

FILED

APR -3 2009

DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)
JOVAN RISTE VAUGHN) H-5104 SAC
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 March 2, 2009, 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 a crime.

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 December 18, 2008, Joe M. Carrillo made the instant Accusation in his 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, return receipt requested, to Respondent's last known mailing address on file with the Department on December 18, 2008.

On March 2, 2009, 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.

2

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 (hereinafter "Code") as a real estate salesperson.

3

On or about March 28, 2007, in the Superior Court of the State of Arizona, County of Maricopa, Respondent was convicted of violating ARS 13-1801, 1802, 701, 702, 702.1, 707, 801 and 802 (theft), a misdemeanor and a crime involving moral turpitude which bears 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

1

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

2

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

ORDER

All licenses and licensing rights of Respondent JOVAN RISTE VAUGHN, 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
APR 24 2009

DATED: _____

3/24/09

JEFF DAVI
Real Estate Commissioner



1 Department of Real Estate
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED

MAR - 2 2009

DEPARTMENT OF REAL ESTATE

By

H. Mar

9 BEFORE THE
10 DEPARTMENT OF REAL ESTATE
11 STATE OF CALIFORNIA

12 * * *

13 In the Matter of the Accusation of

14 JOVAN RISTE VAUGHN,

15 Respondent..

No. H-5104 SAC

DEFAULT ORDER

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

20 IT IS SO ORDERED

March 2, 2009

21 JEFF DAVI
22 Real Estate Commissioner

23
24 By:

Charles W. Koenig
25 CHARLES W. KOENIG
26 Northern Regional Manager
27

1 RICHARD K. UNO, Counsel (SBN 98275)
2 Department of Real Estate
3 P. O. Box 187007
Sacramento, CA 95818-7007

4 Telephone: (916) 227-2380

FILED

DEC 18 2008

DEPARTMENT OF REAL ESTATE

By K. Mar

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

11 In the Matter of the Accusation of)
12 JOVAN RISTE VAUGHN,)
13 Respondent.)
14 _____)

H-5104 SAC

ACCUSATION

15 The Complainant, JOE M. CARRILLO, a Deputy Real Estate Commissioner of
16 the State of California, for cause of Accusation against JOVAN RISTE VAUGHN, (hereinafter
17 "Respondent"), is informed and alleges as follows:

1

19 Complainant makes this Accusation against Respondent in his official capacity.

2

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

3

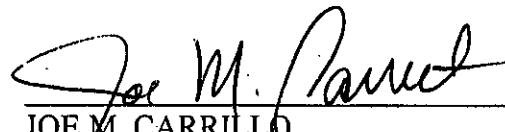
25 On or about March 28, 2007, in the Superior Court of the State of Arizona,
26 County of Maricopa, Respondent was convicted of violating ARS 13-1801, 1802, 701, 702,
27 702.1, 707, 801 and 802 (Theft), a crime that involves moral turpitude which bears a substantial

1 relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications,
2 functions, or duties of a real estate licensee.

3 4

4 The facts alleged in Paragraph 3, above, constitute cause under Section 10177(b)
5 and Section 490 of the Code for suspension or revocation of Respondent's license under the Real
6 Estate Law.

7 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
8 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
9 action against all licenses and license rights of Respondent under the Code, and for such other
10 and further relief as may be proper under provisions of law.

11
12 
13 JOE M. CARRILLO
14 Deputy Real Estate Commissioner

15 Dated at Sacramento, California
16 this 16 day of December 2008.