

FEB 10 2015

BUREAU OF REAL ESTATE

By S. Black

BEFORE THE BUREAU OF REAL ESTATE STATE OF CALIFORNIA

In the Matter of the Accusation of:)
ANDREW A. KHOURY,) NO. H-6183 SAC
Respondent.	(

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 29, 2015, and the findings of fact set forth herein, which are based on one or more of the following: (l) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of crimes.

The right to reinstatement of a revoked real estate license is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's <u>Criteria of Rehabilitation</u> are attached hereto for the information of Respondent.

FINDINGS OF FACT

1

On October 28, 2014, TRICIA D. PARKHURST, made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by regular and certified mail, to Respondent's last known mailing address on file with the Bureau on November 7, 2014.

On January 27, 2015, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

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.

3

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 <u>four counts</u> 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

1

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

2

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 0 3 2015

DATED: FEBRUARY 5,2015

REAL ESTATE COMMISSIONER

By: JEFFREY MASON

Chief Deputy Commissioner

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2	Sacramento, CA 95813-7007	E	LED
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8	BEFORE THE		
9	BUREAU OF REAL ESTATE		
10	STATE OF CALIFORNIA		
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12	In the Matter of the Accusation of:)	No. H-6183 SAC
13	ANDREW A. KHOURY,))	DEFAULT ORDER
14	Respondent.)	
15	·)	
16	Respondent, ANDREW A. KHOURY, having failed to file a Notice of Defense		
17			
	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.		
21	IT IS SO ORDERED $\sqrt{27/15}$.		
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23			
24		Real Es	state Commissioner
25		By:	Loe M. Carrielo
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