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FILED

AUG 05 2025

DEPT. OF REAL ESTATE

By—

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation against	)	No. H-43071 LA
	)	
BBR PARTNERS INC;	)	<u>ACCUSATION</u>
	)	
YUNIAR WILLIAMS; and	)	
	)	
BENJAMIN PEREZ, JR.	)	
	)	
Respondents.	)	

The Complainant, Veronica Kilpatrick, acting in her official capacity as a
Supervising Special Investigator of the State of California, for cause of Accusation against BBR
PARTNERS INC (BBR), YUNIAR WILLIAMS a.k.a. June Williams (WILLIAMS), and

H-43071 LA: DRE Accusation against BBR Partners Inc. et al.

1 BENJAMIN PEREZ, JR. (PEREZ) (collectively, "Respondents") is informed and alleges as
2 follows:

3 1.

4 All references to the "Code" are to the California Business and Professions Code
5 and all references to "Regulation" or "Regulations" are to Title 10, Chapter 6, California Code of
6 Regulations.

7 **DRE LICENSE HISTORY**

8 2.

9 **BBR PARTNERS INC.**

10 According to DRE records to date and publicly accessible online at the DRE's
11 website (https://www2.dre.ca.gov/PublicASP/pplinfo.asp?License_id=02164681), Respondent
12 BBR PARTNERS INC. (BBR) is presently licensed and/or has license rights under the Real
13 Estate Law (Part 1 of Division 4 of the Code) as a real estate corporation (broker) (REC),
14 Department of Real Estate (DRE) license ID 02164681.

15 3.

16 According to DRE records to date and publicly accessible online at the
17 aforementioned DRE website described in Paragraph 2, BBR was originally licensed on or about
18 October 29, 2021 and BBR's mailing and main address of record are the same: 3768 Tenth St.,
19 Riverside, CA 92501, with real estate salesperson (RES) Carlos Daniel Figueroa (DRE license
20 ID 01961015) as the Branch/Division Manager.

21 4.

22 According to DRE records to date and publicly accessible online at the
23 aforementioned DRE website described in Paragraph 2, BBR's license is affiliated with
24

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1 responsible real estate broker YUNIAR WILLIAMS as its designated officer (D.O.) of record
2 until October 28, 2025; two (2) REB associates, Rudolph Allister Johnson IV (DRE license ID
3 01989236) and Ulises Vega (DRE license ID 01757104); and three (3) DBAs, for “Big Block
4 Executives” (active as of February 25, 2022), “BLVDS REALTY” (active as of January 7,
5 2025), and “BOULEVARDS REAL ESTATE” (active as of January 7, 2025). BBR also has
6 affiliated with its license forty (40) RES, including BENJAMIN PEREZ, JR.

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8 5.

9 According to DRE records to date and publicly accessible online at the
10 aforementioned DRE website described in Paragraph 2, BBR’s license will expire on October
11 28, 2025. Upon license expiration and pursuant to Code Section 10201, BBR retains renewal
12 rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

13 6.

14 YUNIAR WILLIAMS

15 According to DRE records to date and publicly accessible online at the DRE’s
16 website (https://www2.dre.ca.gov/publicasp/pplinfo.asp?License_id=01346711) , Respondent
17 YUNIAR WILLIAMS (WILLIAMS) f.k.a. Yuniar Estell is presently licensed and/or has license
18 rights under the Real Estate Law (Part 1 of Division 4 of the Code) as a REB, DRE license
19 ID 01346711.

20 7.

21 According to DRE records to date and publicly accessible online at the
22 aforementioned DRE website described in Paragraph 6 , WILLIAMS was originally licensed as a
23 RES on or about August 7, 2002 and as a REB on or about March 30, 2005; WILLIAMS’
24

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1 mailing address of record is 3395 Michelson Dr., #2213, Irvine, CA 92612; and WILLIAMS'
2 main address of record is 16769 Bernardo Center Dr., Ste. 1-228, San Diego, CA 92128.

3 8.

