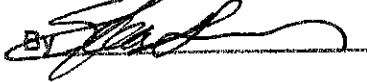


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FILED

JUL 13 2017

BUREAU OF REAL ESTATE

By 

9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)

No. H- 40698 LA

13 ARMANDO MIRANDA JR,)

ACCUSATION

14 Respondent.)
15)
16)

17 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
18 Bureau of Real Estate of the State of California, for cause of Accusation against ARMANDO
19 MIRANDA JR (hereinafter "Respondent"), is informed and alleges as follows:

1. 20

21 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
22 Bureau of Real Estate, makes this Accusation in her official capacity.

2. 23

24 ARMANDO MIRANDA JR is presently licensed and/or has license rights under
25 the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter
26 "Code"), as a restricted real estate broker.
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3.

From on or about November 2, 2015 to the present, the main office address maintained by Respondent with the Bureau has been "2621 Green River Rd. Suite 105-214, Corona, CA 92882."

4.

On or about May 23, 2017, a Bureau representative went to Respondent's main office address, as indicated in Paragraph 3 above, to conduct a field investigation. Respondent could not be found at the subject address. The Bureau representative discovered that the premises were occupied by a business going by the name of "Postal Annex." In response to a subpoena duces tecum, Postal Annex provided records indicating that it had at one time rented a private mailbox to Respondent. The Bureau thereby determined that Respondent did not occupy or maintain a place of business at the address indicated in Paragraph 3 above.

5.

As set forth above, Respondent failed to maintain on file with the Commissioner of the Bureau the address for the principal place of business for his real estate brokerage activities, in violation of Code Section 10162 and Section 2715 of Title 10, Chapter 6, Code of Regulations.

6.

The conduct, acts and/or omissions of Respondent, as set forth above, are cause for the suspension or revocation of the licenses and license rights of Respondent pursuant to Code Sections 10165 and/or 10177(d).

7.


Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the

1 administrative law judge to direct a licensee found to have committed a violation of this part to
2 pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

3 WHEREFORE, Complainant prays that a hearing be conducted on the
4 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
5 disciplinary action against all the licenses and license rights of Respondent ARMANDO
6 MIRANDA JR under the Real Estate Law, for the cost of investigation and enforcement as
7 permitted by Code Section 10106, and for such other and further relief as may be proper under
8 other applicable provisions of law.

9
10 Dated at San Diego, California

11 this 7th day of July, 2017

12
13 
14 Veronica Kilpatrick
15 Supervising Special Investigator

16
17 cc: ARMANDO MIRANDA JR
18 Veronica Kilpatrick
19 Sacto.

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