

with the Department by certified mail on August 31, 2011 and by regular mail on November 10, 2011.

On January 31, 2012, 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.

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. Respondent's license expired on June 11, 2011. Pursuant to Code Section 10201 Respondent retains renewal rights. The Department retains jurisdiction pursuant to Code Section 10103.

III

On or about April 14, 2010, in the Superior Court of the State of California, County of Orange, in Case No. 10HF0593, Respondent was convicted of violating California Penal Code Section 496(a) (receiving stolen property), a felony.

IV

The evidence established that the crime of which Respondent was convicted, as described in Paragraph III, is substantially related to the qualifications, functions and duties of a real estate licensee.

DETERMINATION OF ISSUES

I

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

II

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

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ORDER

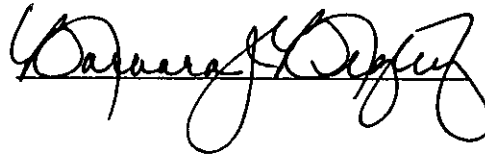
The licenses and license rights of Respondent THERESA HANH NGUYEN under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon
APR 11 2012.

DATED: _____

3/12/12

BARBARA J. BIGBY
Acting Real Estate Commissioner



1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, California 90013-1105
4 (213) 576-6982

FILED

JAN 31 2012

DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

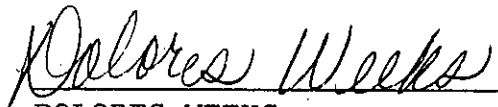
11
12 In the Matter of the Accusation of)
13 THERESA HANH NGUYEN,) NO. H-37495 LA
14 Respondent.) DEFAULT ORDER
15)

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

21
22 IT IS SO ORDERED

January 31, 2012.

23 BARBARA J. BIGBY
24 Acting Real Estate Commissioner

25 
26 By: DOLORES WEEKS
27 Regional Manager

JULIE L. TO, Counsel (SBN 219482)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

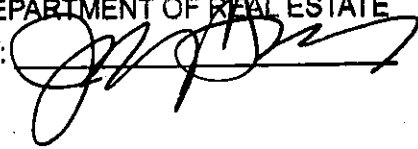
Telephone: (213) 576-6982
(Direct) (213) 576-6916

FILED

AUG 31 2011

DEPARTMENT OF REAL ESTATE

BY:



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-37495 LA
))
THERESA HANH NGUYEN)	<u>A C C U S A T I O N</u>
))
))
Respondent.))
))

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against THERESA HANH NGUYEN, a.k.a. Theresa Hanh My Nguyen ("Respondent") is informed and alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

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 ("Code"), as a real

1 estate salesperson. Respondent's license expired on June 11,
2 2011. The Department retains jurisdiction pursuant to Code
3 Section 10103.

4 3.

5 On or about April 14, 2010, in the Superior Court of
6 the State of California, County of Orange, in Case No. 10HF0593,
7 Respondent was convicted of violating Penal Code Section 496(a)
8 (receiving stolen property), a felony. Respondent was sentenced
9 to three years probation, 180 days in jail, and ordered to pay
10 fines.

11 4.

12 This conviction, by its facts and circumstances, bears
13 a substantial relationship under Section 2910, Title 10, Chapter
14 6, California Code of Regulations to the qualifications,
15 functions or duties of a real estate licensee.

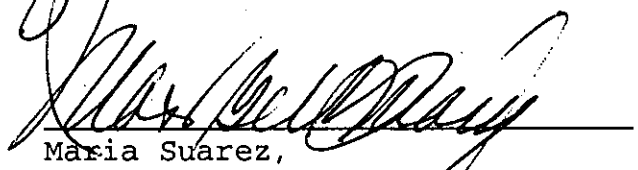
16 5.

17 The crime of which Respondent was convicted
18 constitutes cause under Sections 490 and 10177(b) of the Code
19 for the suspension or revocation of the license and license
20 rights of Respondent under the Real Estate Law.

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26 ///
27

1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, THERESA HANH NGUYEN, under the Real Estate Law (Part
6 1 of Division 4 of the Business and Professions Code) and for
7 such other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California
10 this 24 day of August, 2011.

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12 
13 Maria Suarez,
14 Deputy Real Estate Commissioner
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24

25 cc: THERESA HANH NGUYEN
26 Real Estate Ebroker Inc.
27 Maria Suarez
Sacto.