

1 Department of Real Estate
2 320 West Fourth Street, #350
3 Los Angeles, California 90013

4 (213) 559-5990

FILED

APR 15 2026

DEPT. OF REAL ESTATE
By- [REDACTED]

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8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of) No. H-43076 LA
12)
13 HUMBERTO VILLANUEVA LOPEZ) STIPULATION AND AGREEMENT
14)
15 and)
16)
17 GABRIEL MATIAS LIMON,)
18)
19 Respondents.)
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28 It is hereby stipulated by and between HUMBERTO VILLANUEVA LOPEZ
29 (LOPEZ) and GABRIEL MATIAS LIMON (LIMON) (collectively, "Respondents"),
30 represented by Jeff Kravitz, Esq./Kravitz & Chan, LLP, and the Complainant, acting by and
31 through Julie L. To, counsel for the Department of Real Estate, as follows for the purpose of
32 settling and disposing of the Accusation filed on May 27, 2025 in Case No. H-43076 LA, in this
33 matter:

34 1. All issues which were to be contested and all evidence which was to be
35 presented by Complainant and Respondent at a formal hearing on the Accusation, which
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1 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
2 (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of
3 this Stipulation and Agreement.

4 2. Respondents have received, read and understand the Statement to
5 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department
6 of Real Estate in this proceeding.

7 3. On June 10, 2025, Respondents filed their Notices of Defense pursuant to
8 Section 11506 of the Government Code for the purpose of requesting a hearing on the
9 allegations in the Accusation. Respondents hereby withdraw said Notices of Defense.
10 Respondents acknowledge that they understand that by withdrawing said Notices of Defense
11 they will thereby waive their right to require the Commissioner to prove the allegations in the
12 Accusation at a contested hearing held in accordance with the provisions of the APA and that
13 they will waive other rights afforded to them in connection with the hearing such as the right to
14 present evidence in defense of the allegations in the Accusation and the right to cross-examine
15 witnesses.

16 4. This Stipulation is based on the factual allegations contained in the Accusation.
17 In the interest of expedience and economy, Respondents choose not to contest these allegations,
18 but to remain silent, and without admitting any fault, violation or other liability, understand that
19 as a result thereof, these factual allegations will serve as a prima facie basis for the disciplinary
20 action stipulated to herein. The Real Estate Commissioner shall not be required to provide
21 further evidence to prove said factual allegations.

22 5. Respondents understand that by agreeing to this Stipulation and Agreement,
23 Respondents agree to pay, pursuant to Section 10106 of the California Business and Professions
24 Code (Code), the cost of the investigation and enforcement (investigative costs) which resulted
25 in the determination that Respondents committed the violations found in the Determination of
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1 Issues. The amount of said costs is \$4,938.60 (comprised of \$3,255.60 in investigation costs
2 and \$1,683.00 in enforcement costs). Therefore, Respondents agree to be jointly and severally
3 liable for the investigative costs pursuant to Code Section 10106, the amount \$4,938.60. The
4 investigative costs must be in the form of a cashier's check made payable to the Department of
5 Real Estate and must be delivered to the Department of Real Estate, Flag Section at 651 Bannan
6 Street, Suite 504, Sacramento, CA 95811, prior to the effective date of the Decision. The Real
7 Estate Commissioner agrees that Respondents' payment(s) of the investigative costs in this case
8 shall be deemed as satisfaction of their payment of the costs pursuant to Code Section 10106.

9 6. It is understood by the parties that the Real Estate Commissioner may adopt
10 the Stipulation and Agreement as her Decision in this matter, thereby imposing the penalty and
11 sanctions on Respondents real estate licenses and license rights as set forth in the below
12 "Order." In the event that the Commissioner in her discretion does not adopt the Stipulation
13 and Agreement, it shall be void and of no effect, and Respondents shall retain the right to a
14 hearing and proceeding on the Accusation under all the provisions of the APA and shall not be
15 bound by any admission or waiver made herein.

16 7. The Order or any subsequent Order of the Real Estate Commissioner made
17 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any
18 further administrative or civil proceedings by the Department of Real Estate with respect to any
19 matters which were not specifically alleged to be causes for accusation in this proceeding.

