

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 (hereinafter "Code") as a real estate broker.

On or about August 16, 2013, in the Superior Court of the State of California, County of San Mateo, Case Number J241481, Respondent was convicted of violating four counts of Penal Code Section 25541 (fraud in connection with the purchase or sale of securities) and one count of Penal Code Section 115(a) (procuring or offering a false or forged instrument to be filed, registered or recorded with a public office within the state of California), all felonies which bear a substantial relationship under Title 10, Section 2910, of the California Code Regulations to the qualifications, functions or duties of a real estate licensee.

DETERMINATION OF ISSUES

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

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

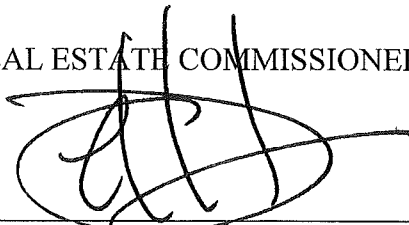
ORDER

All licenses and licensing rights of Respondent ANDREW A. KHOURY under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on MAR 03 2015.

DATED: FEBRUARY 5, 2015

REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner

1 Bureau of Real Estate
2 P. O. Box 137007
3 Sacramento, CA 95813-7007

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FILED
JAN 29 2015
BUREAU OF REAL ESTATE
By L. Swest

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10 BEFORE THE
11 BUREAU OF REAL ESTATE
12 STATE OF CALIFORNIA

13 * * *

14 In the Matter of the Accusation of:)

15 ANDREW A. KHOURY,)

16 Respondent.)

No. H-6183 SAC

DEFAULT ORDER

17 Respondent, ANDREW A. KHOURY, having failed to file a Notice of Defense
18 within the time required by Section 11506 of the Government Code, is now in default. It is,
19 therefore, ordered that a default be entered on the record in this matter.

20
21 IT IS SO ORDERED 1/27/15.

22
23 Real Estate Commissioner

24
25 By:

Joe M. Carrillo
26 JOE CARRILLO
27 Regional Manager