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FILED

SEP 28 2026

DEPT. OF REAL ESTATE

By _____

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-43273 LA
	)	
	)	
MARIA DE LOS ANGELES GARNICA,	)	<u>ACCUSATION</u>
	)	
Respondent.	)	
	)	

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, for cause of Accusation against Respondent MARIA DE LOS ANGELES GARNICA aka Ygarnang-Angeles Garnica ("GARNICA") (license no. 01383846), is informed and alleges as follows:

1.

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

2.

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 unless otherwise specified.

(LICENSE HISTORIES)

GARNICA's License History

3.

a. GARNICA is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson (license no. 01383846). GARNICA had a conditional salesperson license from on or about May 13, 2003 to November 13, 2004. GARNICA has had a salesperson license from on or about January 19, 2005 to May 12, 2011; June 3, 2011 to June 2, 2015; August 10, 2015 to August 9, 2019; March 11, 2020 to March 10, 2024; and April 28, 2024 through the present. At no time has GARNICA had a fictitious business name registered with the Department of Real Estate.

b. Excellence RE Real Estate, Inc.¹ (broker license no. 01914184) is and has been GARNICA's responsible broker from on or about February 14, 2019 to August 9, 2019; March 12, 2020 to March 5, 2024; and January 6, 2026 through the present. Miguel Contreras Oyoque (license no. 00863693) is and has been the designated officer of Excellence RE Real Estate, Inc. from on or about June 20, 2012 to October 5, 2016, January 13, 2020 to April 23, 2020, and November 18, 2024 through the present. Excellence RE Real Estate, Inc.'s previous designated officers were Ronald Ruiz Macias (01129619) from on or about April 24, 2020 to November 17, 2024 and Anthony A. Amodeo II (01016554) from on or about January 13, 2020 to April 23, 2020. Excellence RE Real Estate, Inc.'s currently active fictitious business names are:

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¹ Excellence RE Real Estate, Inc.'s sole officers are Miguel C. Oyoque (broker license no. 00863693) as ERREI's chief executive officer ("CEO") and chief financial officer ("CFO") and Jacqueline G. Oyoque as Excellence RE Real Estate, Inc.'s secretary. Excellence RE Real Estate, Inc.'s directors are Ronald Ruiz Macias, Miguel C. Oyoque, Rosa I. Oyoque, and Julian A. Renderos.

Fictitious Business Name	Active Dates
Escrow of Excellence, A Non Independent Broker Escrow	June 18, 2014 through present
Excellence Mortgage	September 17, 2021 through present
Excellence Premier Real Estate	September 24, 2015 through present
MR Excellence	November 19, 2014 through present
Mi Hogar En California	October 1, 2025 through present

Steven Ortiz's License History

4.

Steven Ortiz ("Ortiz"), GARNICA's son, was licensed and/or had license rights under the Real Estate Law as a real estate salesperson (license no. 02053167) from on or about December 26, 2017 to December 25, 2021. At no other time was Ortiz licensed with the Department of Real Estate in any capacity. Ortiz's most recent responsible broker was Excellence RE Real Estate, Inc. from on or about March 13, 2020 to December 25, 2021.

(REAL ESTATE TRANSACTION)

5.

From on or about September 14, 2023 to December 30, 2025, Blue Oceanside Holdings, LLC ("Owner") owned the property known as 19 Wavecrest Ave., Venice, CA 90291 ("Property").

6.

On or about November 27, 2023, GARNICA listed the Property for sale on the Multiple Listing Service ("MLS"). GARNICA failed to obtain a listing agreement with the Owner. GARNICA failed to obtain the Owner's permission and consent to list the Property.

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1 7.

2 Thereafter in or about November 2023 and December 2023, GARNICA and
3 Ortiz failed to take the Property off from MLS despite the Owner's demands to do so.

4 8.

5 GARNICA allowed Ortiz to use GARNICA's real estate license and engage in
6 the business of a real estate broker in violation of Code section 10130 (engaging as a real estate
7 licensee without a license) by conducting licensed activities within the meaning of Code section
8 10131(a) ("[s]ells or offers to sell, buys or offers to buy, solicits prospective sellers or buyers of,
9 solicits or obtains listings of, or negotiates the purchase, sale, or exchange of real property or a
10 business opportunity"). These activities include, but are not limited to, selling or offering to sell,
11 soliciting prospective sellers and/or buyers, listing the Property, and negotiating the price,
12 commission, financing, delivery of Property, and other terms of the sale of the Property.

13 9.

14 The conduct, acts, and/or omissions of GARNICA, as set forth in paragraphs 3 to
15 8, above, are in violation of Code sections 10130 (engaging in the business of a real estate
16 licensee without a real estate license), 10176(a) (misrepresentation), 10176(i) (fraud/dishonest
17 dealing), 10177(d) (willful disregard or violation of Real Estate Law), 10177(g) (negligence
18 and/or incompetence), and 10177(j) (fraud/dishonest dealing).

19 10.

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

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

7 Dated at Los Angeles, California: September 24, 2026.

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10 Ray Dagnino
11 Supervising Special Investigator
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24 cc: MARIA DE LOS ANGELES GARNICA
25 Excellence RE Real Estate, Inc.
26 Ray Dagnino
27 Sacto.