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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 salesperson.

3

On or about June 24, 2011, in the Superior Court of the State of California, County of Santa Clara, Case No. LA 065902, Respondent was convicted of violating Sections 2945.4(g)/2945.7 of the California Civil Code (Induce Another to Enter Unlawful Contract), a felony and Section 6126(a) of the California Business and Professions Code (Unauthorized Practice of Law), a misdemeanor, both crimes which bear a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions, or duties of a real estate licensee.

DETERMINATION OF ISSUES

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Cause for disciplinary action against Respondent exists with reference to the conviction set out in Paragraph 3, above, 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 MARY MARGARET DEL VECCHIO, 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 22 2012.

DATED: 2/17/12

BARBARA J. BIGBY  
Acting Real Estate Commissioner



**FILED**

January 09, 2012

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789

DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	NO. H-2694 FR
MARY MARGARET DEL VECCHIO,	)	
	)	<u>DEFAULT ORDER</u>
Respondent.	)	
_____	)	

Respondent, MARY MARGARET DEL VECCHIO, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED JAN 09 2012

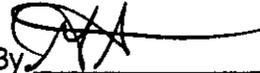
BARBARA J. BIGBY  
Acting Real Estate Commissioner

By:   
JOE M. CARRILLO  
Regional Manager

**November 23, 2011**

1 RICHARD K. UNO, Counsel (SBN 98275)  
2 Department of Real Estate  
3 P. O. Box 187007  
4 Sacramento, CA 95818-7007

DEPARTMENT OF REAL ESTATE

By  \_\_\_\_\_

4 Telephone: (916) 227-0789  
5 (916) 227-2380 (Direct)

6  
7 BEFORE THE DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

9 \* \* \*

10	In the Matter of the Accusation of	)	
		)	H-2694 FR
11	MARY MARGARET DEL VECCHIO,	)	
		)	<u>ACCUSATION</u>
12	Respondent.	)	
13	_____)		

14 The Complainant, LUKE MARTIN, a Deputy Real Estate Commissioner of the  
15 State of California, for cause of Accusation against MARY MARGARET DEL VECCHIO,  
16 (hereinafter Respondent), is informed and alleges as follows:

17 1

18 Complainant makes this Accusation against Respondent in his official capacity.

19 2

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

23 3

24 On or about June 24, 2011, in the Superior Court of the State of California,  
25 County of Santa Clara, Case No. LA 065902, Respondent was convicted of violating Sections  
26 2945.4(g)/2945.7 of the California Civil Code (Induce Another to Enter Unlawful Contract), a  
27 felony and Section 6126(a) of the California Business and Professions Code (Unauthorized

1 Practice of Law), a misdemeanor, both crimes which bear a substantial relationship under Section  
2 2910, Title 10, California Code of Regulations, to the qualifications, functions, or duties of a real  
3 estate licensee.

4 4

5 The facts alleged in Paragraph 3, above, constitute cause under Section 10177(b)  
6 (Further Grounds for Disciplinary Action-Conviction of Crime) and Section 490 (Conviction  
7 Substantially Related Crime) of the Code for suspension or revocation of Respondent's license  
8 under the Real Estate Law.

9 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
10 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary  
11 action against all licenses and license rights of Respondent under the Code, and for such other  
12 and further relief as may be proper under provisions of law.

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14 

15 LUKE MARTIN  
16 Deputy Real Estate Commissioner

17 Dated at Fresno, California  
18 this 18<sup>th</sup> day of November 2011.