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DEPT. OF REAL ESTATE

By. [REDACTED]

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10 BEFORE THE DEPARTMENT OF REAL ESTATE
11 STATE OF CALIFORNIA

12 In the Matter of the Accusation of	No. H-05893-SD
13 ALEJANDRO RECELLA PANLILIO,	<u>ACCUSATION</u>
14 Respondent.	

15 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator for the
16 Department of Real Estate ("Department" or "DRE") of the State of California, for cause of
17 Accusation against ALEJANDRO RECELLA PANLILIO, also known as Alejandro Panlilio
18 ("Respondent"), is informed and alleges in her official capacity as follows:

19 1. The Complainant, Veronica Kilpatrick, acting in her official capacity as a
20 Supervising Special Investigator, makes this Accusation against Respondent.

21 2. Respondent presently has license rights under the Real Estate Law, Part 1 of Division
22 4 of the California Business and Professions Code ("Code"), as a real estate salesperson ("RES")
23 (DRE license identification number 01369509).

24 FIRST CAUSE OF ACCUSATION

25 (CRIMINAL CONVICTION)

26 3. On or about April 5, 2024, in the California Superior Court for San Diego County,
27 in the case of *The People of the State of California v. Alejandro Panlilio*, Case No. CE424188 ("Case
28 No. CE424188"), a felony complaint was filed against Respondent alleging violations of Health and
Safety Code sections 11379(a) (transport of controlled substances (Count 1)), and 11378 (possession
for sale of a controlled substance (Count 2)), both felonies.

ACCUSATION

1 4. On or about May 8, 2024, in the California Superior Court for San Diego County, in
2 Case No. CE424188, Respondent was found guilty and convicted based on his guilty plea for
3 violations of Safety Code sections 11378 (possession for sale of a controlled substance (Count 2)),
4 a felony, and 11377(a) (possession of a controlled substance (Count 3)), a misdemeanor. The Court
5 dismissed Count 1 of the felony complaint filed against Respondent. As part of a plea agreement,
6 Respondent was to complete outpatient treatment.

7 5. On or about February 19, 2025, in Case No. CE424188, the court suspended
8 imposition of sentence and placed Respondent on formal probation for a period of two (2) years
9 subject to terms and conditions including but not limited to: serving 33 days of jail time, with credit
10 for 33 days; paying fines, fees, and assessments; participating in treatment, therapy, counseling, or
11 other course of conduct as suggested by assessment tests; completing individual, group, substance
12 abuse, and cognitive behavior counseling if directed by the probation officer; not knowingly using
13 or possessing alcohol if directed by the probation officer; attending self-help meetings if directed
14 by the probation officer; not knowingly using or possessing any controlled substance without a valid
15 prescription; not unlawfully using force, threats or violence on another person; and enrolling in and
16 adhering to substance use treatment and recovery services, as clinically indicated if directed by the
17 probation officer.

18 6. On or about April 8, 2025, in Case No. CE424188, the court summarily revoked
19 Respondent's probation.

20 7. On or about April 15, 2025, in Case No. CE424188, the court formally revoked,
21 reinstated, modified, and continued Respondent's probation on the same conditions, and committed
22 Respondent to serve 57 days of jail time with credit for 57 days.

23 8. The conviction, as described in Paragraph 4 above, bears a substantial relationship
24 under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
25 functions, or duties of a real estate licensee.

26 9. The crime for which Respondent was convicted, as described in Paragraph 4 above,
27 constitutes cause under Code sections 490 and 10177(b) for the suspension or revocation of the
28 license and license rights of Respondent under the Real Estate Law.

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10. Complainant realleges and incorporates by reference all of the allegations contained in the previous paragraphs as though fully set forth herein.

12. Respondent's failure to timely report the bringing of the felony complaint and his conviction violates Code section 10186.2 and constitutes cause under Code sections 10186.2 and 10177(d) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

(COSTS OF INVESTIGATION AND ENFORCEMENT)

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 the licenses and license rights of Respondent ALEJANDRO RECELLA PANLILIO under the

ACCUSATION

1 Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such
2 other and further relief as may be proper under other applicable provisions of law.

3 Dated at San Diego, California November 3, 2025.

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5
6 Veronica Kilpatrick
Supervising Special Investigator

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8 cc: ALEJANDRO RECELLA PANLILIO
9 Desselb Investments Inc
10 Veronica Kilpatrick
11 Sacto.
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