

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

FILED

FEB 04 2022

DEPARTMENT OF REAL ESTATE
By B. Nicholas

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of:)
SUNNY YANG WONG,) DRE No. H-41887 LA
Respondent.)

ORDER VACATING DECISION AND SETTING ASIDE DEFAULT

On January 14, 2022, a Decision was rendered revoking the real estate salesperson license of Respondent SUNNY YANG WONG, effective February 10, 2022.

On January 31, 2022, good cause was presented to vacate the Decision of January 14, 2022, and to have the matter remanded to the Office of Administrative Hearings as a contested matter.

///

///

///

///

///

///

///

1 NOW, THEREFORE, IT IS ORDERED that the Decision of January 14, 2022, is
2 vacated and that the Matter of the Accusation filed on February 19, 2021, is remanded to the Office
3 of Administrative Hearings.

4 This Order shall be effective immediately.

5 DATED: 2-4-22.

6 DOUGLAS R. McCAULEY
7 REAL ESTATE COMMISSIONER

8
9 

FILED

JAN 21 2022

BUREAU OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:	)	
	)	DRE No. H-41887 LA
SUNNY YANG WONG,	)	
	)	
Respondent(s).	)	

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 December 17, 2021, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, SUNNY YANG WONG ("Respondent"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("Regulations").

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department'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 Government Code 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 February 5, 2021, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on February 19, 2021.

2.

On December 17, 2021, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

LICENSE HISTORY

3.

a. Respondent SUNNY YANG WONG ("Respondent") is presently licensed and/or has license rights under the Code as a real estate salesperson with Department of Real Estate ("Department") license ID 01877949.

b. Since on or about October 7, 2019, Respondent's responsible broker is Carsten Phillips, Inc., with license ID 01908329.

d. From on or about July 25, 2011, through October 6, 2019, Respondent's responsible broker was High Ten Partners, Inc, with license ID 01121690.

4.

At all times mentioned, Respondent was licensed and/or had licensing rights issued by the Department of Real Estate as a real estate salesperson.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on February 19, 2021, which is incorporated herein as part of this Decision.

///

///

///

///

DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 5, above, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the provisions of Sections 10130, 10137, 10145, 10176(g), 10177(d), and/or 10177(g) of the Business and Professions Code.

2.

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

ORDER

All licenses and licensing rights of Respondent SUNNY YANG WONG 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 FEB 10 2022.

DATED: 1.14.22.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley

FILED

DEC 17 2021

BUREAU OF REAL ESTATE

Department of Real Estate
320 West Fourth St, Ste 350
Los Angeles, CA, 90013

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:	)	DRE NO. <i>H-41887 LA</i>
	)	
SUNNY YANG WONG,	)	<u>DEFAULT ORDER</u>
	)	
Respondent.	)	

Respondent SUNNY YANG WONG, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED DECEMBER 16, 2021.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

By: 
CHIKA SUNQUIST
Assistant Commissioner, Enforcement