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FILED

JUN 19 2025

DEPARTMENT OF REAL ESTATE
By B. Nicholas

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-7454 SAC
	)	
MIGUEL ANGEL AGUAYO,	)	<u>ACCUSATION</u>
	)	
Respondent.	)	

The Complainant, HEATHER NISHIMURA, a Supervising Special Investigator of the State of California, for cause of Accusation against MIGUEL ANGEL AGUAYO ("Respondent"), is informed and alleges as follows:

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Complainant makes this Accusation against Respondent in their official capacity.

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Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (the "Code") by the Department of Real Estate (the "Department") as a real estate broker.

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On or about December 20, 2022, in the Municipal Court of the State of Arizona, County of Yuma, Case No. CM22-842, Respondent was convicted of violating Sections 13-1203 (assault) and 13-2904 (disorderly conduct) of the Arizona Revised Statutes, both class 1

1 misdemeanors and crimes which bear a substantial relationship to the qualifications, functions, or
2 duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of
3 Regulations.

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5 A diligent search was made of the records of the Department relating to
6 Respondent's Real Estate License. As a result, no record was discovered having been received
7 from Respondent notifying the Department in writing within 30 days of any felony complaint,
8 indictment and/or information, and/or any conviction.

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10 The facts alleged in Paragraph 3 above constitute cause under Sections 490
11 (conviction of crime) and 10177(b) (conviction of crime) of the Code for the suspension or
12 revocation of Respondent's license(s) under real estate law.

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14 The facts alleged in Paragraph 4 above constitute violations of Section 10186.2
15 (failure to report in writing a felony complaint, indictment and/or information, and/or failure to
16 report in writing a conviction within 30 days) of the Code, and each are grounds for revocation
17 of all licenses and license rights of Respondent under Section 10177(d) of the Code.

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19 Section 10106 of the Code provides, in pertinent part, that in any order issued in
20 resolution of a disciplinary proceeding before the Department, the commissioner may request the
21 administrative law judge to direct a licensee found to have committed a violation of this part to
22 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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24 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
25 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
26 action against all licenses and license rights of Respondent under the Code, for the reasonable

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1 costs of investigation and prosecution of this case, including agency attorney's fees and for such
2 other and further relief as may be proper under provisions of law.

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6 HEATHER NISHIMURA

7 Supervising Special Investigator

8 Dated at Sacramento, California

9 this 11th day of June, 2025.

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13 DISCOVERY DEMAND

14 The Department of Real Estate hereby requests discovery pursuant to Section
15 11507.6 of the California Government Code. Failure to provide discovery to the Department may
16 result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as the
17 Administrative Law Judge deems appropriate.