

FILED

JUL 29 2016

BUREAU OF REAL ESTATE

By John C. Smith

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	No. H-40253 LA
	)	
SAM SANGWOOK YI,	)	
	)	
	)	
Respondent.	)	
_____	)	

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 June 30, 2016, 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 revokes a real estate license on grounds of the conviction of crimes.

Pursuant to Government Code section 11521, the Bureau of Real Estate ("Bureau") may order reconsideration of this Decision on petition of any party. The Bureau's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

## FINDINGS OF FACT

1.

On May 9, 2016, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed to Respondent's last known address of record by regular mail and by certified mail, return receipt requested, on May 17, 2016. California Business and Professions Code ("Code") Section 10162 and Regulation 2715 of the Real Estate Commissioner, Title 10, Chapter 6, California Code of Regulations requires a real estate licensee to maintain their current mailing address on file with the Bureau.

2.

On June 30, 2016, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

3.

From May 23, 2005, through the present, Respondent has been licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code) as a real estate broker, License ID 01317258.

4.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on May 17, 2016, which is incorporated herein as part of this Decision.

5.

The evidence established that the crimes of which Respondent was convicted, as set forth in paragraph 4 of the Accusation, are substantially related to the qualifications, functions and duties of a real estate licensee.

6.

The Bureau incurred investigation costs of \$603.30 and enforcement costs of \$356.00 which total \$959.30.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490, 10177(b), 10186.2, and 10177(d).

2.

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

ORDER

The licenses and license rights of Respondent SAM SANGWOOK YI 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 on **AUG 18 2016**.

DATED: \_\_\_\_\_

7/22/2016

WAYNE S. BELL  
REAL ESTATE COMMISSIONER

  
\_\_\_\_\_

1 Bureau of Real Estate  
2 320 West Fourth St, Ste 350  
3 Los Angeles, CA, 90013  
4 (213) 576-6914

**FILED**  
JUN 30 2016  
BUREAU OF REAL ESTATE  
By *[Signature]*

7 BEFORE THE BUREAU OF REAL ESTATE  
8 STATE OF CALIFORNIA

9 \* \* \*

10 In the Matter of the Accusation of ) CalBRE NO. H-40253 LA  
11 )  
12 SAM SANGWOOK YI, ) DEFAULT ORDER  
13 )  
14 Respondent. )  
15 )

16 Respondent SAM SANGWOOK YI, 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 *June 30, 2016*

20 WAYNE BELL  
21 REAL ESTATE COMMISSIONER

22 By: *Dolores Ramos*  
23 DOLORES RAMOS  
24 Regional Manager  
25  
26  
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