

FILED

JUL 07 2026

DEPARTMENT OF REAL ESTATE

By R. dew

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of	)	No. H-7426 SAC
	)	
BOBBY ALLEN JONES,	)	<u>STIPULATION AND AGREEMENT</u>
	)	
Respondent.	)	
	)	(B&P § 10100.4)

Respondent BOBBY ALLEN JONES ("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 (the "Code") as a real estate broker.

Respondent has been informed by the Department of Real Estate that Respondent is the subject of an investigation of possible violations of the Real Estate Law, Sections 10000 et seq., of the Code, and Regulations of the Real Estate Commissioner, Title 10, Chapter 6, of the California Code of Regulations, which could result in the filing of an Accusation to revoke or suspend Respondent's real estate license. Pursuant to Code Section 10100.4, it is hereby stipulated by and between Respondent BOBBY ALLEN JONES, in pro per, and the Complainant, acting by and through Jack Gonzalez Jr., Counsel for the Department of Real Estate ("Department"), to enter into this Stipulation and Agreement ("Stipulation") as follows:

1. Respondent acknowledges that that by entering into this Stipulation,

1 Respondent is stipulating that the Real Estate Commissioner ("Commissioner") has found
2 grounds to file an Accusation to revoke or suspend Respondent's real estate license and license
3 rights based on the following:

4 a. Pursuant to Sections 490 and 10177(b) of the Code based on
5 Respondent's June 21, 2023 conviction for violation of California Penal Code 594(b)(1)
6 (vandalism), a misdemeanor, in the Superior Court of California, County of San Joaquin, Case
7 No. STK-CR-MDV-2023-0006727.

8 b. Pursuant to Section 10186.2 of the Code based on Respondent's failure
9 to report the said misdemeanor conviction to the Department within 30 days of the conviction.

10 2. All issues which were to be contested and all evidence which was to be
11 presented by the Department and Respondent at a formal hearing on an Accusation, and hearing
12 held in accordance with the provisions of the Administrative Procedure Act ("APA"), shall
13 instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation.

14 3. Respondent understands that by signing of this Stipulation, provided this
15 Stipulation is accepted and signed by the Commissioner, the Commissioner will not file an
16 Accusation based on the grounds herein, and Respondent is waiving Respondent's right to a
17 formal hearing and the opportunity to present evidence at the hearing to establish Respondent's
18 rehabilitation in order to maintain an unrestricted real estate broker license.

19 4. Respondent understands that the Commissioner, in her discretion, will revoke
20 Respondent's real estate broker license and licensing rights, and under the authority of Code
21 Section 10100.4, issue a restricted real estate broker license to Respondent pursuant to Code
22 Section 10156.5, if Respondent makes application therefore and pays to the Department of Real
23 Estate the appropriate fee for the restricted license within ninety (90) days of the effective date of
24 the below Decision and Order adopting this Stipulation. Respondent understands that any such
25 restricted license will be issued subject to the provisions and limitations of Code Sections
26 10156.6 and 10156.7.

27 5. Respondent understands that the Commissioner will adopt this Stipulation as

her decision in this matter, imposing the penalty and sanctions on Respondent's real estate licenses and license rights, as set forth in the Order below.

6. Respondent understands that the Order or any subsequent Order of the Commissioner made pursuant to this Stipulation will not constitute an estoppel, merger, or bar to any further administrative or civil proceedings by the Department with respect to any matters which were not specifically alleged as grounds for discipline in this matter or known by the Department.

7. Respondent understands that by agreeing to this Stipulation, Respondent agrees to pay, pursuant to Section 10106 of the Business and Professions Code (the "Code"), the cost of the investigation and enforcement which resulted in the determination that Respondent committed the violations found in the Determination of Issues. The amount of said costs is \$1,154.50.

DETERMINATION OF ISSUES

By reason of the foregoing stipulations, admissions, and waivers and solely for the purpose of settling, without a hearing, the Department's investigation of Respondent's acts and omissions, it is stipulated and agreed that the following Determination of Issues shall be made:

The conduct, acts, or omissions of Respondent BOBBY ALLEN JONES, as described above in Paragraph 1 constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent BOBBY ALLEN JONES under the Code sections 490, 10177(b), and 10186.2.

