

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013
4 Telephone: (213) 576-6982

FILED

SEP 17 2026

DEPT. OF REAL ESTATE

By 

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:) No. H-43318 LA
12)
13 STEVEN ORTIZ) ORDER TO DESIST
14) AND REFRAIN
15) (B&P Code section 10086)

16 The Commissioner ("Commissioner") of the California Department of Real
17 Estate ("Department") caused an investigation to be made of the activities of STEVEN ORTIZ
18 ("ORTIZ"). Based on that investigation, the Commissioner has determined that ORTIZ has
19 engaged in or is engaging in acts or is attempting to engage in the business of, acting in the
20 capacity of, and/or advertising or assuming to act as a real estate broker in the State of
21 California in violation of California Business and Professions Code section 10130 (unlawful to
22 engage in the business of, act in the capacity of, advertise as, or assume to act as a real estate
23 broker or salesperson without first obtaining a real estate license) and within the meaning of
24 California Business and Professions Code section 10131(a) (sells or offers to sell, buy or offers
25 to buy, solicits prospective sellers or purchasers of, solicits or obtains listings of, or negotiates
26 the purchase, sale, or exchange of real property and/or business opportunity). Based on the
27

findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order pursuant to California Business and Professions Code section 10086.

FINDINGS OF FACT

1. ORTIZ 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.

2. ORTIZ's most recent responsible broker was Excellence RE Real Estate, Inc. (license no. 01914184) from on or about March 13, 2020 to December 25, 2021.

3. Maria de los Angeles Garnica ("Garnica"), ORTIZ's mother, 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.

4. Garnica's responsible broker has been Excellence RE Real Estate, Inc. 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.

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1 *ORTIZ's Licensed Activities Without a License*

2 5. From at least November 2023 to December 2023, ORTIZ engaged in
3 the business of, acted in the capacity of, or advertised as a real estate broker by selling or
4 offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of,
5 soliciting or obtaining listings of, or negotiating the purchase, sale, or exchange of real
6 property for compensation or in expectation of compensation, including but not limited, to
7 activities relating to the sale of 19 Wavecrest Ave., Venice, CA 90291 ("Property").

8 6. From at least November 2023 to December 2023, ORTIZ conducted
9 activities which required a real estate license by acting under Garnica's real estate license.

10
11 CONCLUSIONS OF LAW

12 Based on the information contained in Paragraphs 1 through 6, above, STEVEN
13 ORTIZ engaged in activities requiring a broker license without first obtaining a broker license
14 from the Department of Real Estate in violation California Business and Professions Code
15 section 10130. These activities include, but are not limited to STEVEN ORTIZ selling or
16 offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of,
17 soliciting or obtaining listings of, and/or negotiating the purchase, sale, and/or exchange of real
18 property and/or business opportunity.

19
20 DESIST AND REFRAIN ORDER

21 IT IS HEREBY ORDERED THAT STEVEN ORTIZ, whether doing business
22 under his own name, Maria de los Angeles Garnica's name, Excellence RE Real Estate, Inc.'s
23 name, or any other names or fictitious names, immediately desist and refrain from performing
24 any acts within the State of California for which a real estate broker license is required.

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1 IT IS FURTHER ORDERED THAT STEVEN ORTIZ immediately desist and
2 refrain from:

3 (i) Selling or offering to sell, buying or offering to buy, soliciting
4 prospective sellers or purchasers of, soliciting or obtaining listings of, and/or negotiating the
5 purchase, sale, and/or exchange of real property and/or business opportunity.

6 (ii) Advertising, soliciting clients, and/or providing services that require a
7 real estate license.

8 (iii) Impersonating a real estate licensee.

9
10 DATED: September 15, 2026.

11 CHIKA SUNQUIST
12 REAL ESTATE COMMISSIONER

13 
14

15 **Notice:** California Business and Professions Code section 10139 provides that "Any person
16 acting as a real estate broker or real estate salesperson without a license or who advertises using
17 words indicating that he or she is a real estate broker without being so licensed shall be guilty
18 of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
19 imprisonment in the county jail for a term not to exceed six months, or by both fine and
20 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
21 (\$60,000)."

