

FILED

FEB 14 2012

DEPARTMENT OF REAL ESTATE
BY: Guadalupe Valenzuela

JAMES DEMUS, Counsel (SBN 225005)
Department of Real Estate
320 West Fourth St., #350
Los Angeles, CA 90013

(213) 576-6982
(213) 576-6910 (direct)

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No.H-37872-LA
)	
DAVID J. SUN,	) <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 DAVID J. SUN, 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 DAVID J. SUN (hereinafter "Respondent") is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code") as a real estate broker.

1 Respondent was originally licensed as a real estate broker by
2 the Department of Real Estate (hereinafter "Department") on or
3 about March 5, 2008.

4 3.

5 The current business address maintained by Respondent
6 with the Department is 2960 Huntington Drive #81052, San
7 Marino, CA, 91118. Respondent does not maintain an office at
8 this address nor has Respondent informed the Real Estate
9 Commissioner of any new address.

10 4.

11 The business address set forth in Paragraph 3 above
12 is for a mailbox at a postal office. Respondent's business
13 address is not a place where his license is displayed or where
14 personal consultations can be held with clients. Respondent's
15 failure to maintain a place of business is in violation Code
16 Section 10162 and Section 2715 of Title 10, Chapter 6,
17 California Code of Regulations.

18 5.

19 The conduct, acts and/or omissions of Respondent, as
20 set forth above, is cause for the suspension or revocation of
21 the licenses and license rights of Respondent pursuant to Code
22 Sections 10165, 10177(d), and/or 10177(g).

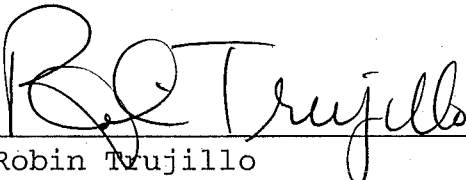
23 6.

24 In aggravation, on or about October 15, 2010, in the
25 Superior Court of California, County of Orange, in case no.
26 10HM07411, Respondent was convicted of violating California
27

1 Penal Code Section 602.5(a) (unauthorized entry of a dwelling),
2 a misdemeanor.

3 WHEREFORE, Complainant prays that a hearing be
4 conducted on the allegations of this Accusation and that upon
5 proof thereof, a decision be rendered imposing disciplinary
6 action against all the licenses and license rights of
7 Respondent DAVID J. SUN under the Real Estate Law, that
8 Complainant be awarded its costs of investigation and
9 prosecution of this case, and for such other and further relief
10 as may be proper under the provisions of law.

11
12 Dated at Los Angeles, California
13 this 3 day of February, 2012
14

15
16 
17 Robin Trujillo
18 Deputy Real Estate Commissioner
19
20
21
22
23
24

25 CC: DAVID J. SUN
26 Robin Trujillo
27 Sacto.