentenced, to serve one (1) day in jail. Said crime bears a substantial relationship to the

1 qualifications, functions, or duties of a real estate licensee under Section 2910, Title 10,  
2 Chapter 6, California Code of Regulations.

3 3.

4 The crime of which Respondent was convicted as alleged above in Paragraph 2,  
5 above, constitutes cause for denial of Respondent's application for a real estate license under  
6 California Business and Professions Code sections 475(a)(2), 480(a), and 10177(b).

7 4.

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

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

16 Dated at Los Angeles, California: September 25, 2023.

17   
18 \_\_\_\_\_  
19 Jason Parson  
20 Supervising Special Investigator

21  
22  
23  
24  
25 cc: SONIA DE LOS ANGELES PEREZ  
26 Jason Parson  
27 Sacto