

FILED

AUG - 1 2013

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of )

SUNCOAST MORTGAGE CORP., )  
doing business as Suncoast Investments )  
Realty; and LOAN TUONG NGUYEN )  
individually and as designated )  
officer of Suncoast Mortgage Corp., )

No. H-37626 LA  
L-2011120.115

Respondents. )

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On October 26, 2011, an Accusation was filed in this matter against Respondent  
SUNCOAST MORTGAGE CORP.

On February 22, 2013, Respondent petitioned the Commissioner to voluntarily  
surrender its real estate broker license rights pursuant to Section 10100.2 of the Business and  
Professions Code.

IT IS HEREBY ORDERED that Respondent SUNCOAST MORTGAGE  
CORP.'s petition for voluntary surrender of its real estate broker license rights is accepted as of  
the effective date of this Order as set forth below, based upon the understanding and agreement

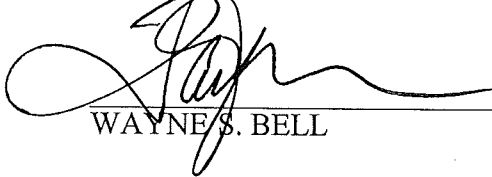
1 expressed in Respondent's Declaration dated February 22, 2013, (attached as Exhibit "A"  
2 hereto). Respondent's license certificate, pocket card and any branch office license certificate  
3 shall be sent to the below listed address so that they reach the Bureau on or before the effective  
4 date of this Order:

5  
6 Bureau of Real Estate  
7 Atten: Licensing Flag Section  
8 P.O. Box 187000  
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon on August 21, 2013.

11 DATED: 7/12, 2013

12 REAL ESTATE COMMISSIONER

13  
14   
15 WAYNE S. BELL

"EXHIBIT A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )  
)  
SUNCOAST MORTGAGE CORP., ) No. H-37626 LA  
doing business as Suncoast Investments ) L-2001120115  
Realty; and LOAN TUONG NGUYEN )  
individually and as designated )  
officer of Suncoast Mortgage Corp., )  
)  
Respondents. )

DECLARATION

My name is LOAN TUONG NGUYEN and I am currently licensed as an individual real estate broker and as the designated officer of SUNCOAST MORTGAGE CORP., which is licensed as a corporate real estate broker. The abovementioned licenses are current and have license rights. I am acting individually and on behalf of SUNCOAST MORTGAGE CORP. in this matter and I am authorized to sign this declaration on its behalf.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Government Code sections 11400 et seq.), SUNCOAST MORTGAGE CORP. wishes to voluntarily surrender its real estate license issued by the

1 Department of Real Estate ("Department"), pursuant to Business and Professions Code section  
2 10100.2.

3 I understand that by voluntarily surrendering its license, SUNCOAST MORTGAGE  
4 CORP. can only have that license reinstated in accordance with the provisions of section 11522  
5 of the Government Code. I, LOAN TUONG NGUYEN, individually and on behalf of  
6 SUNCOAST MORTGAGE CORP., agree to the following:

7 1. The filing of this Declaration shall be deemed as a petition for voluntary surrender  
8 filed on behalf of SUNCOAST MORTGAGE CORP.

9 2. I, LOAN TUONG NGUYEN, acting on behalf of SUNCOAST MORTGAGE CORP.,  
10 waive all rights it may have to require the Commissioner to prove the allegations contained in the  
11 Accusation filed in this matter at a hearing held in accordance with the provisions of the  
12 Administrative Procedure Act (Government Code sections 11400 et seq.), and that it also waives  
13 other rights afforded to it in connection with the hearing such as the right to discovery, the right  
14 to present evidence in defense of the allegations in the Accusation and the right to cross-examine  
15 witnesses.

16 3. Respondent SUNCOAST MORTGAGE CORP. stipulates that the Commissioner may  
17 file and serve upon Respondent SUNCOAST MORTGAGE CORP., and that SUNCOAST  
18 MORTGAGE CORP. agrees to be subject to, an Order of Debarment pursuant to Business &  
19 Professions Code section 10087, barring Respondent, for a period of 36 months, from any  
20 position of employment, management, or control in any business activity involving real estate  
21 that is subject to regulation under Division 4 of the Business & Professions Code (beginning with  
22 section 10000); from participating in any business activity of a real estate salesperson or a real  
23 estate broker; from engaging in any real estate-related business activity on the premises where a  
24 real estate salesperson or real estate broker is conducting business; and from participating in any  
25 real estate-related business activity of a finance lender, residential mortgage lender, bank, credit  
26 union, escrow company, title company, or underwritten title company.


02/21/2013 THU 13:58 FAX

007/007

1 4. This Declaration is made for the purpose of reaching a resolution of allegations  
2 contained in the DRE Case number H-37626 LA, and is expressly limited to this proceeding and  
3 any other proceeding or case in which the Department of Real Estate is a party and shall not  
4 otherwise be admissible or relied upon by any third parties for any purpose.

5 5. Respondent SUNCOAST MORTGAGE CORP. stipulates that all affidavits and all  
6 relevant evidence obtained by the Department in this matter prior to the Commissioner's  
7 acceptance of this petition for voluntary surrender, and all allegations contained in the  
8 Accusation filed in the Department's Case No. H-37626 LA may be considered by the  
9 Department when deciding whether or not to grant reinstatement of the real estate licenses of  
10 Respondents pursuant to Government Code Section 11522.