4 According to DRE records to date and publicly accessible online at the
5 aforementioned DRE website described in Paragraph 6, WILLIAMS' license is affiliated as the
6 D.O. for the following real estate corporations:

- 7 a. BBR PARTNERS INC. (officer expiration: October 28, 2025)
- 8 b. Quartz Realty Inc (officer expiration: June 8, 2029);
- 9 c. Lending Depot (officer expiration September 28, 2025)
- 10 d. Listingtosold.com (officer expiration: June 19, 2026);
- 11 e. RealtyPRO Network California Inc. (officer expiration April 10, 2029)
- 12 f. Vantage Realty Group, Inc. (officer expiration January 26, 2027);
- 13 g. BBR LA Inc. (officer expiration January 26, 2027);
- 14 h. Big Block Realty – Foothills Inc. (officer expiration February 20,
15 2027); and
- 16 i. Pegasus Group International Inc. (officer expiration January 22, 2029).

17 9.

18 According to DRE records to date and publicly accessible online at the
19 aforementioned DRE website described in Paragraph 6, WILLIAMS' license will expire on
20 March 29, 2029. Upon license expiration and pursuant to Code Section 10201, WILLIAMS
21 retains renewal rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

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10.

According to DRE records to date and publicly accessible online at the
aforementioned DRE website described in Paragraph 6, WILLIAMS also holds a mortgage loan
originator (MLO) license endorsement, NMLS (Nationwide Multistate Licensing System)
ID 967161. According to NMLS records publicly accessible online at
<https://www.nmlsconsumeraccess.org/entitydetails.aspx/individual/967161>, WILLIAMS' (a.k.a.
June Calamer a.k.a. June Estell; f.k.a. Yuniar Estell) MLO license endorsement was originally
issued November 1, 2013 and WILLIAMS is authorized to represent Lending Depot (NMLS ID
1112277).

11.

BENJAMIN PEREZ, JR.

According to DRE records to date and publicly accessible online at the DRE's
website (https://www2.dre.ca.gov/PublicASP/pplinfo.asp?License_id=01750571) , Respondent
BENJAMIN PEREZ, JR. (PEREZ) is presently licensed and/or has license rights under the Real
Estate Law (Part 1 of Division 4 of the Code) as a RES, DRE license ID 01750571.

12.

According to DRE records to date and publicly accessible online at the
aforementioned DRE website described in Paragraph 11, PEREZ was originally licensed on or
about July 21, 2006 and PEREZ' mailing address of record is 2073 W. Sunnyview Dr., Rialto,
CA 92377.

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13.

According to DRE records to date and publicly accessible online at the
aforementioned DRE website described in Paragraph 11, PEREZ' license is affiliated with BBR
as his responsible REB of record.

14.

According to DRE records to date and publicly accessible online at the
aforementioned DRE website described in Paragraph 11, PEREZ' license will expire on
November 13, 2025. Upon license expiration and pursuant to Code Section 10201, PEREZ
retains renewal rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

FACTS DISCOVERED BY THE DEPARTMENT

15.

Consumer Complaint

On or about December 17, 2024, Pegah N. (Property Owner) lodged a complaint
with the Department regarding PEREZ' listing of Property Owner's property located at #####
Winding Way, Malibu, California 90265 (subject property) without their consent and without
investigating the identity of the individual who contacted PEREZ to list the property.
Specifically, Property Owner's complaint stated: "This real estate Agent [sic] has listed my
property without knowing me or having my consent. He claims he did not identify fully the
person who contacted him to list the property. He never looked at their ID. But he has a contract
with a random person to sell my property..."

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16.

According to Property Owner's February 5, 2025 Declaration (020525 Declaration): "I found out my property was put up for sale via my neighbor who messaged me that he didn't know I was selling my property. Then I went online and googled [sic] my address and saw my land (this is a vacant lot) to show up for sale."

17.

According to the 020525 Declaration, Property Owner contacted PEREZ and asserted that no authorization had been given to sell the subject property. According to Property Owner, PEREZ admitted that someone contacted him purporting to be the owner of the subject property, and that no efforts were made to verify the caller's identity as the owner. According to Property Owner, PEREZ informed that the purported owner of the subject property signed the listing agreement [online] through DocuSign, which PEREZ provided to Property Owner. During the call, Property Owner noted that at no time did PEREZ seek to confirm his (Property Owner's) identity.

