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FILED

JUN 17 2026

DEPT. OF REAL ESTATE

By 

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8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-43189 LA
13)
14 CAROLYN VAZQUEZ,) FIRST AMENDED
15) ACCUSATION
16 Respondent.)
17 _____)

18 This First Amended Accusation amends the Accusation filed on
19 November 7, 2025. The Complainant, Ray Dagnino, a Supervising Special Investigator of the
20 State of California, for cause of Accusation against CAROLYN VAZQUEZ (“Respondent”), is
21 informed and alleges as follows:

22 1.

23 The Complainant, Ray Dagnino, acting in his official capacity as a Supervising
24 Special Investigator of the State of California, makes this Accusation against CAROLYN
25 VAZQUEZ.

26 2.

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

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First Amended Accusation of CAROLYN VAZQUEZ

LICENSE HISTORY

3.

Respondent CAROLYN VAZQUEZ (“VAZQUEZ”) presently has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate salesperson.

4.

From about May 6, 2016, to about May 18, 2023, Respondent VAZQUEZ was affiliated as a salesperson with responsible broker Marty Rodriguez Real Estate Inc.

FRAUD AND DISHONEST DEALING

5.

Respondent VAZQUEZ represented buyers making offers to buy real property. VAZQUEZ sent emails to agents of sellers of real property with offers to buy along with fraudulent bank statements that purported to belong to the potential buyers.

6.

On or about November 20, 2022, Respondent VAZQUEZ, representing buyer M. Talamantes, emailed the agent of the seller of real property at 3760 Live Oak Drive, Pomona, California 91767 with an offer to buy through a Residential Purchase Agreement along with a fraudulent bank statement for buyer M. Talamantes. The fraudulent bank statement was purported to belong to buyer M. Talamantes and was purported to be from Ally Bank with a No Penalty CD account ending in 6528 with a balance of \$200,000.00 and an Online Savings Account ending in 0458 with a balance of \$35,139.06, for a total balance of \$235,139.06.

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1 7.

2 On or about November 21, 2022, Respondent VAZQUEZ, representing buyers
3 S. and Y. Johnson, emailed the agent of the seller of real property at 12838 Palm Street, Garden
4 Grove, California 92840 with an offer to buy through a Residential Purchase Agreement along
5 with fraudulent bank statements for buyers S. and Y. Johnson. One fraudulent bank statement
6 was purported to belong to buyer S. Johnson and was purported to be from Ally Bank with a
7 No Penalty CD account ending in 6528 with a balance of \$200,000.00 and an Online Savings
8 Account ending in 0458 with a balance of \$35,139.06, for a total balance of \$235,139.06.
9 Another fraudulent bank statement was purported to belong to buyer Y. Johnson and was
10 purported to be from American Express National Bank with a High Yield Savings Account
11 with a balance of \$472,530.29.

12 8.

13 On or about January 8, 2023, Respondent VAZQUEZ, representing buyers
14 V. Longani and S. Garnica, emailed the agent of the seller of real property at 15143 Jacquetta
15 Avenue, Moreno Valley, California 92551 with an offer to buy through a Residential Purchase
16 Agreement along with a fraudulent bank statement for buyer S. Garnica. The fraudulent bank
17 statement was purported to belong to buyer S. Garnica and was purported to be from American
18 Express National Bank with a High Yield Savings Account ending in 2861 with a balance of
19 \$45,329.88.

20 10.

21 On or about January 12, 2023, Respondent VAZQUEZ, representing buyer
22 R. Romeo, emailed the agent of the seller of real property at 642 E Jefferson Avenue, Pomona,
23 California 91767 with an offer to buy through a Residential Purchase Agreement along with a
24 fraudulent bank statement for buyer R. Romeo. The fraudulent bank statement was purported
25 to belong to buyer R. Romeo and was purported to be from American Express National Bank
26 with a High Yield Savings Account ending in 2861 with a balance of \$245,329.88.

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First Amended Accusation of CAROLYN VAZQUEZ

1 11.

