

FILED

SEP 12 2025

DEPT. OF REAL ESTATE

By

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213)-559-5990
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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation Against) DRE No. H-43104 LA
12)
13 RESCUE GREEN, and)
14 JOSEPH ALBERTO BLANCO,) STIPULATION AND AGREEMENT
15 Respondents.) IN SETTLEMENT AND ORDER

16 It is hereby stipulated by and between Respondents RESCUE GREEN and
17 JOSEPH ALBERTO BLANCO (collectively "Respondents") acting by and through their
18 attorney Scott J. Harris, Esq., and the Complainant, acting by and through Judith A. Buranday,
19 Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing
20 of the Accusation ("Accusation") filed on April 30, 2025, in this matter:

21 1. All issues which were to be contested and all evidence which was to be
22 presented by Complainant and Respondents at a formal hearing on the Accusation, which
23 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
24 ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of
25 this Stipulation and Agreement ("Agreement").

26 2. Respondents have received and read, and understand the Statement to
27 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department of

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 Real Estate ("Department") in this proceeding.

2 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the
3 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
4 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
5 acknowledge that they understand that by withdrawing said Notice of Defense they thereby
6 waive their right to require the Commissioner to prove the allegations in the Accusation at a
7 contested hearing held in accordance with the provisions of the APA and that they will waive
8 other rights afforded to them in connection with the hearing such as the right to present evidence
9 in their defense, and the right to cross-examine witnesses.

10 4. Respondents hereby admit that the factual allegations of the Accusation filed in
11 this proceeding are true and correct and the Real Estate Commissioner shall not be required to
12 provide further evidence of such allegations.

13 5. This Agreement is made for the purpose of reaching an agreed disposition of
14 this proceeding and is expressly limited to this proceeding and not any other proceeding or case
15 in which the Department, or another licensing agency of this state, another state, or the federal
16 government is involved, and otherwise shall not be admissible in any criminal or civil
17 proceeding.

18 6. It is understood by the parties that the Real Estate Commissioner may adopt
19 this Agreement as her Decision in this matter thereby imposing the penalty and sanctions on
20 Respondents' real estate licenses and license rights as set forth in the below "Order." In the event
21 that the Commissioner, in her discretion, does not adopt the Agreement, the Agreement shall be
22 void and of no effect and Respondents shall retain the right to a hearing and proceed on the
23 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
24 made herein.

25 7. The Order or any subsequent Order of the Real Estate Commissioner made
26 pursuant to this Agreement shall not constitute an estoppel, merger or bar to any further
27 administrative or civil proceedings by the Department with respect to any matters which were

1 not specifically alleged to be causes for accusation in this proceeding.

2 DETERMINATION OF ISSUES

3 By reason of the foregoing, it is stipulated and agreed that the following
4 determination of issues shall be made:

5 The conduct of Respondents, as set forth in the Accusation, is grounds for the
6 suspension or revocation of Respondents' license and license rights pursuant to California
7 Business and Professions Code ("Code") section 10177(f).

8 ORDER

9 WHEREFORE, THE FOLLOWING ORDER is hereby made:

10 (RESCUE GREEN)

11 I.

12 All licenses and licensing rights of Respondent RESCUE GREEN under the Real
13 Estate Law are suspended for a period of ninety (90) days from the effective date of this
14 Decision and Order; provided, however, that:

15 A. The initial thirty (30) days of said suspension shall be stayed upon the
16 following terms and conditions:

17 1. Respondent shall pay a monetary penalty pursuant to Code section
18 10175.2 at the rate of \$50.00 per day for each of the thirty (30) days of suspension for a total
19 monetary penalty of \$1,500.00.

20 2. Said payment shall be in the form of a cashier's check made payable to
21 the Department of Real Estate. Said check must be delivered to the Department of Real Estate,
22 Flag Section, at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date
23 of this Decision and Order.

24 3. No further cause for disciplinary action against the real estate licenses of
25 Respondent occurs within two (2) years from the effective date of the Decision and Order in this
26 matter.

1 Code and to the following limitations, conditions and restrictions imposed under authority of
2 Section 10156.6 of that Code:

3 1. The restricted license issued to Respondent may be suspended prior to
4 hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo
5 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real
6 estate licensee.

