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**FILED**

SEP 12 2019

DEPT. OF REAL ESTATE  
By *[Signature]*

1 DEPARTMENT OF REAL ESTATE  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013  
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(213) 576-6982

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	)	
	)	NO. H- 41494 LA
VICKY TRUONG KATAYAMA	)	
and VICTOR HUGO ESCUDERO	)	ORDER TO DESIST AND
a partnership doing business as	)	REFRAIN
Vic's Management Service	)	(B&P Code Section 10086)
	)	

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of VICKY TRUONG KATAYAMA, a.k.a. VICKY TRUONG ("TRUONG KATAYAMA") and VICTOR HUGO ESCUDERO ("ESCUDERO"), a partnership doing business as Vic's Management Service. Based on that investigation, the Commissioner has determined that TRUONG KATAYAMA and ESCUDERO have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code), including the business of, acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the State of California within the meaning of Section 10131(b) (leasing, renting or offering to lease or rent real property for another) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact,

1 Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the  
2 Code.

3 Whenever acts referred to below are attributed to TRUONG KATAYAMA and  
4 ESCUDERO, those acts are alleged to have been done by TRUONG KATAYAMA and  
5 ESCUDERO, acting by themselves, or by and/or through one or more agents, associates,  
6 affiliates, and/or co-conspirators.

7 FINDINGS OF FACT

8 1. From August 11, 2004, to August 10, 2012, TRUONG KATAYAMA was  
9 licensed by the Department as a real estate salesperson. TRUONG KATAYAMA'S license  
10 expired on August 10, 2012, and has not been renewed to date. TRUONG KATAYAMA'S  
11 mailing address on file with the Department is 11952 Silver Loop, Mira Loma, CA 91752.

12 2. ESCUDERO is not now, and has never been, licensed by the Department in  
13 any capacity.

14 3. On or about December 11, 2008, TRUONG KATAYAMA filed a Fictitious  
15 Business Name Statement with the County of Riverside Office of the County Clerk for Vic's  
16 Management Service. TRUONG KATAYAMA filed the document as a partner with  
17 ESCUDERO and their business address on file is 11952 Silver Loop, Mira Loma, CA 91752.

18 4. In or around June 2018, TRUONG KATAYAMA and ESCUDERO mailed  
19 an advertisement with the phrases: "15+ YEARS IN PROPERTY MANAGEMENT" and  
20 "VIC'S MANAGEMENT ALSO AN INVESTOR THAT MANAGE HIS OWN PROPERTIES  
21 AND OTHER INVESTORS. WE ARE CURRENTLY MANAGING MORE THAN 75  
22 UNITS."

23 5. On or about October 29, 2018, in response to an inquiry from the  
24 Department, TRUONG KATAYAMA and ESCUDERO mailed a letter to the Department that  
25 said, "I received the letter from you about the Vic's Management Services Flyer. I was sending  
26 it out and was going to renew my license as soon I got the first client. However, I changed my  
27 mind and will not pursuit the business of managing others properties."

1 CONCLUSIONS OF LAW

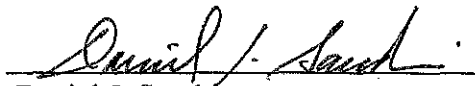
2 6. Based on the findings of fact contained in Paragraphs 1 through 5, TRUONG  
3 KATAYAMA and ESCUDERO, acting by themselves, or by and/or through one or more  
4 agents, associates, affiliates, and/or co-conspirators, including other names or fictitious names  
5 unknown at this time, solicited and offered to lease real property, which acts require a real  
6 estate broker license under Section 10131(b) of the Code, during a period of time when  
7 TRUONG KATAYAMA and ESCUDERO were not licensed by the Department as a real estate  
8 broker, in violation of Section 10130 of the Code.

9 DESIST AND REFRAIN ORDER

10 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated  
11 herein, it is hereby ordered that VICKY TRUONG KATAYAMA and VICTOR HUGO  
12 ESCUDERO, whether doing business under their own names, or any other names or fictitious  
13 names, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts  
14 within the State of California for which a real estate broker license is required.

15  
16 DATED: September 6, 2019

17 Acting Real Estate Commissioner

18   
19 Daniel J. Sandri  
20

21 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
22 real estate broker or real estate salesperson without a license or who advertises using words  
23 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
24 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
25 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
26 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
27 (\$60,000)."

1 cc: Vic's Management Service  
2 VICKY TRUONG KATAYAMA  
3 VICTOR HUGO ESCUDERO  
4 11952 Silver Loop  
5 Mira Loma, CA 91752

6 Vic's Management Service  
7 VICKY TRUONG KATAYAMA  
8 VICTOR HUGO ESCUDERO  
9 2834 Hamner Avenue, Ste. 207  
10 Norco, CA 92860  
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