

**FILED**

OCT 16 2014

BUREAU OF REAL ESTATE

By S. Black

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of

RONALD VERNON SCHWARTZ,

Respondent.

No. H-11728 SF

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on October 6, 2014, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits and (3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of crimes.

The right to reinstatement of a revoked real estate license is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1

On June 18, 2014, Robin S. Tanner made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by regular and certified mail, return receipt requested, to Respondent's last known mailing address on file with the Bureau on June 26, 2014.

On October 6, 2014, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (herein "the Code") as a real estate broker. Respondent's real estate broker license expired on November 24, 2012. Pursuant to Code Section 10103, the Bureau of Real Estate retains jurisdiction.

On or about April 4, 2014, in the Superior Court of the State of California, County of Contra Costa, Case No. 05 130100-1, Respondent was convicted of six counts of violating Section 288(a) of the California Penal Code (lewd act w/child under 14 years old), each a felony and crime which bear a substantial relationship under Section 2910, Title 10, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

DETERMINATION OF ISSUES

Cause for disciplinary action against Respondent exists with reference to the conviction set out in Paragraph 3, above, pursuant to Business and Professions Code Sections 490 and 10177(b).

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent RONALD VERNON SCHWARTZ under the provisions of Part I of Division 4 of the Business and Professions Code, are revoked.

This Decision shall become effective at 12 o'clock noon on NOV 06 2014.

DATED: OCT 15 2014

REAL ESTATE COMMISSIONER



By: JEFFREY MASON  
Chief Deputy Commissioner

**FILED**

OCT 06 2014

BUREAU OF REAL ESTATE

By S. Black

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10 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of )  
12 )  
13 RONALD VERNON SCHWARTZ, )  
14 Respondent. )

No. H-11728 SF  
DEFAULT ORDER

15 Respondent, RONALD VERNON SCHWARTZ, having failed to file a Notice of  
16 Defense within the time required by Section 11506 of the Government Code, is now in default.  
17 It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED: OCTOBER 6, 2014

19  
20 REAL ESTATE COMMISSIONER

21  
22 By: Joe M. Carrillo  
23 JOE M. CARRILLO  
24 Northern Area Regional Manager  
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