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OCT 04 2023

DEPT. OF REAL ESTATE

By _____

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-05744 SD
)	
)	
MICHAEL DAVID BEJARANO,)	<u>ACCUSATION</u>
)	
Respondent.)	
)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California for cause of Accusation against Respondent MICHAEL DAVID BEJARANO ("BEJARANO"), is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her 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.

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(LICENSE HISTORY)

3.

Respondent BEJARANO is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson (license number 02076732). Respondent BEJARANO was originally licensed as a real estate salesperson on or about November 8, 2018, and has been licensed since then. At no time has Respondent BEJARANO had a fictitious business name registered with the Department of Real Estate. Respondent BEJARANO has had the following supervising brokers at the following dates:

Supervising Brokers	Dates
Award-Superstars (license no. 01897784)	November 8, 2018 to November 18, 2018
West Edge, Inc. (license no. 01481919)	November 19, 2018 to September 9, 2020
World Wide Credit Corporation (license no. 01129547)	September 10, 2020 to March 15, 2021
Big Block Realty, Inc. (license no. 01885775)	March 16, 2021 through present

(MISREPRESENTATION, FRAUD/DISHONEST DEALING, ETC.)

4.

Incorporated herein is Paragraph 3, above.

5.

In at least May 2022, Respondent represented buyer J. Coronado ("Buyer") as the buyer's agent.

6.

On or prior to May 15, 2022, Respondent altered Respondent's own California Coast Credit Union account statement dated February 2022 to show Buyer and D. Coronado as the holders of the account with a balance of \$44,637.61.

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1 7.

2 On or about May 15, 2022, Respondent as the Buyer's agent submitted an offer
3 for the purchase of 1193 North Mollison Ave., El Cajon, CA 92021 ("Property"). This offer
4 included, but is not limited to:

- 5 a. A California Residential Purchase Agreement and Joint Escrow Instructions
6 offering a \$505,000 purchase price, including an initial deposit amount of
7 \$10,000 within 24 hours.
8 b. The altered California Coast Credit Union statement described in Paragraph
9 6, above, to show the Buyer's proof of funds.

10 8.

11 On or about May 16, 2022, the seller of the Property relied on the altered
12 California Coast Credit Union statement and accepted the Buyer's offer.

13 9.

14 On or about May 17, 2022, the Buyer submitted a loan application to
15 MortgageOne, Inc. This application included the altered California Coast Credit Union account
16 statement described in Paragraph 6, above.

17 10.

18 On or about May 19, 2022, Respondent cancelled Buyer's offer to purchase the
19 Property.

20 11.

21 On or about June 13, 2022, the Buyer withdrew his loan application from
22 MortgageOne, Inc. As a result, no mortgage was issued based on this loan application.

23 12.

24 The conduct, acts, and/or omissions of Respondent BEJARANO, as set forth in
25 paragraphs 4 to 10, above, are in violation of Code sections 10176(a) (substantial
26 misrepresentation), 10176(i) (fraud or dishonest dealing), 10177(g) (negligence or
27 incompetence), and 10177(j) (fraud or dishonest dealing).

13.

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

Dated at San Diego, California: October 3, 2023.

Veronica Kilpatrick

Veronica Kilpatrick
Supervising Special Investigator

cc: Michael David Bejarano
Big Block Realty, Inc.
Veronica Kilpatrick
Sacto.