

**FILED**

JAN 27 2023

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of:	)	DRE No. H-42480 LA
	)	
MICHELLE YAM CHING HUNG,	)	
	)	
Respondent(s).	)	

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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 28, 2022, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, MICHELLE YAM CHING HUNG (“Respondent”); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses and/or license rights on grounds of a prior discipline by another state agency.

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 October 27, 2022, Jason Parson made the Accusation in his 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 October 28, 2022.

2.

On December 28, 2022, 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.

3.

a. Respondent presently has license rights under the Code, as a real estate broker with the Department of Real Estate ("Department" or "DRE") License ID 01883932.

b. On August 10, 2022, Respondent's license expired. Pursuant to Code section 10201, Respondent retains renewal rights for two years. Pursuant to Code section 10103, the Department of Real Estate holds jurisdiction over the lapsed license.

c. Respondent currently holds a Mortgage Loan Originator (MLO) license endorsement with the Department with the assigned National Mortgage Licensing System and Registry ("NMLS") No. 329946.

d. Respondent is currently a designated officer ("D.O.") of Time Investments Group, Inc., DRE Corporate License ID 01523107.

4.

To date, the Department has incurred investigation costs (\$748.13) and enforcement costs (\$72.75), with a combined total of \$820.88. These costs are payable to the Department upon the filing by Respondent of a petition A for reinstatement pursuant to Government Code Section 11522.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on October 28, 2022, which is incorporated herein as part of this Decision.

### DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation, Paragraph 5, above, constitute cause under Sections 10177(f) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

2.

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

ORDER

All licenses and licensing rights of Respondent MICHELLE YAM CHING HUNG 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 28 2023.

DATED: 1/24/2023.

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER



By: **MARCUS L. McCARTHER**  
Chief Deputy Real Estate Commissioner

1 Department of Real Estate  
2 320 West Fourth St, Ste 350  
3 Los Angeles, CA, 90013

**FILED**

DEC 28 2022

DEPT. OF REAL ESTATE  
By R. P. Sada

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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of: ) DRE NO. *H-42480 LA*  
12 MICHELLE YAM CHING HUNG, ) DEFAULT ORDER  
13 Respondent. )  
14 \_\_\_\_\_)

15 Respondent MICHELLE YAM CHING HUNG, having failed to file a  
16 Notice of Defense within the time required by Section 11506 of the Government Code, is  
17 now in default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED DECEMBER 28, 2022.

19 DOUGLAS R. McCAULEY  
20 REAL ESTATE COMMISSIONER

21   
22 By: Chika Sunquist (Dec 28, 2022 08:22 PST)  
23 CHIKA SUNQUIST  
24 Assistant Commissioner, Enforcement  
25  
26  
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