

FILED

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DEPT. OF REAL ESTATE

By

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-42919 LA
)	
QUOC ANH NHUT NGUYEN,)	
)	<u>STATEMENT OF ISSUES</u>
)	
Respondent.)	Mortgage Loan Originator
)	License Endorsement
)	

The Complainant, Ruth Corral, a Supervising Special Investigator of the State of California, for cause of Statement of Issues against QUOC ANH NHUT NGUYEN ("Respondent"), aka Quocanh N Nguyen or Quocanh Nhut Nguyen, alleges as follows:

1.

The Complainant, Ruth Corral, Supervising Special Investigator of the State of California, makes this Statement of Issues against Respondent in her official capacity.

2.

All references to the "Code" are to the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code.

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STATEMENT OF ISSUES

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Section 10166.02, subdivision (b) of the Code provides, “No individual may engage in business as a mortgage loan originator under this article without first doing both of the following:

(2) Obtaining and maintaining a real estate license endorsement pursuant to this article identifying that individual as a licensed mortgage loan originator.”

Section 10166 .051, subdivision (a) of the Code provides, “In addition to any penalties authorized by regulations adopted pursuant to Section 10166.15, the commissioner may do one or more of the following, after appropriate notice and opportunity for hearing:

5.

6.

On or about April 12, 2010, the Department originally issued Respondent a real estate broker license (Lic. ID 01866233). On or about March 16, 2022, in Case No. H-41907 LA, the Real Estate Commissioner issued a Decision revoking Respondent's real estate broker license, effective April 21, 2022. Respondent, however, was to be issued a restricted salesperson license if Respondent timely applied for the restricted license and paid the application fee. Respondent's license remains revoked. Respondent is not presently licensed

1 nor does Respondent have any licensing rights under the Code as a real estate broker or
2 salesperson with the Department.

3 7.

4 The facts alleged above constitute cause for the denial of Respondent's
5 application for an MLO license endorsement under Code sections 10166.02(b) and
6 10166.051(a).

7 8.

8 These proceedings are brought under the provisions of Section 10100, Division
9 4 of the Business and Professions Code of the State of California and Sections 11500 through
10 11528 of the California Government Code.

11 WHEREFORE, the Complainant prays that the above-entitled matter be set for
12 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to
13 authorize the issuance of and deny the issuance of an MLO license endorsement to Respondent
14 QUOC ANH NHUT NGUYEN and for such other and further relief as may be proper under
15 other applicable provisions of law.

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17 Dated at Sacramento, California this 17th day of July, 2024.

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21 Ruth Corral
22 Supervising Special Investigator
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26 cc: QUOC ANH NHUT NGUYEN
27 Ruth Corral
Sacto.