11 I declare under penalty of perjury under the laws of the State of California that the above  
12 is true and correct and that I am acting freely and voluntarily on behalf of SUNCOAST  
13 MORTGAGE CORP., to surrender the corporate real estate broker license issued to SUNCOAST  
14 MORTGAGE CORP., and all license rights attached thereto.

15  
16  
17  / President  
18 SUNCOAST MORTGAGE CORP. by  
19 LOAN TUONG NGUYEN, President,  
20 and as Designated Officer  
21  
22  
23  
24  
25  
26  
27

Feb 22, 2013  
Dated

**FILED**

AUG - 1 2013

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of )

SUNCOAST MORTGAGE CORP., )  
doing business as Suncoast Investments )  
Realty; and LOAN TUONG NGUYEN )  
individually and as designated )  
officer of Suncoast Mortgage Corp., )

No. H-37626 LA  
L-2011120115

Respondents. )

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On October 26, 2011, an Accusation was filed in this matter against Respondent  
LOAN TUONG NGUYEN.

On February 22, 2013, Respondent petitioned the Commissioner to voluntarily  
surrender her real estate broker license rights pursuant to Section 10100.2 of the Business and  
Professions Code.

IT IS HEREBY ORDERED that Respondent LOAN TUONG NGUYEN's  
petition for voluntary surrender of her real estate broker license rights is accepted as of the  
effective date of this Order as set forth below, based upon the understanding and agreement

1 expressed in Respondent's Declaration dated February 22, 2013, (attached as Exhibit "A"  
2 hereto). Respondent's license certificate, pocket card and any branch office license certificate  
3 shall be sent to the below listed address so that they reach the Bureau on or before the effective  
4 date of this Order:  
5

6 Bureau of Real Estate  
7 Atten: Licensing Flag Section  
8 P.O. Box 187000  
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon on August 21, 2013.

11 DATED: 7/12, 2013  
12

13 REAL ESTATE COMMISSIONER

14   
15 WAYNE S. BELL  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of	)	
	)	
SUNCOAST MORTGAGE CORP.,	)	No. H-37626 LA
doing business as Suncoast Investments	)	L-2001120115
Realty; and <u>LOAN TUONG NGUYEN</u>	)	
individually and as designated	)	
officer of Suncoast Mortgage Corp.,	)	
	)	
Respondents.	)	
	)	

DECLARATION

My name is LOAN TUONG NGUYEN and I am currently licensed as a real estate broker and/or have license rights with respect to said license.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license and license rights issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.



1 I understand that by so voluntarily surrendering my license rights, I may be  
2 relicensed as a broker or as a salesperson by petitioning for reinstatement pursuant to Section  
3 11522 of the Government Code. I also understand that by so voluntarily surrendering my  
4 license(s), I agree to the following:

5 1. The filing of this Declaration shall be deemed as my petition for voluntary  
6 surrender.

7  
8 2. It shall also be deemed to be an understanding and agreement by me that I  
9 waive all rights I have to require the Commissioner to prove the allegations contained in the  
10 Accusation ("Accusation") filed in this matter at a hearing held in accordance with the  
11 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and  
12 that I also waive other rights afforded to me in connection with the hearing such as the right to  
13 discovery, the right to present evidence in defense of the allegations in the Accusation and the  
14 right to cross-examine witnesses.

15  
16 3. This Declaration is made for the purpose of reaching a resolution of  
17 allegations contained in the DRE Case number H-37626 LA, and is expressly limited to this  
18 proceeding and any other proceeding or case in which the Department of Real Estate is a party  
19 and shall not otherwise be admissible or relied upon by any third parties for any purpose.

20  
21 4. I further agree that upon acceptance by the Commissioner, as evidenced by an  
22 appropriate order, all affidavits and all relevant evidence obtained by the Department in this  
23 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation  
24 filed in the Department Case No. H-37626 LA, with respect to me may be considered by the  
25 Department when deciding whether to grant re-licensure or reinstatement pursuant to  
26 Government Code Section 11522.  
27

02/21/2013 THU 13:57 FAX

004/007

1                   5. Respondent LOAN TUONG NGUYEN stipulates that the Commissioner  
2 may file and serve upon said Respondent that LOAN TUONG NGUYEN agrees to be subject  
3 to, an Order of Debarment pursuant to Business & Professions Code section 10087, barring  
4 Respondents, for a period of 36 months, from any position of employment, management, or  
5 control in any business activity involving real estate that is subject to regulation under Division  
6 4 of the Business & Professions Code (beginning with section 10000); from participating in any  
7 business activity of a real estate salesperson or a real estate broker; from engaging in any real  
8 estate-related business activity on the premises where a real estate salesperson or real estate  
9 broker is conducting business; and from participating in any real estate-related business activity  
10 of a finance lender, residential mortgage lender, bank, credit union, escrow company, title  
11 company, or underwritten title company.  
12

13                   6. I freely and voluntarily surrender all my licenses and license rights under the  
14 Real Estate Law.  
15

16                   I declare under penalty of perjury under the laws of the State of California that  
17 the above is true and correct and that this declaration was executed on Feb. 22  
18 2013, at Costa Mesa California.  
19

20  
21   
22 LOAN TUONG NGUYEN  
23  
24  
25  
26  
27