

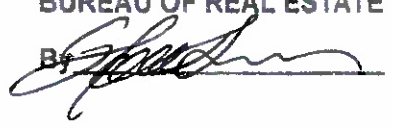
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FILED

OCT 02 2017

BUREAU OF REAL ESTATE

BEFORE THE BUREAU OF REAL ESTATE

By 

STATE OF CALIFORNIA

In the Matter of the Accusation of)	CalBRE No. H-40698 LA
)	
ARMANDO MIRANDA JR,)	
)	
Respondent(s).)	

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 August 24, 2017, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

Pursuant to Government Code section 11521, the Bureau of Real Estate, of the State of California (hereinafter the "Bureau") may order reconsideration of this Decision on petition of any party. The Bureau'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 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 July 7, 2017, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Bureau. 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 Bureau on July 13, 2017.

On August 24, 2017, 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.

2.

ARMANDO MIRANDA JR (hereinafter "Respondent") is presently licensed under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter the "Code") as a restricted real estate broker.

3.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on July 13, 2017. The allegations contained in the Accusation are taken as true, and the Accusation is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Code Sections 10165 and 10177(d).

2.

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

ORDER

All licenses and licensing rights of Respondent ARMANDO MIRANDA JR 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 OCT 23 2017

DATED: 9/21/17

WAYNE S. BELL
REAL ESTATE COMMISSIONER

By: *Daniel J. Sandri*
DANIEL J. SANDRI
Chief Deputy Commissioner

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

4 (213) 576-6911

FILED

AUG 24 2017

BUREAU OF REAL ESTATE

By: 

7 BEFORE THE BUREAU OF REAL ESTATE

8 STATE OF CALIFORNIA

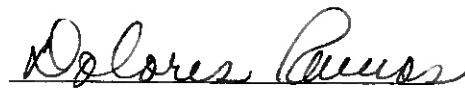
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10
11 In the Matter of the Accusation of) CalBRE NO. *H-40698 LA*
12)
13 ARMANDO MIRANDA, JR,) DEFAULT ORDER
14) Respondent.)

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

18 IT IS SO ORDERED *August 24, 2017*

19 WAYNE S BELL
20 REAL ESTATE COMMISSIONER

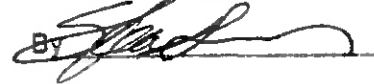
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22 By: 
23 DOLORES RAMOS
24 Regional Manager
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26
27

MICHELLE NIJM, Counsel (SBN 297168)
Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982
(Direct) (213) 576-6911

FILED

JUL 13 2017

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H- 40698 LA
)	
ARMANDO MIRANDA JR,)	<u>ACCUSATION</u>
)	
Respondent.)	
)	

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

1.

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

2.

ARMANDO MIRANDA JR is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "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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