

<b>In the Matter of Albert Espinoza, Jr.</b>	<b>Hearing No. <u>253009</u></b> § § § § § §	<b>Before the Texas Real Estate Commission ("Commission")</b>  <b>Sitting In Austin, Travis County, Texas</b>
<b>Application for Real Estate Sales Agent License</b>		

**Agreed Order**

On February 8, 2025, Albert Espinoza, Jr. ("Applicant") filed an application for a real estate sales agent license with the Texas Real Estate Commission ("the Commission"). The applicant neither admits nor denies the truth of the following Findings of Fact and Conclusions of Law and agrees to the entry of this Order issuing a probationary real estate sales agent license.

**Findings of Fact**

1. On October 18, 2002, in Cause Number CR-2584-02-H, in the Western District of North Carolina, Applicant pleaded guilty to felony theft >=\$1,500<\$20K. He was sentenced to three years Deferred Adjudication.
2. On June 7, 2004, in Cause Number CR-3095-03-H, in the Western District of North Carolina, Applicant pleaded guilty to felony theft >=\$1,500<\$20K. He was sentenced to five years of Community Supervision.
3. On June 25, 2007, in Cause Number CR-1073-07-H, in the Western District of North Carolina, Applicant pleaded guilty to felony poss cs pg 1 >=1G<4G. He was sentenced to eight years Deferred Adjudication.
4. On September 3, 2010, in Cause Number 2:09CR000029-001, in the Western District of North Carolina, Applicant pleaded guilty to felony conspiracy to possess with intent to distribute marijuana. He was sentenced to 210 months in prison and five years of Community Supervision after release. Applicant is currently in good standing with Community Supervision.
5. The Applicant enjoys a good reputation in his community for honesty, trustworthiness, and integrity as evidenced by letters of recommendations.

**Conclusions of Law**

6. The conduct described in the Findings of Fact is directly related to the duties and responsibilities of the occupation of a real estate license holder. The conduct indicates an inability to represent the interests of others with honesty, trustworthiness, and integrity, outlined in 22 Tex. Admin. Code §541.1(a) and 535.52.
7. Applicant has provided documentation that sufficiently establishes that Applicant presently possesses the requisite honesty, trustworthiness, and integrity to qualify for a license pursuant to Section 1101.354(2), Texas Occupations Code.
8. The issuance of a probationary license is appropriate.

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**Order**

IT IS ORDERED that Applicant's application for a real estate sales agent license is approved and the application be returned to processing for the issuance of a probationary sales agent license, subject to the terms set forth below.

IT IS FURTHER ORDERED that the license issued remain on probationary status for three years, subject to the following terms.

1. Applicant must comply with Chapter 1101 of the Texas Occupations Code and with the Rules of the Commission.
2. Applicant must fully cooperate with the Commission's Enforcement Division in its investigation of any complaints filed against Applicant.
3. Not later than the 14th day after Applicant becomes sponsored by a broker or changes sponsoring brokers, Applicant must submit to the Commission's Enforcement Division a signed verification from Applicant's sponsoring broker that the sponsoring broker has received a copy of this Order and is aware of Applicant's probationary sales agent license and the terms of this Order. A violation of this term automatically suspends the Applicant's real estate sales agent license until the signed verification is received.
4. Applicant may not be convicted of or enter a plea of guilty or nolo contendere to, any additional criminal offense (other than a Class C misdemeanor). A violation of this term automatically revokes probation and the license subject to this Order is revoked, effective on the date of the conviction or plea.

IT IS FURTHER ORDERED that a violation of the terms, notwithstanding the terms that contain an automatic suspension or revocation, is additional grounds to revoke probation or impose suspension following notice of said violation of the Commissions Rule(s) or Texas Occupations Code.

5/23/2025

*Chelsea Buchholtz*

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Chelsea Buchholtz                      Date  
Executive Director, Texas Real Estate Commission

Applicant affirms they are freely joining into this Agreed Order with the above Findings of Fact and Conclusions of Law. Applicant has been afforded all administrative remedies under the law. Applicant has been advised of their rights to a hearing and to be represented by an attorney. Applicant waives these rights and waives all rights to a judicial review of this Order.

5/23/2025

Dated \_\_\_\_\_



\_\_\_\_\_  
Albert Espinoza, Jr.  
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5/23/2025

Dated \_\_\_\_\_

*W. Kenneth Herring*

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Ken Herring  
Staff Attorney  
Texas Real Estate Commission