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FILED

AUG 26 2021

DEPT. OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-41574 LA
)	
GLOBAL DIRECT REALTY,)	<u>STIPULATION AND AGREEMENT</u>
AND LENDING and)	
GEORGE THANH NGUYEN,)	
individually and as designated officer of)	
Global Direct Realty and Lending,)	
)	
Respondents.)	

It is hereby stipulated by and between Respondent GLOBAL DIRECT REALTY AND LENDING and GEORGE THANH NGUYEN, individually and as designated officer of Global Direct Realty and Lending, ("Respondents"), and the Complainant, acting by and through Steve Chu, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on January 13, 2020, ("Accusation") in this matter:

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1 1. All issues which were to be contested and all evidence which was to be
2 presented by Complainant and Respondents at a formal hearing on the Accusation, which
3 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
4 ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of
5 this Stipulation and Agreement ("Stipulation").

6 2. Respondents have received, read and understand the Statement to
7 Respondent, the Discovery Provisions of the APA, and the Accusation filed by the Department
8 of Real Estate in this proceeding.

9 3. On January 16, 2020, Respondents filed Notices of Defense pursuant to
10 section 11506 of the Government Code for the purpose of requesting a hearing on the
11 allegations in the Accusation. Respondents hereby freely and voluntarily withdraw said Notices
12 of Defense. Respondents acknowledge that Respondents understand that by withdrawing said
13 Notices of Defense, Respondents will thereby waive Respondents' right to require the Real
14 Estate Commissioner ("Commissioner") to prove the allegations in the Accusation at a
15 contested hearing held in accordance with the provisions of the APA and that Respondents will
16 waive other rights afforded to Respondents in connection with the hearing such as the right to
17 present evidence in defense of the allegations in the Accusation and the right to cross-examine
18 witnesses.

19 4. Respondents, pursuant to the limitations set forth below, hereby admit
20 that the factual allegations in the Accusation filed in this proceeding are true and correct and the
21 Commissioner shall not be required to provide further evidence to prove such allegations.

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II.

The conduct, acts, and/or omissions of Respondent GEORGE THANH NGUYEN, as described in the Accusation, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent GEORGE THANH NGUYEN under Code sections 10177(d), 10177(g), and 10177(h) for violation of Code section 10159.2 and Regulations section 2725.

ORDER

I.

1. Respondent GLOBAL DIRECT REALTY AND LENDING is publicly reprovred.
2. All licenses and licensing rights of Respondent GLOBAL DIRECT REALTY AND LENDING are indefinitely suspended unless or until Respondent GLOBAL DIRECT REALTY AND LENDING pays, jointly and severally with Respondent GEORGE THANH NGUYEN, the sum of \$2,284.89 for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this Decision and Order.


II.

1. Respondent GEORGE THANH NGUYEN is publicly reprovred.
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2. All licenses and licensing rights of Respondent GEORGE THANH NGUYEN are indefinitely suspended unless or until Respondent GEORGE THANH NGUYEN pays, jointly and severally with Respondent GLOBAL DIRECT REALTY AND LENDING, the sum of \$2,284.89 for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this Decision and Order.

DATED: 7-1-2021



Steve Chu, Counsel
Department of Real Estate

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We have read the Stipulation and Agreement. We understand that we are waiving rights given to us by the California Administrative Procedure Act, (including but not limited to sections 11521 and 11523 of the Government Code), and we willingly, intelligently, and voluntarily waive those rights, including the right to seek reconsideration and the right to seek judicial review of the Commissioner's Decision and Order by way of a writ of mandate.

We agree, acknowledge, and understand that we cannot rescind or amend this Stipulation and Agreement.

We can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to: Steve Chu, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105. Steve Chu must receive the original signed Stipulation and Agreement or a copy faxed to (213) 576-6917 by June 23, 2021; if not, this Stipulation and Agreement to is invalid and void.

DATED: 6-21-21


GLOBAL DIRECT REALTY
AND LENDING
Respondent
By GEORGE THANH NGUYEN,
as designated officer of
Global Direct Realty and Lending

DATED: 6-21-21


GEORGE THANH NGUYEN
Respondent

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The foregoing Stipulation and Agreement is hereby adopted by me as my
Decision in this matter as to Respondents GLOBAL DIRECT REALTY AND LENDING and
GEORGE THANH NGUYEN, and shall become effective at 12 o'clock noon on
9/14/2021.

IT IS SO ORDERED 8.12.21

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

