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**FILED**  
**DEC 12 2018**  
**DEPT. OF REAL ESTATE**  
By Zhi Jun

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8 **BEFORE THE DEPARTMENT OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

10 \* \* \*

11 In the Matter of the Accusation Against ) No. H-41245 LA  
12 MIKE YANG, ) A C C U S A T I O N  
13 Respondent. )  
14 \_\_\_\_\_ )

15 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
16 of California, acting in her official capacity, for cause of Accusation against MIKE YANG  
17 ("Respondent") alleges as follows:

18 1.

19 All references to the "Code" are to the California Business and Professions  
20 Code, all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all  
21 references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

22 2.

23 Respondent is presently licensed and/or has license rights under the Real Estate  
24 Law as a real estate broker. Respondent was originally licensed as a real estate broker on  
25 March 15, 2002, and his real estate broker license expired effective March 14, 2018. Pursuant  
26 to Code Section 10103, the Bureau of Real Estate retains jurisdiction. Beginning July 25,  
27 2013, and continuing to the present, Respondent has also been the licensed Officer of corporate

1 real estate broker Millenium Realty-SFV, Inc., and that license is due to expire on December  
2 17, 2021.

3 3.

4 At all times mentioned, in the City of Northridge, County of Los Angeles,  
5 Respondent engaged in the business of, acted in the capacity of, advertised, or assumed to act  
6 as a real estate broker within the meaning of Code Sections 10131(a) and 10131(d), including  
7 the solicitation for listings of and the negotiation of the purchase and sale of real property as the  
8 agent of others for or in expectation of compensation. Respondent's activities also included  
9 soliciting borrowers or lenders for and/or negotiating loans, collecting payments and/or  
10 performing services for borrowers or lenders in connection with loans secured by liens on real  
11 property.

12 4.

13 On or about June 8, 2016, Diorena R. entered into a residential real estate  
14 purchase agreement to purchase real property located at 4190 York Blvd., Los Angeles,  
15 California, and deposited the sum of \$30,000.00, as her earnest money deposit, with  
16 Respondent. Respondent informed the consumer that the escrow would take 60 days to close.

17 5.

18 By November, 2017, escrow had still not closed so the buyer, Diorena R., asked  
19 Respondent to cancel the purchase transaction and refund her earnest money deposit. In fact,  
20 no escrow had ever been opened for the purchase transaction and Respondent had converted the  
21 earnest money deposit to his own use. Although Respondent has repeatedly promised to refund  
22 Diorena R.'s money to her, Respondent has to date failed and refused to make any refund in  
23 any amount.

24 6.

25 The conduct of Respondent, as alleged above, is grounds for the suspension or  
26 revocation of his real estate licenses and license rights pursuant to Code Sections 10176(a),  
27 10176(e), 10176(i), 10177(d) and/or 10177(g).

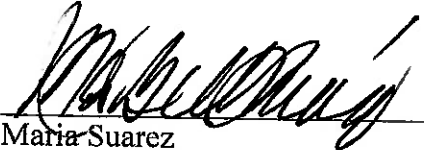
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7.

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

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

Dated at Los Angeles, California: 4 December 2018.

  
\_\_\_\_\_  
Maria Suarez  
Deputy Real Estate Commissioner

cc: Mike Yang  
Maria Suarez  
Sacto.