2 On or about January 26, 2023, Respondent VAZQUEZ, representing buyer
3 P. Lefler Living Trust, emailed the agent of the seller of real property at 20120 Serrano Road,
4 Apple Valley, California 92307 with an offer to buy through a Residential Purchase Agreement
5 along with a fraudulent bank statement for buyer P. Lefler Living Trust's trustee P. Lefler. The
6 fraudulent bank statement was purported to belong to buyer P. Lefler and was purported to be
7 from American Express National Bank with a High Yield Savings Account ending in 2861 with
8 a balance of \$245,329.88.

9 12.

10 On or about April 10, 2023, Respondent VAZQUEZ, representing buyers
11 M. Carrillo and A. Russell, emailed the agent of the seller of real property at 114 W Oak Park
12 Drive, Claremont, California 91711 with an offer to buy through a Residential Purchase
13 Agreement along with a fraudulent bank statement for buyer M. Carrillo. The fraudulent bank
14 statement was purported to belong to buyer M. Carrillo and was purported to be from American
15 Express National Bank with a High Yield Savings Account ending in 2861 with a balance of
16 \$52,781.24.

17 13.

18 On or about April 23, 2023, Respondent VAZQUEZ, representing buyer
19 K. Olowu, emailed the agent of the seller of real property at 16726 Loukelton Street, La Puente,
20 California 91744 with an offer to buy through a Residential Purchase Agreement along with a
21 fraudulent bank statement for buyer K. Olowu. The fraudulent bank statement was purported
22 to belong to buyer K. Olowu and was purported to be from American Express National Bank
23 with a High Yield Savings Account ending in 2861 with a balance of \$52,781.24.

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First Amended Accusation of CAROLYN VAZQUEZ

1 14.

2 On or about May 16, 2023, Respondent VAZQUEZ, representing buyer
3 J. Jaramillo, emailed the agent of the seller of real property at 14009 Coteau Drive, Whittier,
4 California 90604 with an offer to buy through a Residential Purchase Agreement along with a
5 fraudulent bank statement for buyer J. Jaramillo. The fraudulent bank statement was purported
6 to belong to buyer J. Jaramillo and was purported to be from American Express National Bank
7 with a High Yield Savings Account ending in 2861 with a balance of \$245,329.88.

8 15.

9 On or about May 17, 2023, Respondent VAZQUEZ, representing buyers
10 J. Cervantes and A. Corral, emailed the agent of the seller of real property at 1248 S Dover
11 Street, Glendora, California 91740 with an offer to buy through a Residential Purchase
12 Agreement along with a fraudulent bank statement for buyer J. Cervantes. The fraudulent bank
13 statement was purported to belong to buyer J. Cervantes and was purported to be from
14 American Express National Bank with a High Yield Savings Account ending in 2861 with a
15 balance of \$245,329.88.

16 16.

17 The conduct, acts, and omissions of Respondent VAZQUEZ, as described in
18 Paragraphs 3 through 15 above, are in violation of Code sections 10176(a), 10176(i),
19 and/or 10177(g) and constitute cause under Code sections 10176(a), 10176(i), and/or 10177(g)
20 for the suspension or revocation of all the licenses, license endorsements, and license rights of
21 VAZQUEZ.

22 17.

23 Code section 10106 provides, in pertinent part, that in any order issued in
24 resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner
25 may request the administrative law judge to direct a licensee found to have committed a
26 violation of this part to pay a sum not to exceed the reasonable costs of the investigation and
27 enforcement of the case.

First Amended Accusation of CAROLYN VAZQUEZ

1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondent CAROLYN
4 VAZQUEZ under the Real Estate Law, for the cost of investigation and enforcement as
5 permitted by law, and for such other and further relief as may be proper under other applicable
6 provisions of law.

7
8 Dated at Los Angeles, California

9 this 9th day of June, 2026

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11 _____
12 Ray Dagnino
13 Supervising Special Investigator

14 cc: CAROLYN VAZQUEZ
15 Synergy Real Estate
16 Ray Dagnino
17 Sacto.

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First Amended Accusation of CAROLYN VAZQUEZ