18.

WILLIAMS' Email

According to WILLIAMS' January 31, 2025 email, PEREZ did not take steps to verify the purported property owner/"seller's" identity, "as it is not customary to check identification this early in the process. Additionally, the lead originated from UpNest/Realtor.com, a lead-generating platform..." (013125 email).

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19.

PEREZ' Email

According to PEREZ' February 20, 2025 email, he utilized information provided by UpNest/Realtor to call the purported property owner and to prepare the listing agreement for the subject property (022025 email). According to his 022025 email, PEREZ spoke twice to the purported property owner before an agreement was sent for signature. On the first call, PEREZ and the purported property owner discussed the subject property, reasons for selling it, and pricing and timing; on the second call, a list price was settled, and PEREZ inquired as to whether the purported property owner preferred to meet in-person or to work digitally. According to PEREZ, upon the purported seller's indication of their preference for email and DocuSign, they proceeded with the listing agreement.

20.

UpNest Email #1 of November 25, 2024

Attached to PEREZ' 022025 email was a copy of an email from UpNest (realtor.com) to PEREZ dated November 25, 2024 at 12:31 P.M. and titled, "You have a new seller lead. Take action now!" (112524 UpNest email #1). The body of the 112524 UpNest email included, "You have a new seller lead! To schedule an interview with Pegah, please call (888) 991-7034 and provide the PIN: #####..." and the following:

[Seller] Name: Pegah

Address: ##### Winding Way, Malibu, CA 90265.

Listing commission: 2.5%

Said 112524 UpNest email #1 included in its signature block the telephone and e-mail address of Johana Orozco (Orozco), Realtor.com Coordinator (Orozco signature block).

21.

UpNest Email #2

Attached to PEREZ' 022025 email was a copy of another email from UpNest (realtor.com) to PEREZ dated November 25, 2024 at 12:33 P.M. and titled, "Contact Info: Seller Pegah N. at ##### Winding Way" and the body of the email stated: "Below is **Pegah N.'s** contact info. In order to meet with the client sooner, please consider scheduling an online meeting via such video chat apps like Zoom, Facetime etc.**Pegah N. Address:** ##### Winding Way, **Phone:** (###) ###-####, **Email:** *****@gmail.com (112524 UpNest email #2). Said 112524 UpNest email #2 included the same Orozco signature block as described above in Paragraph 19.

22.

DocuSign Certificate of Signed Listing Agreement

Also attached to PEREZ' 022025 email was the DocuSign Certificate of Completion for the Listing Agreement executed between PEREZ and the purported property owner, Envelope ID: D1732B31DC00405E9CCD5CEBA07DC00C. An electronic signature timestamped as "Accepted" on November 25, 2024 at 11:15:32 PM, bearing ID: 6b2d21d9-3a4b-461b-98f5-cdc0de5355ed and signed by the same email address that was provided in the UpNest emails of November 25, 2024. According to the DocuSign Certificate, the Listing Agreement was sent to the purported property owner on November 25, 2024 at 3:14:51 PM, viewed on the same day at 11:15:32 PM, and signed on the same day at 11:16:09 PM. On the same day, the Listing Agreement was sent to PEREZ at 3:14:51 PM, viewed at 11:21:37 PM, and signed on November 26, 2024 at 11:33:28 AM.

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23.

The Listing Agreement signed by PEREZ and the purported property owner dated November 25, 2024 granted Big Block Realty Executives the exclusive right to sell the subject property for the period beginning on November 25, 2024 and ending on May 25, 2025, with a listing price of \$2,000,000.00.

24.

California Regional MLS

In response to the DRE's February 11, 2025 *subpoena duces tecum*, on or about February 12, 2025, the California Regional Multiple Listing Service (CRMLS) produced a printout of the MLS listing for the subject property. Said printout showed a listing date of November 26, 2024, an asking price of \$2,000,000.00, and PEREZ as the listing agent for BBR. The ending date on said printout was listed as December 17, 2024.

25.

