

Sacto Flaz

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FILED

NOV 16 2011

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-37682 LA
FRANCES LI-FEN WANG)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against FRANCES LI-FEN WANG, a.k.a. Li-Fen Wang or Fanny Wang ("Respondent") is informed and alleges as follows:

1.

The Complainant, Robin Trujillo, 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

1 California Business and Professions Code ("Code"), as a real
2 estate broker.

3 3.

4 On or about March 17, 2011, in the Superior Court of
5 the State of California, County of Los Angeles, in Case No.
6 1JB01957, Respondent pled *nolo contendere* and was convicted for
7 violation of Penal Code Section 484(a) (theft), a misdemeanor.
8 Respondent was sentenced to two years probation, two days in
9 jail, ordered to pay fines (or perform 75 hours of community
10 service), and ordered to stay away from all Kohl's Department
11 Stores.

12 4.

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14 This conviction, by its facts and circumstances, bears
15 a substantial relationship under Section 2910, Title 10, Chapter
16 6, California Code of Regulations to the qualifications,
17 functions or duties of a real estate licensee.

18 5.

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

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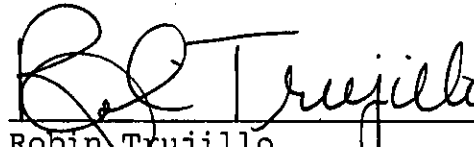
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, FRANCES LI-FEN WANG, 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 14 day of November, 2011.

11 
12 _____
13 Robin Trujillo,
14 Deputy Real Estate Commissioner
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22 cc: FRANCES LI-FEN WANG
23 Robin Trujillo
24 Sacto.
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