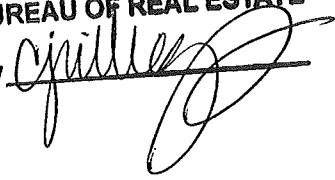


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7

**FILED**

OCT 29 2014

BUREAU OF REAL ESTATE  
By 

8 BEFORE THE BUREAU OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-39636 LA  
12 JEFFREY LYNN JAMES, ) ACCUSATION  
13 Respondent. )  
14 \_\_\_\_\_ )

15  
16 The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the  
17 State of California for cause of Accusation against JEFFREY LYNN JAMES aka Jefferey Lynn  
18 James (“Respondent”) alleges as follows:

19 1.

20 The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the  
21 State of California, makes this Accusation in her official capacity.

22 2.

23 Respondent is presently licensed and/or has license rights under the Real Estate  
24 Law, Part 1 of Division 4 of the California Business and Professions Code as a real estate  
25 broker (license number 01340169).

26 ///

1 (FELONY COMPLAINT)

2 3.

3 On or about September 4, 2013, in the Superior Court of California, County of  
4 Orange, case no. 13WF2700, a Felony Complaint was filed against Respondent alleging  
5 Respondent violated 43 counts of California Penal Code section 487(a) (grand theft by  
6 embezzlement) and 3 counts of California Penal Code section 470(d) (forgery), all felonies.

7  
8 (CRIMINAL CONVICTIONS)

9 4.

10 On or about March 11, 2014, in the Superior Court of California, County of  
11 Orange, case no. 13WF2700, Respondent was convicted of violating California Penal Code  
12 sections 487(a) (grand theft by embezzlement) and 470(d) (forgery), both misdemeanors. These  
13 crimes are substantially related to the qualifications, functions, or duties of a real estate licensee  
14 under Section 2910, Title 10, Chapter 6, California Code of Regulations.

15 5.

16 The crimes of which Respondent was convicted, as described above, constitute  
17 cause under California Business and Professions Code sections 490 and 10177(b) for the  
18 suspension or revocation of the license and license rights of Respondent under the Real Estate  
19 Law.

20  
21 (FAILURE TO REPORT FELONY COMPLAINT)

22 6.

23 As of June 10, 2014, Respondent has failed to report the filing of the Felony  
24 Complaint, as described in Paragraph 3, to the Bureau of Real Estate.

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7.

Respondent's failure to report the bringing of the felony complaint constitutes cause under California Business and Professions Code sections 10186.2(a)(1)(A), 10186.2(a)(2), and 10186.2(b) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

8.

California Business and Professions 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 investigation and enforcement of the case.

9.

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 licenses and/or license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) of Respondent JEFFREY LYNN JAMES for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under applicable provisions of law.

Dated at Los Angeles, California: 23 October, 2014.

  
\_\_\_\_\_  
Maria Suarez  
Deputy Real Estate Commissioner

cc: JEFFREY LYNN JAMES  
Maria Suarez  
Sacto.