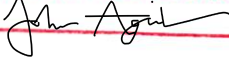


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**FILED**

**JUL 18 2023**

**DEPT. OF REAL ESTATE**

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-42469 LA  
13 ARTEMIO VERDUZCO, ) ACCUSATION  
14 Respondent. )

15 The Complainant, Ray Dagnino, a Supervising Special Investigator of the State  
16 of California, for cause of Accusation against ARTEMIO VERDUZCO (“Respondent”) alleges  
17 as follows:

18 1.

19 The Complainant, Ray Dagnino, a Supervising Special Investigator of the State  
20 of California, makes this Accusation in his official capacity.

21 2.

22 All references to the “Code” are to the California Business and Professions Code  
23 and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

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ACCUSATION

1 LICENSE HISTORY

2 3.

3 a. At all times herein mentioned, Respondent was and still is licensed and/or has  
4 license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and  
5 Professions Code, as a real estate salesperson (“RES”), Department of Real Estate<sup>1</sup>  
6 (“Department”) license ID 01955027.

7 b. The Department originally issued Respondent’s RES license on or about June  
8 21, 2014.

9 c. Respondent’s RES license will expire on June 29, 2025, unless renewed.

10 CAUSE FOR DISCIPLINE

11 (CRIMINAL CONVICTION)

12 4.

13 October 27, 2021; Penal Code (“PC”) Sections 594(b) and 647(a) - Misdemeanors

14 a. On or about October 27, 2021, in the Superior Court of California, San  
15 Bernardino County, in Case No. MWV21000704, entitled The People of the State of California  
16 v. Artemio Verduzco, a jury, after a trial, found Respondent guilty of violation of PC Section  
17 594(b)(2)(a) (vandalism under \$400), a misdemeanor, and PC Section 647(a) (lewd or dissolute  
18 conduct in public place), a misdemeanor.

19 b. Also on or about October 27, 2021, the Court suspended the imposition of  
20 sentence and placed Respondent on formal probation for 1 year under certain terms and  
21 conditions, including, in part, 90 days jail, attend 24 Anger Management classes, stay away  
22 from victim, and payment of fines and fees.

23 c. On or about November 10, 2021, the Court modified the sentence to include  
24 restitution to a victim in the amount of \$3,821.57.

25 ///

26  
27 <sup>1</sup> Between July 1, 2013 and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate under the Department of Consumer Affairs.

1 d. On or about November 24, 2021, Respondent filed an appeal for the  
2 conviction. On or about March 1, 2023, the appellate court affirmed the judgment of  
3 conviction. On or about April 24, 2023, the case was remitted to the trial court.

4 5.

5 The crimes of which Respondent were convicted, in Paragraph 4, by their facts  
6 and circumstances, bear a substantial relationship under Section 2910, Title 10, Chapter 6,  
7 California Code of Regulations to the qualifications, functions or duties of a real estate licensee  
8 and constitutes cause under **Code Sections 490 and 10177(b)** for the suspension or revocation  
9 of the license and license rights of Respondent under the Real Estate Law.

10 SECOND CAUSE FOR DISCIPLINE

11 (FAILURE TO REPORT)

12 6.

13 Respondent did not report in writing to the Department of his conviction within  
14 thirty (30) days of the conviction date (October 27, 2021 or April 24, 2023).

15 7.

16 Respondent's failure to report the felony complaint being brought against him  
17 and his conviction constitute causes for discipline under **Code Section 10186.2<sup>2</sup>** of the license  
18 and license rights of Respondent under the Real Estate Law.

19 8.

20 These proceedings are brought under the provisions of Section 10100, Division  
21 4 of the Business and Professions Code of the State of California and Sections 11500 through  
22 11528 of the California Government Code.

23 ///

24 \_\_\_\_\_  
25 <sup>2</sup> Pursuant to Business and Professions Code 10186.2: (a)(1) A licensee shall report any of the following to the  
26 department: (A) The bringing of an indictment or information charging a felony against the licensee. (B) The  
27 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or  
misdemeanor. (c) Any disciplinary action taken by another licensing entity or authority of this state or of another  
state or an agency of the federal government. (2)The report required by this subdivision shall be made in writing  
within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the  
disciplinary action. (b) Failure to make a report required by this section shall constitute a cause for discipline.

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COSTS

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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.

PRAYER

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 licenses and/or license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) of Respondent ARTEMIO VERDUZCO, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under applicable provisions of law.

Dated at San Diego, California this 17th day of July, 2023.

*Ray J. Dagnino*

\_\_\_\_\_  
Ray Dagnino  
Supervising Special Investigator

cc: ARTEMIO VERDUZCO  
Ray Dagnino  
Sacto.