22 cc: Steven Ortiz
23 3003 Riverside Terrace
24 Chino, CA 91710

25 Maria de los Angeles Garnica
26 9107 Chaney Ave.
27 Downey, CA 90240

Excellence RE Real Estate, Inc.
5207 Rosemead Blvd.
Pico Rivera, CA 90660

DEPARTMENT OF REAL ESTATE

State of California

To:

STEVEN ORTIZ
12261 HERITAGE SPRINGS DR #204
SANTA FE SPRINGS, CA 90670

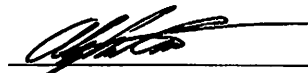


DRE Case No. H-43318 LA

NOTICE OF SERVICE

This DESIST AND REFRAIN ORDER NO. H-43318 LA is served pursuant to Section 415.30 of the California Code of Civil Procedure. Failure to complete this form and return it to the sender within 20 days may subject you (or the party on whose behalf you are being served) to liability for the payment of any expenses incurred in effecting service upon you in any other manner permitted by law. If you are served on behalf of a corporation, unincorporated association (including a partnership), or other entity, this form must be signed in the name of such entity by you or by a person authorized to receive service of process on behalf of such entity. In all other cases, this form must be signed by you personally or by a person authorized by you to acknowledge receipt of this Order. Section 415.30 provides that this Order is deemed served on the date of execution of an acknowledgment of receipt.

Dated: September 17, 2026



For Diane Lee
Real Estate Counsel

ACKNOWLEDGMENT OF RECEIPT

This acknowledges receipt on the _____ day of _____, _____, of a copy of the DESIST
AND REFRAIN ORDER NO. H-43318 LA at _____

(Street Address, City, State, and Zip Code)

Signature

Date

Title

Printed Name

DEPARTMENT OF REAL ESTATE

State of California

To:

STEVEN ORTIZ
3003 RIVERSIDE TERRACE
CHINO, CA 91710



DRE Case No. H-43318 LA

NOTICE OF SERVICE

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Dated: September 17, 2026



For Diane Lee
Real Estate Counsel

ACKNOWLEDGMENT OF RECEIPT

This acknowledges receipt on the _____ day of _____, _____, of a copy of the DESIST
AND REFRAIN ORDER NO. H-43318 LA at _____

(Street Address, City, State, and Zip Code)

Signature

Date

Title

Printed Name

DEPARTMENT OF REAL ESTATE

CITE & FINE

651 BANNON STREET

STE 505

SACRAMENTO, CA 95811-0299



CITATION

WITH ORDER TO DESIST AND REFRAIN

YOUR FAILURE TO RESPOND TO THIS CITATION, PAY THE ASSESSED FINE, OR SATISFY AN ORDER TO DESIST & REFRAIN AND/OR BAR ORDER MAY RESULT IN:

- ✓ DENIAL OF LICENSE APPLICATION AND/OR LICENSE ISSUANCE WITHHELD
- ✓ A CIVIL JUDGMENT FOR THE UNPAID FINE FROM SUPERIOR COURT
- ✓ ANY UNPAID DEBT SENT TO OUTSIDE COLLECTIONS, WHICH MAY INCUR ADDITIONAL FEES AND NEGATIVELY IMPACT YOUR CREDIT RATING.
- ✓ REFERRAL TO THE CALIFORNIA FRANCHISE TAX BOARD.

