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FILED
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DEPT. OF REAL ESTATE
By. 

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
11 STATE OF CALIFORNIA

12 * * *

13 In the Matter of the Accusation against
14 STEVEN GALINDO,
15 Respondent.

DRE No. H-43146 LA
A C C U S A T I O N

16
17 The Complainant, Ray Dagnino, a Supervising Special Investigator for the Department of
18 Real Estate¹ (“Department”) of the State of California, for cause of Accusation against STEVEN
19 GALINDO (“Respondent”), alleges as follows:

- 20 1. The Complainant, Ray Dagnino, acting in his official capacity as a Supervising
21 Special Investigator, makes this Accusation against Respondent.
- 22 2. All references to the “Code” are to the California Business and Professions Code, all
23 references to the “Real Estate Law” are to Part 1 of Division 4 of the Code, and all references to
24 “Regulations” are to the Regulations of the Real Estate Commissioner, Title 10, Chapter 6,
25 California Code of Regulations.

26
27 ¹ 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 Statement of Facts

2 Licenses

3 3. Respondent is presently licensed and/or has license rights under the Real Estate Law
4 (Part 1 of Division 4 of the Code).

5 4. On September 28, 1988, the Department issued a real estate salesperson license to
6 Respondent, License ID 01002784. Unless renewed, Respondent SRGI's license is scheduled to
7 expire on November 4, 2028. Respondent has renewal rights pursuant to Code section 10201. The
8 Department retains jurisdiction pursuant to Code section 10103.

9 First Cause of Accusation

10 408 N. Vail Ave. property

11 5. Respondent's mother and stepfather are deceased.

12 6. There are ongoing civil disputes between Respondent and Respondent's stepbrother
13 regarding property held in the family's trust(s).

14 7. The subject property located at 408 N. Vail Avenue in Montebello, California ("Vail
15 property") was property held in trust by the Respondent's family.

16 8. From approximately 2010 through 2025, Respondent's stepbrother lived at the Vail
17 property. A roommate/tenant, M.A.², was also living at the Vail property in 2023.

18 9. On March 17, 2022, before the Superior Court of California for the County of Los
19 Angeles, in Case No. 22STPB02670, Respondent's stepbrother filed a petition to invalidate their
20 mother's trust dated March 19, 2014, on the grounds of alleged undue influence by Respondent.

21 10. On August 18, 2022, Respondent sent an email to tenant, M.A., wherein Respondent
22 acknowledged that both Respondent's stepbrother and M.A. were in possession of the Vail
23 property. Respondent claimed that the Vail property belonged to Respondent and informed M.A.
24 that he intended to evict M.A. and Respondent's stepbrother if they continued to reside at the Vail
25

26 ² Initials are used in place of individuals' full names to protect their privacy. Documents containing individuals' full
27 names will be provided during the discovery phase of this case to Respondent(s) and/or their attorneys, after service of
a timely and proper request for discovery on Complainant's counsel.

1 property.

2 11. On May 8, 2023, before the Superior Court of California for the County of Los
3 Angeles, in Case No. 22STPB02670, the Court issued an Order denying Respondent's Ex Parte
4 Application to be interim successor trustee to maintain the Vail property, collect rents and repair
5 the Vail property.

6 12. On July 19, 2023, Respondent filed an unlawful detainer action against
7 Respondent's stepbrother and other occupants for possession of the Vail property before the
8 Superior Court of California, County of Los Angeles, in Case No. 23STUD09066.

9 13. On or about August 15, 2023, Respondent submitted an application for a business
10 loan to a fiduciary of a trust as the trustee/successor trustee of his mother's trust dated March 19,
11 2014. The applicant/borrower was listed as Steven Galindo, Trustee. The loan purpose listed on the
12 application was to pay trust expenses prior to sale. The loan was to be secured by the Vail property
13 (a single family home) with the intent to refinance or sell the Vail property. No rental income was
14 listed as a source of income for the applicant/borrower on the application. No mortgages or liens
15 were listed on the application.

16 14. On or about August 15, 2023, Respondent executed a Borrower's Certification and
17 Authorization wherein Respondent certified that: 1) he made no misrepresentations in the loan
18 application or other documents; 2) he did not omit any pertinent information; and 3) he further
19 understood that the broker or any lender relies on the correctness/exactness of the information
20 provided.

21 15. Respondent executed an Owner's Affidavit and Indemnity in which he asserted that
22 other than the Affiant (Respondent), there are no parties entitled to possession of the Vail property,
23 that there were no leases or contracts affecting the property, or any parties currently in possession
24 of the property. Further, the Respondent asserted that he was not aware of any pending litigation
25 involving the land, the Affiant or any other property owner currently in title.

26 16. On or about August 22, 2023, Escrow No. 007768 closed. The loan was given to
27 Respondent as trustee of his mother's living trust, dated March 19, 2014.

<u>Closing Date</u>	<u>Property Address</u>	<u>Agent listed</u>
05/10/2021	2729 Westshire Dr., Los Angeles, CA	G.R.
07/16/2021	1590 Oakdale St., Pasadena, CA	G.R.
12/29/2021	1882 E. Mendocino St. Altadena, CA	G.R.

24. Respondent is making a substantial misrepresentation of fact by listing the above-mentioned properties as "sold" past transactions on Respondent's webpage.

25. The conduct, acts and/or omissions of Respondent, as described above in Paragraphs 21 through 24, constitute cause for the suspension or revocation of the license and license rights of Respondent pursuant to Code Section 10176, subdivision (a), for making a substantial misrepresentation.

Investigation/Enforcement Costs

26. Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, 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 the 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 licenses and/or license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), for the costs of the audit, investigation, and enforcement as permitted by law, and for such other and further relief as may be proper under other provisions of law.

Dated Jan 20, 2026 at Los Angeles, California.


RAY DAGNINO
Supervising Special Investigator

cc: Steven Galindo
UMRO Realty Group
Ray Dagnino
Sacto