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**FILED**

DEC 16 2019

DEPARTMENT OF REAL ESTATE  
By TK. Knapp

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of: )

12 ROBERT MAHMOUD SABERI, )

13 Respondent. )  
14

No. H-12427 SF

ACCUSATION

15 The Complainant, ROBIN S. TANNER, acting in her official capacity as a  
16 Supervising Special Investigator of the State of California, for cause of Accusation against  
17 ROBERT MAHMOUD SABERI ("Respondent"), is informed and alleges as follows:

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

22 2

23 Respondent holds individual mortgage loan originator license endorsement  
24 number 377663.

25 3

26 On or about December 3, 2018, in the Superior Court of the State of California,  
27 County of San Mateo, Case No. 17NM013281, Respondent was convicted of violating Penal

1 Code Section 490.2 (petty theft), a misdemeanor which bears a substantial relationship under  
2 Section 2910, Title 10, of the California Code of Regulations to the qualifications, functions or  
3 duties of a real estate licensee.

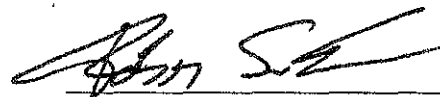
4 4

5 The facts alleged above in Paragraph 3 constitute grounds under Sections 490  
6 and 10177(b) of the Code for suspension or revocation of all licenses and license rights of  
7 Respondent under Part 1 of Division 4 of the Code.

8 5

9 The Department will seek to recover costs of the investigation and prosecution of  
10 this case pursuant to Section 10106 of the Code which provides, in pertinent part, that in any  
11 order issued in resolution of a disciplinary proceeding before the Department, the Commissioner  
12 may request the administrative law judge to direct a licensee found to have committed a violation  
13 of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement  
14 of the case.

15 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
16 of this Accusation and that upon proof thereof, a decision be rendered revoking all licenses and  
17 license rights, endorsements and endorsement rights, of Respondent under the Real Estate Law,  
18 for the cost of investigation and enforcement as permitted by law, and for such other and further  
19 relief as may be proper under other provisions of law.

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21 

22 ROBIN S. TANNER  
23 Supervising Special Investigator  
24

25  
26 Dated at Oakland, California, on  
27 this 12<sup>th</sup> day of December, 2019.

DISCOVERY DEMAND

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