7 2. The restricted license issued to Respondent may be suspended prior to
8 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner
9 that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
10 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted
11 license.

12 3. Respondent shall not be eligible to petition for the issuance of any
13 unrestricted real estate license nor for removal of any of the conditions, limitations or restrictions
14 of a restricted license until three (3) years have elapsed from the effective date of this Decision
15 and Order. Respondent shall not be eligible to apply for any unrestricted licenses until all
16 restrictions attaching to the license have been removed.

17 4. Respondent shall, within nine (9) months from the effective date of this
18 Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has,
19 since the most recent issuance of an original or renewal real estate license, taken and successfully
20 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate
21 Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the
22 Commissioner may order the suspension of the restricted license until the Respondent presents
23 such evidence. Proof of completion of the continuing education courses must be delivered to the
24 Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA
25 95811.

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1 (INVESTIGATION AND ENFORCEMENT COSTS)

2 III.

3 Respondents shall, jointly and severally, pay the Commissioner's reasonable costs
4 of the investigation and enforcement which led to this disciplinary action. The total amount of
5 said investigation (\$1,032.05) and enforcement (\$554.40) costs is \$1,586.45. Said payment shall
6 be in the form of a cashier's check made payable to the Department of Real Estate. The
7 investigation and enforcement costs must be delivered to the Department of Real Estate, Flag
8 Section, at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of
9 this Decision and Order. If Respondents fail to satisfy this condition in a timely manner as
10 provided for herein, all licenses and licensing rights of Respondents shall be automatically
11 suspended unless or until Respondents pay the costs of the investigation and enforcement.

12
13 DATED: 8-13-2025

14 
15 Judith A. Buranday, Counsel for
Department of Real Estate

16 EXECUTION OF THE AGREEMENT

17 We have read the Agreement and discussed it with counsel, and its terms are
18 understood by us and are agreeable and acceptable to us. We understand that we are waiving
19 rights given to us by the California Administrative Procedure Act (including but not limited to
20 Sections 11506, 11508, 11509 and 11513 of the Government Code), and we willingly,
21 intelligently and voluntarily waive those rights, including the right of requiring the
22 Commissioner to prove the allegations in the Accusation at a hearing at which we would have
23 the right to cross-examine witnesses against us and to present evidence in defense and mitigation
24 of the charges.

25 Respondents shall mail the original signed signature page of the stipulation herein
26 to Judith A. Buranday, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St.,
27 Suite 350, Los Angeles, California 90013-1105.

1 In the event of time constraints before an administrative hearing, Respondents can
2 signify acceptance and approval of the terms and conditions of this Agreement by emailing a
3 scanned copy of the signature page, as actually signed by Respondents, to the Department
4 counsel assigned to this case. Respondents agree, acknowledge and understand that by
5 electronically sending the Department a scan of Respondents' actual signatures as it appears on
6 the Agreement that receipt of the scan by the Department shall be binding on Respondents as if
7 the Department had received the original signed Agreement. Respondents shall also mail the
8 original signed signature page of this Agreement to the Department counsel.

9 Respondents' signatures below constitute acceptance and approval of the terms
10 and conditions of this Agreement. Respondents agree, acknowledge and understand that by
11 signing this Agreement, Respondents are bound by its terms as of the date of such signatures and
12 that this agreement is not subject to rescission or amendment at a later date except by a separate
13 Decision and Order of the Real Estate Commissioner.

14
15 DATED: 8-06-205

16 [REDACTED]
17 RESCUE GREEN
18 Respondent

19 By: Joseph Blanco

20 DATED: 8-06-205

21 [REDACTED]
22 JOSEPH ALBERTO BLANCO
23 Respondent

24 DATED: 8/11/2025

25 [REDACTED]
26 Scott I. Hays, Esq.
27 Counsel for Respondents
Approved as to Form and Content

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1 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
2 Respondents RESCUE GREEN and JOSEPH ALBERTO BLANCO and shall become effective
3 at 12 o'clock noon on OCT - 2 2025.

4 IT IS SO ORDERED September 8, 2025.

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6 CHIKA SUNQUIST
7 REAL ESTATE COMMISSIONER
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