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FILED
JUL 14 2016
BUREAU OF REAL ESTATE
By John Aguirre

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-40307 LA
12 LING-LAIN GINNY LIN; and) A C C U S A T I O N
13 FAITH GLOBAL GROUP, INC.,)
14 Respondents.)

15 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
16 of California, acting in her official capacity, for cause of Accusation against LING-LAIN
17 GINNY LIN and FAITH GLOBAL GROUP INC. ("Respondents") alleges as follows:

18 1.

19 All references to the "Code" are to the California Business and Professions
20 Code, all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all
21 references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

22 2.

23 Respondent LING-LAIN GINNY LIN ("LIN") is presently licensed and/or has
24 license rights under the Real Estate Law, as a real estate broker. Respondent LIN was
25 originally licensed as a real estate salesperson on September 27, 1988, and as a real estate
26 broker on May 20, 1997. Respondent's real estate broker license is due to expire on May 19,
27 2017.

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Respondent FAITH GLOBAL GROUP INC. ("FGGI") is presently licensed and/or has license rights under the Real Estate Law, as a corporate real estate broker. Respondent FGGI was originally licensed as a corporate real estate broker on July 7, 2009. Since that date and continuing to the present, Respondent LIN has been the Designated Officer of Respondent FGGI. Respondent FGGI's real estate license is due to expire on February 23, 2018.

4.

At all times mentioned, in the city of Walnut, County of Los Angeles, Respondents engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers within the meaning of Code Section 10131(a), including the solicitation for listings of and the negotiation of the purchase and sale of real property as the agents of others.

FIRST CAUSE OF ACCUSATION

(Conversion of Trust Funds – LIN)

5.

On or about August 23, 2013, Respondents entered into a residential real estate purchase agreement as the real estate brokers representing the seller and the buyer for real property located at 119 S. Michillinda Avenue in Pasadena, California.

6.

At the conclusion of the transaction, the escrow company issued a refund check in the amount of \$15,000.00 to CBM Systems, Inc., a corporation. Even though Respondent LIN is not an owner or officer of CBM Systems, Inc., Respondent took possession of the check, endorsed it and converted the funds to her own use.

7.

The conduct of Respondent LIN to take funds belonging to another party is a conversion of such funds and subjects her real estate license and license rights to suspension or revocation pursuant to Code Sections 10177(d), 10177(g), and/or 10177(j).

1 SECOND CAUSE OF ACCUSATION

2 (Dissolution of Corporation – FGGI)

3 8.

4 Prior to June 30, 2016, the corporate status of Respondent FGGI was dissolved
5 with the Secretary of State of the State of California.

6 9.

7 The dissolved status of Respondent FGGI as alleged above, is in
8 violation of Regulation 2742(c), and subjects its real estate license and license rights to
9 suspension or revocation pursuant to Code Section 10177(d) and 10177(f).

10 10.

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

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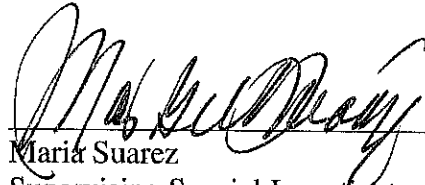
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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondents LING-LAIN
4 GINNY LIN and FAITH GLOBAL GROUP INC. under the Real Estate Law (Part 1 of
5 Division 4 of the Business and Professions Code), for the costs of investigation and
6 enforcement as provided by law, and for such other and further relief as may be proper under
7 other applicable provisions of law.

8 Dated at Los Angeles, California: 4 July 2016

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12 Maria Suarez
13 Supervising Special Investigator
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24 cc: Ling-Lain Ginny Lin
25 Faith Global Group Inc.
26 Maria Suarez
27 Sacto.