To: STEVEN ORTIZ
 12261 HERITAGE SPRINGS DR #204
 SANTA FE SPRINGS, CA 90670

RE: CITATION NUMBER: C-1-26-0915-001
DRE CASE NUMBER: 1-23-1228-006
PAYMENT DUE DATE: 30 DAYS AFTER RECEIPT OF CITATION

TOTAL FINE AMOUNT:
\$2,500.00

Pursuant to the authority provided in California Business and Professions Code §10080.9 and Commissioner's Regulation 2907, et seq., the California Department of Real Estate hereby issues this citation to Steven Ortiz (Respondent), an unlicensed person/entity for specified violation of the Real Estate Law. An Order to Desist & Refrain (D&R) or BAR Order accompanies this citation.

CITATION SECTION

CITATION NUMBER	VIOLATION(S)	FINE
C-1-26-0915-001	Violation: B&P 10130 - Acting without license From at least November 2023 to December 2023, respondent conducted activities requiring a valid Real Estate license while not licensed with the Department of Real Estate in violation of Business & Professions Code Section 10130. Respondent engaged in the business of, acted in the capacity of, or advertised as a real estate broker with respect to, but not limited to, the real property located at 19 Wavecrest Ave., Venice, CA 90291.	\$2,500.00
TOTAL ADMINISTRATIVE FINE: \$2,500.00		

PAYMENT OF ADMINISTRATIVE FINE

Payment of the fine shall not constitute an admission of the violation cited.

Please return the enclosed invoice form and include the citation number on your cashier's check or money order. If you are paying by credit card, please complete and return the Credit Card Authorization form. Send payments to:

DEPARTMENT OF REAL ESTATE
FISCAL / CITATIONS
651 Bannon Street, Suite 501
Sacramento CA 95811

FAILURE TO RESPOND OR COMPLY WITH A CITATION

The failure to comply with the terms of the citation or pay the fine assessed pursuant to B&P §10080.9 shall subject that person to formal disciplinary action by the Commissioner, which could, if you are a licensee, result in the suspension or revocation of your real estate license *and mortgage loan originator license endorsement (if applicable)*. A license may not be renewed, nor may a new license be issued, if an unpaid fine remains outstanding or the terms of the citation have not been complied with.

An unpaid fine may be referred for collections, which may negatively affect one's credit rating. Please know that pursuant to Government Code §16583.1, a referral for collections and a subsequent collections effort may result in additional costs to you from fees related to the collections, which may total more than the amount of the initially-assessed fine. The Department may also seek a civil court judgment for the unpaid debt from superior court.

If, within thirty (30) days from the receipt of the citation, you fail to notify the Department's Cite & Fine section of your intent to contest the citation and request a formal hearing, the citation shall be deemed final.

CONTESTING THE CITATION – CITATION REVIEW CONFERENCE

You may contest or dispute any aspect of the citation by making written request to the Department no later than 30 days after receipt of the citation. Use the enclosed form, "*Notice of Intent to Request a Formal Hearing*", to indicate your wish to contest the citation. Upon receipt of your request, the Department will schedule you for a Citation Review Conference, or CRC, which are held in the Department's Sacramento or Los Angeles offices.

The CRC is an opportunity for you to meet in person with a representative of the Department and to present evidence or mitigating information regarding the cited violation. Following the CRC the Department will notify you of its decision to affirm, modify, or dismiss the citation.

CONTESTING THE D&R AND CITATION – FORMAL ADMINISTRATIVE HEARING

Pursuant to Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code, you have the right to a formal administrative hearing conducted by an

administrative law judge through the Office of Administrative Hearings. Please refer to the accompanying Order to Desist & Refrain and/or BAR Order for information on contesting the Order(s).

ADDITIONAL CITE AND FINE INFORMATION is available on the Department's website at www.dre.ca.gov.

