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JUDITH B. VASAN, Counsel (SBN 278115)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982
Direct: (213) 576-6904
Fax: (213) 576-6917
Attorney for Complainant

FILED

JUL 24 2018

DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H-05011 SD
)
TROY PATRICK OWENS, JR,) ACCUSATION
)
Respondent.)
_____)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against TROY PATRICK OWENS, JR, also known as Troy Patrick Owens, ("Respondent") alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

Respondent presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker (License ID 01869049). Respondent's license expires on January 26, 2022, unless renewed.

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1 CAUSE FOR ACCUSATION

2 (CRIMINAL CONVICTION)

3 3.

4 On or about February 21, 2017, in the Superior Court of California, County of
5 San Diego, Case No. M095011, Respondent was convicted on a plea of guilty for violation of
6 Vehicle Code section 20002(a) (hit and run involving property damage), a misdemeanor. The
7 court placed Respondent on summary probation for 3 years and ordered Respondent to pay
8 fines.

9 4.

10 The conviction, as described in Paragraph 3 above, bears a substantial
11 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the
12 qualifications, functions or duties of a real estate licensee.

13 5.

14 The crime of which Respondent was convicted, as described in Paragraph 3
15 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or
16 revocation of the license and license rights of Respondent under the Real Estate Law.

17 COSTS

18 (COSTS OF INVESTIGATION AND ENFORCEMENT)

19 6.

20 California Business and Professions Code Section 10106, provides, in pertinent
21 part, that in any order issued in resolution of a disciplinary proceeding before the Department of
22 Real Estate, the Commissioner may request the administrative law judge to direct a licensee
23 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
24 of the investigation and enforcement of the case.

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ACCUSATION

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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 the licenses and license rights of Respondent TROY PATRICK OWENS, JR under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 20 day of July, 2018.



Veronica Kilpatrick
Supervising Special Investigator

cc: TROY PATRICK OWENS, JR
Veronica Kilpatrick
Sacto.