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**FILED**  
JAN 14 2025  
DEPARTMENT OF REAL ESTATE  
By J. Taggart

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

10 \* \* \*

11 In the Matter of the Accusation of )  
12 THUAN DAVID NGOC NGUYEN, ) No. H-12743-SF  
13 Respondent. ) ACCUSATION

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15 The Complainant, STEPHANIE YEE, a Supervising Special Investigator of the  
16 State of California, for cause of Accusation against THUAN DAVID NGOC NGUYEN  
17 (“Respondent”), is informed and alleges as follows:

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19 Complainant makes this Accusation against Respondent in her official capacity.

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21 Respondent is presently licensed and/or has license rights under the Real Estate  
22 Law, Part 1 of Division 4 of the California Business and Professions Code (“Code”) by the  
23 Department of Real Estate (“Department”) as a real estate broker.

24 3

25 On or about April 14, 2023, in the Superior Court of the State of California,  
26 County of Santa Clara, Case No. C2210210, Respondent was convicted of violating Section  
27 243(e)(1) (domestic battery) of the California Penal Code, a misdemeanor and crime which bears

1 a substantial relationship to the qualifications, functions, or duties of a real estate licensee under  
2 Section 2910, Title 10, Chapter 6, California Code of Regulations (“Regulations”).

3 4

4 The facts alleged in Paragraph 3 above, constitute cause under Sections 490  
5 (conviction of crime) and 10177(b) (conviction of crime) of the Business and Professions Code  
6 for the suspension or revocation of Respondent’s license under real estate law.

7 5

8 A diligent search was made of the records of the Department, relating to  
9 Respondent’s Real Estate Broker License. As a result of said search, no record was discovered  
10 having been received from Respondent notifying the Department, in writing, of any conviction.

11 6

12 The facts alleged above, in Paragraphs 3 and 5, constitute a violation of Section  
13 10186.2 (failure to report in writing, a conviction within 30 days) of the Code, and are grounds  
14 for revocation of all licenses and license rights of Respondent under Section 10177(d) of the  
15 Code.

16 MATTERS IN AGGRAVATION

17 7

18 On or about October 22, 2020, in the Superior Court of the State of California,  
19 County of Santa Clara, Case No. C1911707, Respondent was convicted of violating Section  
20 166(c)(1) (contempt – violation of a protective order) of the California Penal Code, a  
21 misdemeanor.

22 8

23 On or about April 25, 2019, in the Superior Court of the State of California,  
24 County of Santa Clara, Case No. C1898061, Respondent was convicted of violating Section  
25 594(B)(2)(A) - (Vandalism), and 602(O) – (Trespassing) – both misdemeanors of the California  
26 Penal Code.

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1 COST RECOVERY

2 9

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 the  
5 administrative law judge to direct a licensee found to have committed a violation of this part to  
6 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.  
7

8 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
9 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary  
10 action against all licenses and license rights of Respondent under the Code, for the reasonable  
11 costs of investigation and prosecution of this case, including agency attorney's fees and for such  
12 other and further relief as may be proper under provisions of law.  
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15 \_\_\_\_\_  
16 STEPHANIE YEE  
17 Supervising Special Investigator

18 Dated at Oakland, California  
19 this 8th day of ~~October~~ <sup>January 2025</sup> 2024.  
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21 DISCOVERY DEMAND

22  
23 The Department of Real Estate hereby requests discovery pursuant to Section  
24 11507.6 of the California Government Code. Failure to provide discovery to the Department  
25 may result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as  
26 the Administrative Law Judge deems appropriate.  
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