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APR 30 2025

DEPT OF REAL ESTATE

By-

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against) DRE No. H-43104 LA
)
RESCUE GREEN, and)
JOSEPH ALBERTO BLANCO,)
) ACCUSATION
Respondent.)
)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
State of California, for cause of Accusation against RESCUE GREEN and JOSEPH
ALBERTO BLANCO ("BLANCO") (collectively "Respondents"), 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 RESCUE GREEN is presently licensed and has licensing rights
under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions
Code ("Code"), as a corporate real estate broker with Department of Real Estate
("Department") License ID 01960993.

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ACCUSATION

1 3.

2 Respondent BLANCO is presently licensed as a restricted real estate broker with
3 Department License ID 01836093. On or about November 16, 2018, in Case No. H-40994 LA,
4 the Real Estate Commissioner issued a Decision and Order, effective December 11, 2018, to
5 restrict Respondent's broker license for four (4) years from the effective date of the Decision
6 and Order. Respondent BLANCO's broker license remains restricted. BLANCO is the
7 Designated Officer of Respondent RESCUE GREEN.

8 DISCIPLINARY ACTION BY ANOTHER AGENCY

9 4.

10 On or about September 4, 2024, the Registrar of Contractors for the California
11 Contractors State License Board, Department of Consumer Affairs, issued a Decision revoking
12 Respondent RESCUE GREEN's Contractor's License Number 995489 in classification B and
13 Respondent BLANCO's Contractor's License Number 965057 in classification B, effective
14 October 4, 2024, provided however the revocations were stayed and Respondents were placed
15 on probation for three (3) years under certain terms and conditions. The Registrar of
16 Contractors further ordered Respondents to file a disciplinary bond or post a cash deposit in the
17 amount of \$100,000.00 for a period of not less than three (3) years. As more fully set forth in
18 the Accusation issued on August 28, 2023, in the Contractors State License Board Case
19 Number N2022-304, Respondents violated Business and Professions Code sections 7107
20 (abandonment), 7109 (departure from accepted trade standards, plans or specifications, 7110
21 (failure to obtain building permit), 7111.1 (failure to cooperate in board investigation, 7112
22 (willful misrepresentation of a material fact on license application), 7116 and 7110 (willful or
23 fraudulent act injuring another), 7119 failure to prosecute project with reasonable diligence,
24 7159 (violations of home improvement contract form requirements), and 7159.5 (obtaining
25 payments in excess of value of work performed).

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ACCUSATION

1 5.

2 The suspended revocation of Respondents' contractor's licenses, as alleged in
3 Paragraph 4 above, constitutes cause for the suspension or revocation of the license or license
4 rights of Respondent under Section 10177(f) of the Code.

5 FAILURE TO REPORT DISCIPLINARY ACTION

6 6.

7 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing,
8 "[a]ny disciplinary action taken by another licensing entity or authority of this state or of
9 another state or an agency of the federal government." Respondents failed to timely report in
10 writing to the Department the disciplinary action described in Paragraph 4 above.

11 7.

12 Respondents' failure to timely report the disciplinary action described in
13 Paragraph 3 above constitutes cause under Section 10186.2 of the Code for the suspension or
14 revocation of the license and license rights of Respondents under the Real Estate Law.

15 8.

16 These proceedings are brought under the provisions of Section 10100 of the
17 Code and California Government Code sections 11500 through 11528.

18 INVESTIGATION AND ENFORCEMENT COSTS

19 9.

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 Respondents RESCUE GREEN

ACCUSATION

1 and JOSEPH ALBERTO BLANCO under the Real Estate Law, for the costs of investigation
2 and enforcement as permitted by law, and for such other and further relief as may be proper
3 under other applicable provisions of law.
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5 Dated at San Diego, California this 29 day of April, 2025.

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8 Veronica Kilpatrick
9 Supervising Special Investigator
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25 cc: RESCUE GREEN
26 JOSEPH ALBERTO BLANCO
27 Veronica Kilpatrick
Sacto.

ACCUSATION