CITE & FINE
Department of Real Estate

By: 
L.S. MARTIN
COMPLIANCE OFFICER

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

CITATION AND FINE INVOICE

RE 589 (Rev 7/24)

BARCODE#: 26258871180

DRE USE ONLY

DRE USE ONLY

CITATION INFORMATION

DRE CITATION NUMBER

C-1-26-0915-001

DRE CASE NUMBER

1-23-1228-006

DRE RECEIVED DATE

CITATION/INVOICE DATE

09/15/2026

INVOICE NUMBER

CIT05321

DRE LICENSE NUMBER

CITED PARTY

STEVEN ORTIZ
12261 HERITAGE SPRINGS DR #204
SANTA FE SPRINGS, CA 90670

DESCRIPTION

TOTAL

ASSESSED ADMINISTRATIVE FINE

\$2,500.00

TOTAL DUE TO DRE BY: 30 DAYS AFTER RECEIPT

- ❖ Payment may be made by certified funds, money order, or credit card. If paying by credit card, complete and return the credit card information requested. **No personal or company checks will be accepted.**
- ❖ If payment is mailed, please include a copy of this invoice with your payment.
- ❖ Per Government Code §16583.1, referral of this bill to Collections may result in additional costs to you, above the amount of the initial fine assessed. To avoid additional costs, you must pay this bill within the time prescribed.

INSTRUCTIONS

FOR ACCOUNTING USE
ONLY:
164300.36

- A copy of this invoice must accompany your remittance to ensure proper credit to your account.
- Make the cashier's check or money order payable to:
California Department of Real Estate, or DRE
- Mail to: CALIFORNIA DEPARTMENT OF REAL ESTATE
FISCAL/CITATIONS
651 Bannan Street, Suite 501
Sacramento CA 95811

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

NOTICE OF INTENT TO REQUEST A FORMAL HEARING – SINGLE CITATION WITH D&R
RE 588A (Rev 6/2025)

CITATION INFORMATION

CITED PARTY

CITATION NUMBER

DRE CASE NUMBER

INSTRUCTIONS

- ❖ Check the boxes corresponding to the parts of the citation you are contesting. Please provide an explanation in the Comments section and/or provide any supporting information that you may wish for us to consider during our review.

TO THE REAL ESTATE COMMISSIONER

I hereby acknowledge receipt of the Citation referenced above and notification of my right to contest any/all of the Citation. I wish to contest the Citation identified below and notify you that I intend to request a formal citation hearing. I have indicated below which part(s) of the citation that I am contesting. I am not contesting any Citation or any parts of a Citation that I have not checked.

CONTESTED PARTS

CITATION NUMBER	☐ VIOLATION ☐ FINE AMOUNT	COMMENTS
C-1-26-0915-001		

SIGNATURE ➤		DATE	
MAILING ADDRESS	CITY	STATE	ZIP CODE
TELEPHONE NUMBER	EMAIL ADDRESS		

RETURN TO: DEPARTMENT OF REAL ESTATE, CITE & FINE, 651 BANNON STREET, SUITE 505, SACRAMENTO CA 95811

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Desist and
Refrain Order to:

) DRE Case No. H-43318 LA

) DECLARATION OF MAILING

) STEVEN ORTIZ,
)
)
)

STATE OF CALIFORNIA)

) ss.

COUNTY OF LOS ANGELES)

I am employed in the office of the Department of Real Estate of the State of California at 320 West Fourth St., Ste. 350, Los Angeles, CA 90013.. I am over the age of eighteen years and not a party to the within action.

On September 17, 2026, I served the following document(s):

- ☒ Desist and Refrain Order
- ☒ RE-575 Notice of Service (Individual)
- ☒ Citation

in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

STEVEN ORTIZ 12261 HERITAGE SPRINGS DR #204 SANTA FE SPRINGS CA 90670 3003 RIVERSIDE TERRACE CHINO, CA 91710	MARIA DE LOS ANGELES GARNICA 9107 CHANEY AVE DOWNEY, CA 90240 (Desist and Refrain only; regular mail only)	EXCELLENCE RE REAL ESTATE, INC. 5207 ROSEMEAD BLVD PICO RIVERA, CA 90660 (Desist and Refrain only; regular mail only)
---	---	--

☒ (By Mail) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

☒ (By Certified Mail) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on September 17, 2026, at Los Angeles, California.


ALEJANDRA CANCHE