WILLIAMS' Email

According to WILLIAMS' 013125 email, "...this is the first time I have had someone impersonate a seller to try to sell a property. I have had many sellers request me to send [sic] a Docusign of the Listing Agreement vs meeting to sign, which I always request from every seller." In the same email, WILLIAMS confirmed that PEREZ did not take steps to verify the purported property owner's identity, and indicated such steps are not customary; however, WILLIAMS asserted their recognition "that verifying a seller's or buyer's identity is a best practice," and indicated that they have implemented a mandatory policy for all listings and offers moving forward to require all agents to verify and document the identity of clients.

APPLICABLE SECTIONS OF THE REAL ESTATE LAW

Responsibility of Corporate Officer in Charge

(Code Section 10159.2)

Pursuant to Code Section 10159.2 *Responsibility of Corporate Officer in Charge*:

“(a) The officer designated by a corporate broker licensee pursuant to Section 10211 shall be responsible for the supervision and control of the activities conducted on behalf of the corporation by its officers and employees as necessary to secure full compliance with the provisions of this division, including the supervision of salespersons licensed to the corporation in the performance of acts for which a real estate license is required.

(b) A corporate broker licensee that has procured additional licenses in accordance with Section 10158 through officers other than the officer designated pursuant to Section 10211 may, by appropriate resolution of its board of directors, assign supervisory responsibility over salespersons licensed to the corporation to its broker officers.

(c) A certified copy of any resolution of the board of directors assigning supervisory responsibility over real estate salespersons licensed to the corporation shall be filed with the Real Estate Commissioner within five days after the adoption or modification thereof.”

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27.

Broker Supervision

(Regulation 2725)

Pursuant to Regulation 2725 *Broker Supervision*:

“A broker shall exercise reasonable supervision over the activities of his or her salespersons. Reasonable supervision includes, as appropriate, the establishment of policies, rules, procedures and systems to review, oversee, inspect and manage:

(a) Transactions requiring a real estate license.

(b) Documents which may have a material effect upon the rights or obligations of a party to the transaction.

(c) Filing, storage and maintenance of such documents.

(d) The handling of trust funds.

(e) Advertising of any service for which a license is required.

(f) Familiarizing salespersons with the requirements of federal and state laws relating to the prohibition of discrimination.

(g) Regular and consistent reports of licensed activities of salespersons.

The form and extent of such policies, rules, procedures and systems shall take into consideration the number of salespersons employed and the number and location of branch offices. A broker shall establish a system for monitoring compliance with such policies, rules, procedures and systems. A broker may use the services of brokers and salespersons to assist in administering the provisions of this section so long as the broker does not relinquish overall responsibility for supervision of the acts of salespersons licensed to the broker.”

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Further Grounds for Disciplinary Action

(Code Section 10177 (selected portions))

Pursuant to Code Section 10177 *Further Grounds for Disciplinary Action*:

“The commissioner may suspend or revoke the license of a real estate licensee, delay the renewal of a license of a real estate licensee, or deny the issuance of a license to an applicant, who has done any of the following:

...

(d) Willfully disregarded or violated the Real Estate Law (Part 1 (commencing with Section 10000)) or Chapter 1 (commencing with Section 11000) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with Section 11000) of Part 2.

...

(g) Demonstrated negligence or incompetence in performing an act for which he or she is required to hold a license.

(h) As a broker licensee, failed to exercise reasonable supervision over the activities of that licensee’s salespersons, or, as the officer designated by a corporate broker licensee, failed to exercise reasonable supervision and control of the activities of the corporation for which a real estate license is required...”

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29.

Cost Recovery

(Code Section 10106)

Pursuant to Code Section 10106 *Cost Recovery of Investigations*:

“(a) Except as otherwise provided by law, 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 the investigation and enforcement of the case.

(b) In the case of a disciplined licensee that is a corporation or a partnership, the order may be made against the licensed corporate entity or licensed partnership.

(c) A certified copy of the actual costs, or a good faith estimate of costs where actual costs are not available, signed by the commissioner or the commissioner’s designated representative, shall be prima facie evidence of reasonable costs of investigation and prosecution of the case. The costs shall include the amount of investigative and enforcement costs up to the date of the hearing, including, but not limited to, charges imposed by the Attorney General.

