

FILED

APR 11 2025

DEPT. OF REAL ESTATE

By-

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No. H-42994 LA
MICHAEL ANGELO DEHESA,)
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 March 19, 2025, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, MICHAEL ANGELO DEHESA ("Respondent"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses and/or license rights on grounds of conviction of crimes that are substantially related to the qualifications, functions or duties of a real estate licensee and Respondent's failure to timely report said convictions.

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department'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 Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

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FINDINGS OF FACT

1.

On February 14, 2025, Ray Dagnino made the Accusation in his official capacity as a Supervising Special Investigator of the Department. 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 Department on February 14, 2025.

2.

On March 18, 2025, 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.

3.

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

4.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on February 14, 2025, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation, constitute cause under Sections 490 and 10177(b) (conviction of a crime substantially related to the qualifications, functions or duties of a real estate licensee) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

2.

Respondent's failure to timely report the convictions constitutes cause under section 10186.2 of the Code for the suspension or revocation of the licenses, license endorsements, and license rights of Respondent under the Real Estate Law.

3.

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

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ORDER

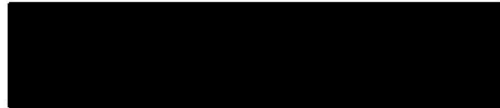
All licenses and licensing rights of Respondent MICHAEL ANGELO DEHESA under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

MAY 01 2025

This Decision shall become effective at 12 o'clock noon on _____.

DATED: 4/7/2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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

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MAR 19 2025

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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA


10 * * *

11 In the Matter of the Accusation of:) DRE NO. *H-42994 LA*
12)
13 MICHAEL ANGELO DEHESA,) DEFAULT ORDER
14) Respondent.)

15 Respondent MICHAEL ANGELO DEHESA, having failed to file a Notice
16 of 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 March 18, 2025.

19 CHIKA SUNQUIST
20 REAL ESTATE COMMISSIONER

21 
22
23 By: HEATHER NISHIMURA
24 Supervising Special Investigator
25
26
27

STEVE CHU, Attorney (SBN 238155)
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Los Angeles, California 90013-1105

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Fax: (213) 576-6917

FILED

FEB 14 2025

DEPT. OF REAL ESTATE

By- [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-42994 LA
)	
MICHAEL ANGELO DEHESA,)	<u>ACCUSATION</u>
)	
Respondent.)	
)	

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, for cause of Accusation against MICHAEL ANGELO DEHESA ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Ray Dagnino, acting in his official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against MICHAEL ANGELO DEHESA.

2.

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

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Accusation of MICHAEL ANGELO DEHESA

1 FIRST CAUSE OF ACTION

2 (CRIMINAL CONVICTIONS)

3 3.

4 On or about August 1, 2024, Respondent pled guilty and was convicted in the
5 Superior Court of California, County of Orange, Case No. 24HF1404, for violation of
6 California Penal Code section 594(a)/(b)(1) (Vandalism Damage Four Hundred Dollars or
7 More), a misdemeanor, three counts of Penal Code section 148(a)(1) (Resisting Public or Peace
8 Officers), a misdemeanor, and Penal Code section 484(a)-488 (Petty Theft), a misdemeanor.
9 Respondent was placed on one year of informal probation, and ordered to serve 34 days in jail
10 and pay restitution.

11 4.

12 On or about August 1, 2024, Respondent pled guilty and was convicted in the
13 Superior Court of California, County of Orange, Case No. 24NM07424 M A, for violation of
14 California Penal Code section 490.2 (Petty Theft), a misdemeanor, and Penal Code section 69
15 (Resisting Executive Officers), a misdemeanor. Respondent was ordered to serve 34 days in
16 jail and pay restitution.

17 5.

18 The convictions described in Paragraphs 3 and 4 bear a substantial relationship
19 under section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
20 functions or duties of a real estate licensee.

21 6.

22 The crimes of which Respondent was convicted, as described in Paragraphs 3
23 and 4 above, constitute cause under sections 490 and 10177(b)(1) of the Code for the
24 suspension or revocation of all the licenses, license endorsements, and license rights of
25 Respondent under the Real Estate Law.

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27 ///

Accusation of MICHAEL ANGELO DEHESA

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, license endorsements, and license rights of Respondent MICHAEL ANGELO DEHESA under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

This 14th day of February, 2025.

Ray Dagnino
Supervising Special Investigator

cc: MICHAEL ANGELO DEHESA
Ray Dagnino
Sacto.