

1 JESSICA CHEONG, Counsel (281499)
2 Department of Real Estate
3 651 Bannon Street, Suite 507
4 Sacramento, CA 95811

5 Telephone: (916) 737-4539 (Direct)
6 (916) 576-8700
7 (916) 263-3767 (Fax)

8 Email: Jessica.Cheong@dre.ca.gov

FILED

DEC 18 2024

DEPARTMENT OF REAL ESTATE
By B. Nichols

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of
MAHMOUD QWEIDER MASADEH,
Respondent.

No. H-7410 SAC
ACCUSATION

The Complainant, HEATHER NISHIMURA, acting in her official capacity as a Supervising Special Investigator of the State of California, for cause of Accusation against MAHMOUD QWEIDER MASADEH (“Respondent”), is informed and alleges as follows:

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At all times herein mentioned, Respondent was and 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”) by the Department of Real Estate (“the Department”) as a real estate broker.

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On or about April 17, 2024, the Bureau of Real Estate Appraisers of the State of California, in Case No. L20240410-01, after proceedings comparable to the Administrative Procedure Act, in which Respondent was given fair notice of the charges, an opportunity for a hearing, and other due process protections comparable to the Administrative Procedure Act,

1 revoked Respondent's Real Estate Appraiser License (number 036538), for acts which, if done
2 by a real estate licensee, would be grounds for the suspension or revocation of a California real
3 estate license pursuant to the provisions of Sections 10177 (g) (negligence or incompetence), and
4 10177 (j) (fraud or dishonest dealings) of the Code.

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6 The facts alleged above in Paragraph 2, constitute grounds under Section
7 10177 (f) (other license discipline) of the Code for suspension or revocation of all licenses and
8 license rights of Respondent under the Real Estate Law.

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10 FAILURE TO NOTIFY THE DEPARTMENT

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12 Pursuant to Section 10186.2 of the Code, a real estate licensee shall report to the
13 Department, in writing within 30 days of the date of the bringing of a criminal complaint,
14 information, or indictment charging a felony against the licensee, the conviction of the licensee
15 of any felony or misdemeanor, and/or any disciplinary action taken by another licensing entity or
16 authority of this state or of another state or an agency of the federal government.

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18 A diligent search was made of the records of the Department, relating to
19 Respondent's real estate salesperson license ID 01323363. As a result of said search, no written
20 record was discovered of Respondent notifying the Department within 30 days of the
21 disciplinary action alleged above in Paragraph 2.

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24 The facts alleged in Paragraphs 4 and 5 above constitute cause under Sections
25 10177(d) (willful disregard or violation of real estate law) and 10186.2 of the Code for
26 suspension or revocation of all licenses and license rights of Respondent under Part 1 of Division
27 4 of the Code.

1 COST RECOVERY

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3 Section 10106 of the Code provides, in pertinent part, that in any order issued in
4 resolution of a disciplinary proceeding before the Department, the Commissioner may request
5 the Administrative Law Judge to direct a licensee found to have committed a violation of this
6 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the
7 case.

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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, for the reasonable
12 costs of investigation and enforcement as permitted by law, including agency attorney's fees, and
13 for such other and further relief as may be proper under provisions of law.

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17 HEATHER NISHIMURA
18 Supervising Special Investigator

19 Dated at Sacramento, California
20 this 4th day of December 2024.

DISCOVERY DEMAND

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

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