



On July 6, 2007, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

II

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 salesperson.

III

On or about July 25, 2006, in the Superior Court of the State of California, County of Santa Clara, Respondent was convicted of the following crimes, each of which involves moral turpitude and bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, (herein "the Regulations"), to the qualifications, functions, or duties of a real estate licensee:

(1) the crime of Conspiracy to Commit a Crime in violation of Penal Code section 182(a), a felony;

(2) four counts of the crime of Grand Theft of Personal Property in violation of Penal Code section 484/487(a), a felony; and

(3) four counts of the crime of Using Personal Identifying Information Without Authorization in violation of Penal Code section 530.5(a), a felony.

DETERMINATION OF ISSUES

I

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

II

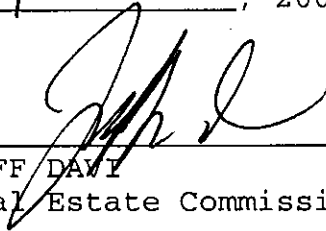
The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent  
QUYNHVI THUY NGUYEN 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 SEP 10 2007.

DATED: 8-7-07, 2007

  
\_\_\_\_\_  
JEFF DAVY  
Real Estate Commissioner

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

FILED  
JUL - 6 2007  
DEPARTMENT OF REAL ESTATE  
By K. Mar

8 BEFORE THE  
9 DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-9865 SF  
13 QUYNHVI THUY NGUYEN, ) DEFAULT ORDER  
14 Respondent. )

15  
16 Respondent, QUYNHVI THUY NGUYEN, having failed to file  
17 a Notice of Defense within the time required by Section 11506 of  
18 the Government Code, is now in default. It is, therefore,  
19 ordered that a default be entered on the record in this matter.

20 IT IS SO ORDERED July 6, 2007.

21 JEFF DAVI  
22 Real Estate Commissioner

23  
24 By: Steven J. Ellis  
25 STEVEN J. ELLIS  
26 Regional Manager  
27

1 JEANINE K. CLASEN, Counsel (SBN 164404)  
2 Department of Real Estate  
3 P. O. Box 187007  
4 Sacramento, CA 95818-7007

5 Telephone: (916) 227-0789  
6 -or- (916) 227-0868 (Direct)

**FILED**  
JAN 19 2007

DEPARTMENT OF REAL ESTATE  
By K. Max

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 \* \* \*

10 In the Matter of the Accusation of )  
11 QUYNHVI THUY NGUYEN, ) H-9865 SF  
12 Respondent. ) ACCUSATION

13  
14 The Complainant, CHARLES W. KOENIG, a Deputy Real  
15 Estate Commissioner of the State of California, for cause of  
16 Accusation against QUYNHVI THUY NGUYEN, (herein "Respondent"),  
17 is informed and alleges as follows:

18 I

19 Respondent is presently licensed and/or has license  
20 rights under the Real Estate Law, Part 1 of Division 4 of the  
21 Business and Professions Code (hereinafter "the Code") as a real  
22 estate salesperson subject to Section 10153.4 of Code.

23 II

24 Complainant, CHARLES W. KOENIG, a Deputy Real Estate  
25 Commissioner of the State of California, makes this Accusation  
26 against Respondent in his official capacity.

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III

On or about July 25, 2006, in the Superior Court of the State of California, County of Santa Clara (Case Number CC599086), Respondent was convicted of the following crimes, each of which involves moral turpitude and bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, (herein "the Regulations"), to the qualifications, functions, or duties of a real estate licensee:

- (1) the crime of Conspiracy To Commit A Crime in violation of Penal Code Section 182(a), a felony;
- (2) four counts of the crime of Grand Theft Of Personal Property in violation of Penal Code Section 484/487(a), a felony; and
- (3) four counts of the crime of Using Personal Identifying Information Without Authorization in violation of Penal Code Section 530.5(a), a felony.

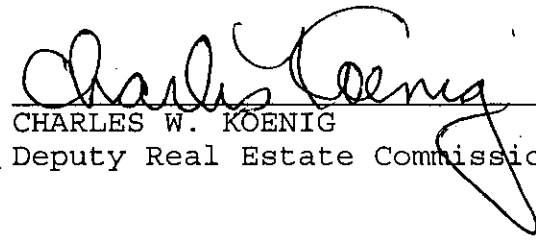
IV

The facts alleged above constitute cause under Sections 10177(b) and 490 of the Business and Professions Code for suspension or revocation of Respondent's license under the Real Estate Law.

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

  
CHARLES W. KOENIG  
Deputy Real Estate Commissioner

Dated at Sacramento, California  
this 18<sup>th</sup> day of January, 2007.