ORDER

All license and licensing rights of Respondent BOBBY ALLEN JONES under the Real Estate Law are revoked; provided, however, a restricted real estate broker license shall be issued to Respondent pursuant to Section 10156.5 of the Code, if Respondent makes application therefor and pays to the Department the appropriate fee for the restricted license within ninety (90) days from the effective date of this Decision. The restricted license issued to Respondent

1 shall be subject to all of the provisions of Section 10156.7 of the Code and to the following
2 limitations, conditions, and restrictions imposed under Section 10156.6 of the Code:

3 1. The restricted license issued to Respondent may be suspended prior to
4 hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo
5 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real
6 estate licensee.

7 2. The restricted license issued to Respondent may be suspended prior to
8 hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that
9 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
10 Law, Regulations of the Commissioner or conditions attaching to the restricted license.

11 3. Respondent shall not be eligible to apply for the issuance of any unrestricted
12 real estate license nor for the removal of any of the conditions, limitations or restrictions of a
13 restricted license until **two (2) years** have elapsed from the effective date of the Decision and
14 Order. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions
15 attaching to the license have been removed.

16 4. Respondent shall notify the Commissioner in writing within seventy-two (72)
17 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real
18 Estate, 651 Bannan St., Suite 504, Sacramento, CA 95811. The letter shall set forth the date of
19 Respondent's arrest, the crime for which Respondent was arrested and the name and address of
20 the arresting law enforcement agency. Respondent's failure to timely file written notice shall
21 constitute an independent violation of the terms of the restricted license and shall be grounds for
22 the suspension or revocation of that license.

23 5. Pursuant to Sections 10106 and 10148 (b) of the Code, Respondent shall pay
24 the Department the reasonable investigation and enforcement costs of \$1,154.50. Respondent's
25 failure to pay the Department shall constitute an independent violation of the terms of the
26 restricted license and shall be grounds for the immediate suspension or revocation of that license.
27 Said payment shall be in the form of a cashier's check or certified check made payable to the

1 Real Estate Fund. Said check must be received by the Department prior to the effective date of
2 the order in this matter at the following address: Department of Real Estate, Flag Section at 651
3 Bannon Street, Suite 504, Sacramento, CA 95811.

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DATED:

MAY 26

JACK G.

Jack Gonzalez Jr., Counsel
Department of Real Estate

Respondent has read this Stipulation, herein, and its terms are understood by
Respondent and are agreeable and acceptable to Respondent. Respondent understands that
Respondent is waiving rights given to Respondent by the California Administrative Procedure
Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,
including, but not limited to, the right to a hearing on an Accusation at which Respondent would
have the right to cross-examine witnesses against Respondent and to present evidence in defense
and mitigation of the charges.

Respondent agrees, acknowledges and understands that by signing this Stipulation
Respondent is bound by its terms as of the date of such signature and that such agreement is not
subject to rescission or amendment at a later date except by a separate Decision and Order of the
Commissioner.

Respondent can signify acceptance and approval of the terms and conditions of
this Stipulation and Agreement by sending a hard copy of the original signed signature page(s) of
the Stipulation herein to Jack Gonzalez Jr., Legal Section, Department of Real Estate, 651
Bannon St., Suite 507, Sacramento, CA 95811.

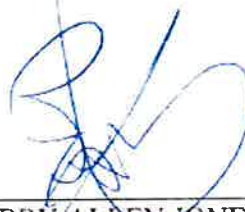
Alternatively, Respondent agrees to acceptance and approval of the terms and

conditions of this Stipulation and Agreement by emailing a scanned copy of the signature page,
as actually signed by Respondent, to the Department counsel assigned to this case.

Respondent agrees, acknowledges and understands that by electronically sending the Department
a scan of Respondent's actual signature as it appears on the Stipulation and Agreement that
receipt of the scan by the Department shall be binding on Respondent as if the Department had
received the original signed Stipulation and agreement.

Date:

5/19/26


BOBBY ALLEN JONES
Respondent

* * *

I have read the foregoing Stipulation signed by Respondent BOBBY ALLEN
JONES. I am satisfied that the hearing for the purpose of requiring further proof as to honesty
and truthfulness of Respondent need not be called, and that it will not be inimical to the public
interest to issue a restricted real estate broker license to Respondent.

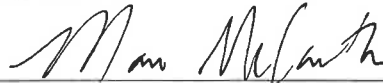
Therefore, IT IS HEREBY ORDERED that the real estate broker license of
Respondent BOBBY ALLEN JONES is revoked and a restricted real estate broker license be
issued if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The
restricted real estate broker license shall be limited, conditioned, and restricted as specified in the
foregoing Stipulation and Agreement.

The foregoing Stipulation and Agreement is hereby adopted as my Decision in
this matter and shall become effective at 12 o'clock noon on JUL 28 2026.

IT IS SO ORDERED

7/2/2026

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner