

FILED

AUG 04 2014

BUREAU OF REAL ESTATE

By

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of))	No. H-39426 LA
JAY EDWARD LANGNER,))	
Respondent.))	
_____))	

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 July 25, 2014, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses on the ground of the conviction of a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension 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

I

On April 9, 2014, Robin Trujillo 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 certified mail, to Respondent's last known mailing address on file with the Bureau on April 24, 2014.

Respondent failed to file a Notice of Defense within the time required by Section 11506 of the Government Code. Respondent's default was entered on July 25, 2014.

II

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

On or about November 27, 2012, in the Superior Court for the State of California, County of Kern, in Case No. BF139102, Respondent was convicted of violating California Penal Code Section 182(A)(1) [Conspiracy to Commit Crime of Grand Theft], a felony. The underlying facts of this crime bear a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

The crime of which Respondent was convicted, as described, above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

DETERMINATION OF ISSUES

I

The evidence established that the crime(s) of which Respondent was convicted is substantially related to the qualifications, functions and duties of a real estate licensee. Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

II

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

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ORDER

The licenses and license rights of Respondent JAY EDWARD LANGNER 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 **AUG 25 2014**.

DATED: _____

AUG 01 2014

Real Estate Commissioner



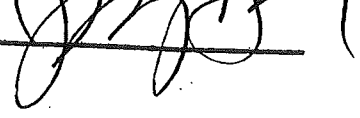
By: Jeffrey Mason
Chief Deputy Commissioner

1 Bureau of Real Estate
320 W. 4th Street, Room 350
2 Los Angeles, California 90013
3 Telephone: (213) 576-6982

FILED

JUL 25 2014

BUREAU OF REAL ESTATE

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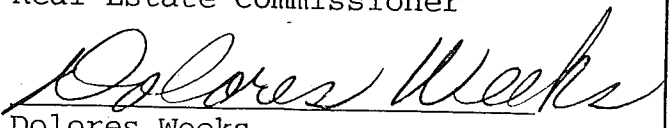
10 * * *

11 In the Matter of the Accusation of)
12 JAY EDWARD LANGNER,) NO. H-39426 LA
13) DEFAULT ORDER
14 Respondent(s).)

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

20 IT IS SO ORDERED July 9, 2014

21 WAYNE S. BELL
Real Estate Commissioner

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23 By: Dolores Weeks
24 Regional Manager

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