(d) The administrative law judge shall make a proposed finding of the amount of reasonable costs of investigation and prosecution of the case when requested pursuant to subdivision (a). The finding of the administrative law judge with regard to costs shall not be reviewable by the commissioner to increase the cost award. The commissioner may reduce or eliminate the cost award, or remand to the administrative law judge where the proposed decision fails to make a finding on costs requested pursuant to subdivision (a).

(e) Where an order for recovery of costs is made and timely payment is not made as directed in the commissioner’s decision, the commissioner may enforce the order for

1 repayment in any appropriate court. This right of enforcement shall be in addition to any other
2 rights the commissioner may have as to any licensee to pay costs.

3 (f) In any action for recovery of costs, proof of the commissioner's decision shall
4 be conclusive proof of the validity of the order of payment and the terms for payment.

5 (g) (1) Except as provided in paragraph (2), the department shall not renew or
6 reinstate the license of any licensee who has failed to pay all of the costs ordered under this
7 section.

8 (2) The department may, in its discretion, conditionally renew or reinstate
9 for a maximum of one year the license of any licensee who demonstrates
10 financial hardship and who enters into a formal agreement with the
11 department to reimburse the department within that one-year period for the
12 unpaid costs.

13 (h) All costs recovered under this section shall be considered a reimbursement for
14 costs incurred and shall be deposited in the Real Estate Fund to be available, notwithstanding
15 Section 10451, upon appropriation by the Legislature.

16 (i) Nothing in this section shall preclude the department from including the
17 recovery of the costs of investigation and enforcement of a case in any stipulated settlement."

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30.

VIOLATIONS OF THE REAL ESTATE LAW - CAUSES FOR DISCIPLINE

31.

Complainant re-alleges and incorporates by reference the preceding paragraphs as set forth herein.

First Cause for Discipline:

Violation of Code Section 10177(d)

(Willful Disregard or Violation of the Real Estate Law)

32.

In the course of the activities described above, and based on the facts discovered by the Department, as described above, the acts and/or omissions of Respondents **BBR PARTNERS INC., YUNIAR WILLIAMS** and **BENJAMIN PEREZ, JR.** are in violation of **Code Section 10177(d)** and constitute cause for the suspension or revocation of all licenses and license rights of Respondents under the Real Estate Law.

33.

Second Cause for Discipline:

Violation of Code Section 10177(g)

(Negligence or Incompetence)

In the course of the activities described above, and based on the facts discovered by the Department, as described above, the acts and/or omissions of Respondents **BBR PARTNERS INC., YUNIAR WILLIAMS** and **BENJAMIN PEREZ, JR.** are in violation of **Code Section 10177(g)** and constitute cause for the suspension or revocation of all licenses and license rights of Respondents under the Real Estate Law.

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34.

Third Cause for Discipline:

Violation of Code Sections 10159.2 and 10177(h), Regulation 2725

(Failure to Supervise)

In the course of the activities described above, and based on the facts discovered by the Department, as described above, the acts and/or omissions of Respondent **YUNIAR WILLIAMS** are in violation of **Code Section 10159.2** and **Regulation 2725**, and pursuant to **Code Section 10177(h)** constitute cause for the suspension or revocation of all licenses and license rights of Respondent WILLIAMS under the Real Estate Law.

COSTS

35.

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.

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1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
2 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
3 action against all the licenses and license rights of Respondents **BBR PARTNERS INC.,**
4 **YUNIAR WILLIAMS** and **BENJAMIN PEREZ, JR.** under the Real Estate Law (Part I of
5 Division 4 of the Business and Professions Code), and for such other and further relief as may be
6 proper under other applicable provisions of law.

7 Dated at Los Angeles, California: July 24 2025.

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9
10 Veronica Kilpatrick
Supervising Special Investigator

11
12 cc: BBR Partners Inc.
13 Yuniar Williams
14 Benjamin Perez, Jr.
V. Kilpatrick
Sacramento D.O.

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