

*Foley*

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**FILED**

JUN 05 2020

DEPARTMENT OF REAL ESTATE  
By *V. Krapp*

8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

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11 To: )  
12 )  
13 JEFFRY D. FORCIER, )  
14 NAPA VALLEY RENTALS ONLY, )  
15 NAPA VALLEY PROPERTY RENTALS, and )  
16 NAPA VALLEY PROPERTY )  
17 MANAGEMENT. )

NO. H-6947 SAC

ORDER TO DESIST AND REFRAIN  
(B&P Code Section 10086)

17 The Real Estate Commissioner ("Commissioner") of the California Department  
18 of Real Estate ("Department") has caused an investigation to be made of the activities of  
19 JEFFRY D. FORCIER ("FORCIER"), NAPA VALLEY RENTALS ONLY ("NVRO"), NAPA  
20 VALLEY PROPERTY RENTALS ("NVPR"), and NAPA VALLEY PROPERTY  
21 MANAGEMENT ("NVPM") that fall within the meaning of Section 10131 (real estate broker  
22 defined) of the California Business & Professions Code ("the Code"). Based upon the findings  
23 of that investigation, as set forth below, the Commissioner has determined that FORCIER,  
24 NVRO, NVPR, and NVPM (collectively referred to herein as "Respondents") have violated  
25 Section 10130 (license required to act as a real estate broker) of the Code by engaging in the  
26 business of or acting as a real estate salesperson or broker, within the meaning of Section  
27 10131(b) (engaging in property management activities) of the Code, without first having

1 obtained a real estate license from the California Department of Real Estate ("Department").  
2 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings  
3 of Facts and Desist and Refrain Order under the authority of Section 10086 of the Code.

4 FINDINGS OF FACT

5 1. At no time herein mentioned has FORCIER been licensed by the  
6 Department in any capacity.

7 2. At no time herein mentioned has NVRO been licensed by the  
8 Department in any capacity.

9 3. At no time herein mentioned has NVPR been licensed by the  
10 Department in any capacity.

11 4. At no time herein mentioned has NVPM been licensed by the  
12 Department in any capacity.

13 5. On October 14, 2014, in Case No. H-6176 SAC, the Real Estate  
14 Commissioner issued an Order to Desist and Refrain against FORCIER under the authority of  
15 Section 10086 of the Business and Professions Code ("Code"). The order became effective on  
16 October 28, 2014, after being served upon Respondent. The order was based on the finding that  
17 FORCIER solicited and/or participated in property management activities which require a real  
18 estate license under Sections 10130 and 10131(b) of the Code during a period of time when  
19 Respondent was not licensed by the Department in any capacity.

20 6. Within the three-year period prior to filing this current Desist and Refrain  
21 Order, Respondents negotiated to do one or more of the following acts for another or others, for  
22 or in expectation of compensation: leased or rented or offered to lease or rent or placed for rent  
23 or solicited listings of places for rent or solicited for prospective tenants or negotiated the sale,  
24 purchase or exchange of leases on real property, or on a business opportunity or collected rents  
25 from real property, or improvements thereon, or from business opportunities.

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1 7. Within the three-year period prior to filing this current Desist and Refrain Order,  
2 FORCIER, NVRO, and NVPR, solicited, negotiated, and/or performed services for property  
3 owners and tenants pertaining to the following residential properties:

Property	Owner
2920 Conifer Ct., Napa, CA 94558	Charles K.
1775 York St., Napa, CA 94559	Tom C.
86 Oakstone Way, Napa, CA 94503	Rachael K.
3197 Stuart Way, Napa, CA 94558	Gregory & Jennifer R.
1190 Hudson Ave., Saint Helena, CA 94574	Michael N.
1712 Spring St., Saint Helena, CA 94574	Michael N.
215 Crawford Way, Am. Canyon, CA 94503	Jeffrey T.
501 Maria Dr., Petaluma, CA 94954	Jeffrey T.
2105 Elliott Dr., Am. Canyon, CA 94503	Jeffrey T.
3536 Shelter Creek Dr., Napa, CA 94558	Edna P.
1412 East Ave., Napa, CA 94559	Carolyn S.
69 Randolph St., Napa, CA 94559	Jaqueline M.
176 Colman Way, Napa, CA 94559	Sylvia N.
44 Baldwin St., Vallejo, CA 94590	Unknown
1560 River Park Blvd., Napa, CA 94559	Ellen F.
19 Skipping Rock Way, Napa, CA 94558	Terry E.
2059 Morlan Dr.	Humberto R.
34 Juniper Dr., Napa CA 94558	Wei

24 8. Within the three-year period prior to filing this Desist and Refrain Order,  
25 FORCIER and NVRO solicited property management services through the website located at  
26 <https://nvproperties.net/rentals/>.

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1 9. Within the three-year period prior to filing this current Desist and Refrain  
2 Order, FORCIER and NVPM solicited property management services by providing business  
3 cards advertising FORCIER's and NVPM's names and property management services.

4 CONCLUSIONS OF LAW

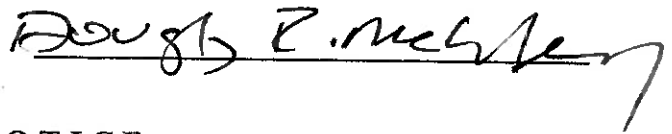
5 Based on the Findings of Fact contained in Paragraphs 1 through 9, Respondents  
6 solicited and/or participated in property management activities which require a real estate license  
7 under Sections 10130 and 10131(b) of the Code during a period of time when Respondents were  
8 not licensed by the Department in any capacity.

9 DESIST AND REFRAIN ORDER

10 Based upon the Findings of Fact and Conclusions of Law stated herein, JEFFRY  
11 D. FORCIER, NAPA VALLEY RENTALS ONLY, NAPA VALLEY PROPERTY RENTALS,  
12 and NAPA VALLEY PROPERTY MANAGEMENT ARE HEREBY ORDERED to  
13 immediately Desist and Refrain from performing any acts within the State of California for  
14 which a real estate broker license is required, and in particular, immediately Desist and Refrain  
15 from soliciting, providing or participating in property management services for others for  
16 compensation or in the expectation of compensation unless the appropriate licenses are issued by  
17 the Department.

18 DATED: 5.28.20, 2020

19 DOUGLAS R. McCAULEY  
20 REAL ESTATE COMMISSIONER

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24 - NOTICE -

25 Business and Professions Code Section 10139 provides that, "Any person acting  
26 as a real estate broker or real estate salesperson without a license or who advertises using words  
27 indicating that he or she is a real estate broker without being so licensed shall be guilty of a

1 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
2 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
3 (\$60,000) . . .”

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