

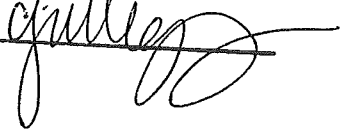
1 DIANE LEE, Counsel (SBN 247222)  
2 Bureau of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013

4 Telephone: (213) 576-6982  
5 (Direct) (213) 576-6907

**FILED**

DEC 23 2014

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-39693 LA  
12 )  
12 JOHN T. TRAN, ) ACCUSATION  
13 )  
13 Respondent. )  
14 )

15  
16 The Complainant, Brenda Smith, a Deputy Real Estate Commissioner of the  
17 State of California for cause of Accusation against JOHN T. TRAN aka John Thien Tran  
18 (“Respondent”) alleges as follows:

19 1.

20 The Complainant, Brenda Smith, a Deputy Real Estate Commissioner of the  
21 State of California, makes this Accusation in her official capacity.

22 2.

23 Respondent is presently licensed and/or has license rights under the Real Estate  
24 Law, Part 1 of Division 4 of the California Business and Professions Code as a real estate  
25 salesperson.

26 ///

(FELONY CONVICTIONS)

3.

On or about July 21, 2014, in the United States District Court, Central District of California, case no. CR 12-104(A) DSF, Respondent was convicted of violating 18 U.S.C. section 1512(b) (attempted witness tampering by corrupt persuasions) and 18 U.S.C. section 1001(a)(2) (false statements to government agency), both felonies. These crimes are substantially related to the qualifications, functions, or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

4.

The crimes of which Respondent was convicted, as described above, constitute cause under California Business and Professions Code sections 490 and 10177(b) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

5.

California Business and Professions Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

///

///

///

///

///

///

///

6.

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

8 Dated at Fresno, California: December 18, 2014.

9  
10   
11 Brenda Smith  
12 Deputy Real Estate Commissioner  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

25 cc: JOHN T. TRAN  
26 Brenda Smith  
27 Sacto.