

FILED

FEB 26 2026

DEPARTMENT OF REAL ESTATE

By *R. den*

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9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13) No. H-3650 FR
14 ABRAHAM VILLANUEVA,)
15) ACCUSATION
16 Respondent.)
17)

18 The Complainant, RUBEN CORONADO, acting in his official capacity as a
19 Supervising Special Investigator of the State of California, for this Accusation against
20 ABRAHAM VILLANUEVA (“Respondent”), is informed and alleges as follows:

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22 Respondent is presently licensed and/or has license rights under the Real Estate
23 Law, Part 1 of Division 4 of the California Business and Professions Code (“Code”), as a real
24 estate salesperson.

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26 On or about May 22, 2025, in the Superior Court of the State of California,
27 County of Los Angeles, Case No. 24DWCF00315-01, Respondent was convicted of violating
Section 490.4(a) (organized retail theft) of the Penal Code, a felony and a crime that bears a
substantial relationship to the qualifications, functions or duties of a real estate licensee pursuant
to Section 2910, Title 10, Chapter 6, of the California Code of Regulations.

1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
2 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
3 action against all licenses and license rights of Respondent under the Real Estate Law, for the
4 cost of investigation and enforcement as permitted by law, and for such other and further relief
5 as may be proper under other provisions of law.

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8 RUBEN CORONADO
9 Supervising Special Investigator

10 Dated at Fresno, California,
11 this 17th day of February, 2026.
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21 DISCOVERY DEMAND

22 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
23 Department hereby makes demand for discovery pursuant to the guidelines set forth in the
24 *Administrative Procedure Act*. Failure to provide Discovery to the Department may result in the
25 exclusion of witnesses and documents at the hearing or other sanctions that the Office of
26 Administrative Hearings deems appropriate.
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