

FILED

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BUREAU OF REAL ESTATE

By M Roberts

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8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)	
)	NO. H-6482 SAC
12 JORDAN THOMAS YARBROUGH,)	
13 Respondent.)	<u>ACCUSATION</u>
)	

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15 The Complainant, TRICIA D. PARKHURST, a Supervising Special Investigator
16 of the State of California, for cause of Accusation against JORDAN THOMAS YARBROUGH
17 (Respondent), is informed and alleges as follows:

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19 At all times herein mentioned, Respondent was and is presently licensed and/or
20 has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and
21 Professions Code (the Code) by the Bureau of Real Estate (the Bureau) as a real estate broker
22 and a mortgage loan originator.

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24 At all times herein mentioned, Respondent engaged in the business of, acted in
25 the capacity of, advertised or assumed to act as a real estate broker in the State of California,
26 within the meaning of Section 10131 (a) of the Code.

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From at least November 3, 2015, continuing until at least February 21, 2016, Respondent disseminated or caused to be disseminated numerous advertisements for the sale of real property to the public on the website of Craigslist. The advertisements placed on Craigslist, under Respondent's real estate broker license, included the real property address and description. In many instances, Respondent had copied, word for word, the listing real estate agent's property descriptions and adopted it as his own. Respondent did not identify his affiliation to the real property or disclose the listing real estate agent. Respondent did not have an existing listing agreement in place. With respect to each advertisement, Respondent did not have authorization or consent from the listing real estate agent or the property owner to advertise the sale of the real property. The real properties advertised on Craiglist, by Respondent, without the knowledge or consent of the listing real estate agents and or property owners, included but not limited to the following:

<u>PROPERTY LOCATION</u>	<u>LISTING AGENT/LISTING OFFICE</u>
4109 Geyser Lane, Carmichael	Tom Daves/Keller Williams Realty
3827 Hillgrove Way, Carmichael	Franco Garcia/Garcia Realty
4151 Prospect Drive, Carmichael	Scott Miller/Miller Real Estate
3960 Hillgrove Way, Carmichael	Richard Hammill/Berkshire Hathaway
4811 Gibbons Drive, Carmichael	Marjan Breault/Lyon RE
281 Lanfranco Circle, Sacramento	Phillip Todd/Pacific Properties
2430 Minden Way, Sacramento	Jill LaKomy/Better Homes and Gardens
6 Aretz Court, Sacramento	Marsha Bateson, Lyon RE
2663 Mabry Drive, Sacramento	Kenneth Tateishi/Realty World-One Source

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2536 San Marin Lane, Sacramento	Kathy Dahl/Lyon RE
445 S Lexington Drive, Folsom	Tiffany Costanzo/Sorelle Properties, Inc.
8184 Scenic Hills Way, Sacramento	Erica Lu/West Capital Property
8463 Trimmer Way, Sacramento	Jim Natz/Clear Horizon Real Estate
8343 Foynes Way, Sacramento	Lorraine Munoz/Lyon RE
8460 Water Poppy Way, Sacramento*	Gurprit Hansra/Costless Realty
8285 Red Rock Drive, Sacramento*	Kelli Schaefer/Coldwell Banker
8318 Sienna Sand Drive, Sacramento	Tony Singh/Aresrealty
8776 Boysenberry Way, Sacramento	The Souza/Sasse Group
2942 26 th Street, Sacramento	Jocelyn Yap/Cooke Realty
2215 23 rd Street, Sacramento	Lorene Warren/Lyon Real Estate
401 Anjou Circle, Sacramento	Brent Allee/Keller Williams Realty
329 Suez Canal Lane, Sacramento	Sophia Alvarez/Lyon RE
8228 Woodlake Hills Drive, Orangvale	Thomas DiGiacomo/Century 21 Select Real Estate
7876 Sunrise Terrace Lane, Citrus Heights	Jarret Haley/Century 21 M&M and Assoc.
6856 Thunderhead Circle, Orangevale	Toddy Schultz/Lyon RE
332 Zola Ave, Roseville	Robert Valletta/Haney Garcia Realty Group
7425 Heidi Court, Fair Oaks	Patricia Seide/Coldwell Banker
6726 Lincoln Ave, Carmichael*	Ron Greenwood/Coldwell Banker
5435 Bridge Creek Lane, Carmichael	Audrey Baker/Coldwell Banker

1	3249 California Avenue, Carmichael	Marjorie Reid/Reid & Price Properties
2	2642 Arboreta Court, Carmichael	Thomas Phillips/Lyon RE
3	5617 Vall Court, Carmichael	Suzanne Capestro/Lyon RE
4	1537 Parkway Drive, Folsom*	Kathy Brill Burk/Coldwell Banker
5	8295 Gwinhurst Circle, Sacramento	Armand Seri Jr/North American
6		Realtors
7	2619 R Street, Sacramento*	Idelle Claypool/Lyon Real Estate
8	2315 W Street, Sacramento	Chris McPhail/3 Point Real Estate &
9		Construc
10	60 Cognac Circle, Sacramento	Silke Kirkwood/Keller Williams
11	7800 Neal Street, Fair Oaks*	Brian Martell/Keller Williams
12	3701 Miradera Street, Sacramento	Angela Heinzer/Coldwell Banker
13	5592 Honor Parkway, Sacramento*	Christine Sturgis/FREN
14	2606 Heritage Park Lane,	Matthew Finley/Climb Real Estate
15	Sacramento*	
16	2221 W Street, Sacramento	Kim Pacini-Hauch/RE/MAX
17	1107 Mormon Street, Folsom	Kelly Timko/California Realty Partners

18 *Indicate real estate property advertisements in which the Respondent did not copy the listing real estate agent's property description.

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20 The acts and or omissions of Respondent as alleged above constitute violations of
 21 and are grounds for discipline under Sections 10140 and 10177 (c) (False Advertising), Section
 22 10176 (a) (Substantial Misrepresentation), Sections 10176 (i) and 10177 (j) (Fraud or Dishonest
 23 Dealing), and Section 10177 (g) (Negligence or Incompetence in Acts Requiring a License) of
 24 the Code.

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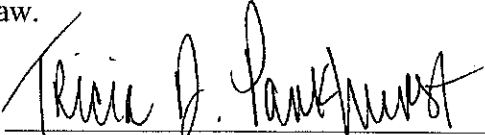
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The acts and or omissions of Respondent as alleged above constitute cause for revocation of Respondent's mortgage loan originator license endorsement under Section 10166.051 (b) (Failure to Meet Requirements of Section 10166.05 (c) of the Code) of the Code, in conjunction with Section 2945.1, Title 10, Chapter 6, California Code of Regulations for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

COST RECOVERY

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the commissioner may request the Administrative Law Judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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 licenses and license rights of Respondent under the Code, for the reasonable cost of investigation and agency attorney's fees in this matter, and for such other and further relief as may be proper under other provisions of law.


TRICIA D. PARKHURST
Supervising Special Investigator

Dated at Sacramento, California,
this 5th day of April, 2017.

1 DISCOVERY DEMAND

2 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
3 Bureau of Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in
4 the *Administrative Procedure Act*. Failure to provide Discovery to the Bureau of Real Estate
5 may result in the exclusion of witnesses and documents at the hearing or other sanctions that the
6 Office of Administrative Hearings deems appropriate.

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