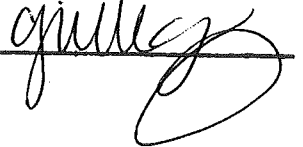


**FILED**

DEC - 9 2014

**BUREAU OF REAL ESTATE**

By 

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	NO. H-39636 LA
JEFFREY LYNN JAMES,	)	
	)	
Respondent.	)	
_____	)	

DECISION

This Decision is being issued in accordance with the provisions of California Government Code section 11520 on evidence of compliance with California Government Code section 11505 and pursuant to the Order of Default issued on November 24, 2014 and the findings of fact set forth herein 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 a conviction for crimes.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by California Government Code section 11522. A copy of California Government Code 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 October 23, 2014, an Accusation was made by Maria Suarez in her official capacity as a Deputy Real Estate Commissioner of the State of California. On October 29, 2014, the Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, and regular mail to Respondent's last known mailing address on file with the Bureau of Real Estate. According to the Domestic Return Receipt, "Jeffrey James" received this Accusation packet on November 8, 2014.

On November 24, 2014, no Notice of Defense having been filed herein within the time prescribed by California Government Code section 11506, Respondent's default was issued 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 as a real estate broker (license no. 01340169).

3.

On or about September 4, 2013, in the Superior Court of California, County of Orange, case no. 13WF2700, a Felony Complaint was filed against Respondent alleging Respondent violated 43 counts of California Penal Code section 487(a) (grand theft by embezzlement) and 3 counts of California Penal Code section 470(d) (forgery), all felonies.

4.

As of June 10, 2014, Respondent has failed to report the filing of the Felony Complaint, as described in Paragraph 3, above, to the Bureau of Real Estate.

5.

On or about March 11, 2014, in the Superior Court of California, County of Orange, case no. 13WF2700, Respondent was convicted of violating California Penal Code sections 487(a) (grand theft by embezzlement) and 470(d) (forgery), both misdemeanors.

6.

The evidence established that the crimes of which Respondent was convicted, as set forth in Paragraph 3, above, are substantially related to the qualifications, functions, and duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

#### DETERMINATION OF ISSUES

1.

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

2.

Respondent's failure to report the bringing of the Felony Complaint constitutes cause under California Business and Professions Code sections 10186.2(a)(1)(A), 10186.2(a)(2), and 10186.2(b) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

3.

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

ORDER

The license and license rights of Respondent JEFFREY LYNN JAMES under the provisions of California Business and Professions Code Division 4, Part I are revoked.

This Decision shall become effective at 12 o'clock noon on DEC 29 2014.

DATED: DEC 01 2014.

REAL ESTATE COMMISSIONER

A handwritten signature in black ink, appearing to read "J. Mason", is written over a horizontal line. The signature is somewhat stylized and loops around the line.

By: JEFFREY MASON  
Chief Deputy Commissioner

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**FILED**

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**BUREAU OF REAL ESTATE**

By *John Aguil*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-39636 LA
	)	
JEFFREY LYNN JAMES,	)	
	)	
Respondent.	)	
	)	

DEFAULT ORDER

Respondent JEFFREY LYNN JAMES, having failed to file a Notice of Defense within the time required by California Government Code section 11506, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED on November 24, 2014.

Real Estate Commissioner

By: *Phillip J. Hill*  
Regional Manager