

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

FILED

DEC 23 2015

BUREAU OF REAL ESTATE

In the Matter of the Accusation of)
ALEXANDER NGOC NGO,)
Respondent.)
_____)

No. H-39981 LA By John C. Gail

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on November 12, 2015, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses on the grounds of violations of the Real Estate Law (commencing with Section 10000 of the Business and Professions Code (Code)) or Chapter 1 (commencing with Section 11000 of the Code) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with Section 11000 of the Code) of Part 2.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

I

On September 28, 2015, Maria Suarez made the Accusation in her official capacity as a Supervising Special Investigator. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Bureau on September 29, 2015.

Respondent failed to file a Notice of Defense within the time required by Section 11506 of the Government Code. Respondent's default was entered herein on November 12, 2015.

II

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.

At all times material herein, Respondent was engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Code Section 10131.

In or around August, 2009, Respondent advised the Bureau that his then current business and mailing address was 10141 Westminster Avenue, Suite 7, Garden Grove, California.

On or about March 10, 2014, a Bureau representative went to Respondent's business address, as indicated above, to conduct a field investigation. Despite inquiries among the tenants at 10141 Westminster Avenue, Garden Grove, California Respondent could not be found at the subject address. The Bureau thereby determined that Respondent did not occupy or maintain a place of business at the address indicated, above.

At a time known to Respondent, but unknown to the Bureau, Respondent left and/or abandoned his business and mailing address at 10141 Westminster Avenue, Suite 7, Garden Grove, California; and thereafter, Respondent failed to maintain on file with the Commissioner of the Bureau a new address for the principal place of business for his real estate brokerage activities, in violation of Code Section 10162 and Section 2715 of Title 10, Chapter 6, Code of Regulations.

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

DETERMINATION OF ISSUES

I

The evidence established that Respondent violated Code Sections 10165, 10177(d), and 10177(g) which is cause to suspend or revoke the license and license rights of Respondent.

II

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

ORDER

The licenses and license rights of Respondent ALEXANDER NGOC NGO 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 JAN 13 2016

DATED: DECEMBER 16, 2015

Wayne S. Bell
Real Estate Commissioner

A handwritten signature in black ink, appearing to be "J. Mason", is written over a horizontal line.

By: JEFFREY MASON
Chief Deputy Commissioner

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

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BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

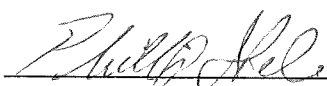
STATE OF CALIFORNIA

11 In the Matter of the Accusation of) NO. *H-39981 LA*
12)
13 ALEXANDER NGOC NGO,) DEFAULT ORDER
14) Respondent.)
15)

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

19 IT IS SO ORDERED NOVEMBER 10, 2015.

20 REAL ESTATE COMMISSIONER

21
22 By: 

23 PHILLIP IHDE
24 Regional Manager
25
26
27