1 2 3 4 5 6 7	TRULY SUGHRUE, Counsel State Bar No. 223266 Bureau of Real Estate P.O. Box 137007 Sacramento, CA 95813-7007 Telephone: (916) 263-8670 (916) 263-8676 (Direct) Fax: (916) 263-3767	
8	BEFORE THE BUREAU OF REAL ESTATE	
9	STATE OF CALIFORNIA	
10	* * *	
11 12 13 14	In the Matter of the Accusation of FRAYBA TIPTON, Respondent.	
14	The Complement TRICIA DARKINIDGT : 1 CT : 1	
16	The Complainant, TRICIA PARKHURST, in her official capacity as a Supervising Special Investigator of the Bureau of Real Estate ("Bureau") of the State of	
17	California, brings this Accusation against Respondent FRAYBA TIPTON ("Respondent"), and	
18	is informed and alleges as follows:	
19	1	
20	Respondent is presently licensed and/or has license rights under the Real Estate	
21	Law (Part 1 of Division 4 of the California Business and Professions Code) ("Code") as a real	
22	estate broker.	
23	2	
24	On or about June 29, 2015, in the Superior Court of the State of California,	
25	County of San Joaquin, Case No. SF116279, Respondent was convicted of violating Sections	
26	550(A)(1) (Fraudulent Claim for Insurance Payment) and 118 (perjury) of the California Penal	
27	Code, crimes which bear a substantial relationship under Section 2910, Title 10, of the Californi	
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1	Code of Regulations (Regulations) to the qualifications, functions or duties of a real estate
2	licensee.
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4	At no time did Respondent provide notice of the bringing of an indictment, the
5	charging of a felony, the conviction of Respondent of one or more misdemeanor and/or felony
б	convictions, and/or any disciplinary action taken by another licensing agency, as required by
7	Section 10186.2 of the Code.
8	GROUNDS FOR DISCIPLINE
9	4
10	The facts identified in paragraph 2, constitutes cause under Sections 490
11	(conviction of crime) and 10177(b) (conviction of substantially related crime) for the suspension
12	or revocation of all licenses and license rights of Respondent under the Real Estate Law.
. 13	5
14	The facts alleged in paragraphs 2 through 3 constitute cause under Sections
15	10177(d) and 10186.2 of the Code for suspension or revocation of Respondent's license under
16	the Real Estate Law.
17	COST RECOVERY
18	6
19	Section 10106 of the Code provides, in pertinent part, that in any order issued in
20	resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the
21	Administrative Law Judge to direct a licensee found to have committed a violation of this part to
22	pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.
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1	DRIOR DISCIDI DIA DV A CITION
2	PRIOR DISCIPLINARY ACTION
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4	Effective August 20, 2012, in Case No. H-5806 SAC before the Bureau, the Real
	Estate Commissioner publicly reproved the real estate broker license of Respondent, for
5	violation of Section 10177(d) of the Code.
6	WHEREFORE, Complainant prays that a hearing be conducted on the allegations
7	of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
8	action against all licenses and license rights of Respondent under the Code, for the cost of
9	investigation and enforcement as permitted by law, and for such other and further relief as may
10	be proper under the provisions of law.
11	Milla Park hurst
12	TRICIA PARKHURST Supervising Special Investigator
13	Dated at Sacramento, California,
14	this 11th day of October, 2016
15	DISCOVERY DEMAND
16	
17	Pursuant to Sections 11507.6, et seq. of the Administrative Procedure Act, the Bureau of Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in the
18	Administrative Procedure Act. Failure to provide Discovery to the Bureau of Real Estate may result in the exclusion of witnesses and documents at the hearing or other sanctions that the
19	Office of Administrative Hearings deems appropriate.
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