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1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions and waivers and solely for
3 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and
4 agreed that the following determination of issues shall be made:

5 The conduct, acts or omissions of Respondent LOPEZ, as described in Paragraph
6 4, herein above, are in violation of: Code Section 10137 and subject to penalties pursuant to
7 Code Section 10138; Code Section 10140; Code Section 10140.6 and Title 10, Chapter 6,
8 California Code of Regulations (Regulation) 2773; Code Section 10145; Code Section 10159.5
9 and Regulation 2731; and Code Section 10176(a), and are bases for the suspension or revocation
10 of the licenses and license rights of Respondent LOPEZ as a violation of the Real Estate Law
11 pursuant to Code Sections 10177(d) and 10177(g).

12 The conduct, acts or omissions of Respondent LIMON, as described in Paragraph
13 4, herein above, are in violation of: Code Section 10137 and subject to penalties pursuant to
14 Code Section 10138; Code Section 10140; and Code Section 10140.6 and Regulation 2773, and
15 are bases for the suspension or revocation of the licenses and license rights of Respondent
16 LIMON as a violation of the Real Estate Law pursuant to Code Sections 10177(d) and 10177(g).

17 ORDER

18 WHEREFORE, THE FOLLOWING ORDER is hereby made:

19 I.

20 HUMBERTO VILLANUEVA LOPEZ

21 All licenses and licensing rights of Respondent **HUMBERTO VILLANUEVA**
22 **LOPEZ** under the Real Estate Law are revoked; provided, however, a restricted real estate
23 broker license shall be issued to Respondent LOPEZ pursuant to Section 10156.5 of the
24 Business and Professions Code if Respondent makes application therefor and pays to the
25 Department of Real Estate the appropriate fee for the restricted license within ninety (90) days
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1 from the effective date of this Decision. The restricted license issued to Respondent LOPEZ
2 shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code
3 and to the following limitations, conditions and restrictions imposed under authority of that
4 Code:

5 1. The restricted license issued to Respondent LOPEZ may be suspended prior to
6 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or
7 plea of nolo contendere to a crime which is substantially related to Respondent's fitness or
8 capacity as a real estate licensee.

9 2. The restricted license issued to Respondent LOPEZ may be suspended prior to
10 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the
11 Commissioner that Respondent has violated provisions of the California Real Estate Law, the
12 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to
13 the restricted license.

14 3. Respondent LOPEZ shall not be eligible to apply for the issuance of an
15 unrestricted real estate license nor for the removal of any of the conditions, limitations or
16 restrictions of a restricted license until three (3) years have elapsed from the effective date of
17 this Decision.

18 4. Respondent LOPEZ shall, within nine (9) months from the effective date of
19 this Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent
20 has, since the most recent issuance of an original or renewal real estate license, taken and
21 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
22 Real Estate Law for renewal of a real estate license. Proof of satisfaction of these requirements
23 includes evidence that Respondent has successfully completed the trust fund account and
24 handling continuing education courses, no earlier than one hundred and twenty (120) days prior
25 to the effective date of the Decision and Order in this matter. Proof of completion of the trust
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1 fund accounting and handling course must be delivered to the Department of Real Estate, Flag
2 Section at 651 Bannon Street, Suite 504, Sacramento, CA 95813-7013. If Respondent LOPEZ
3 fails to satisfy this condition, the Commissioner may order the suspension of the restricted
4 license until the Respondent presents such evidence. The Commissioner shall afford
5 Respondent LOPEZ the opportunity for a hearing pursuant to the Administrative Procedure Act
6 to present such evidence.

7 5. Respondent LOPEZ shall, within twelve (12) months from the effective date
8 of this Decision and Order, take and pass the Professional Responsibility Examination (PRE)
9 administered by the Department, including the payment of the appropriate examination fee. If
10 Respondent LOPEZ fails to satisfy this condition, Respondent's real estate license shall
11 automatically be suspended until Respondent passes the examination.

12 6. While Respondent LOPEZ holds a restricted real estate license, Respondent
13 shall not: supervise the activities of any real estate broker associates or salespersons; hold any
14 position as an officer designated by a corporate broker licensee; or supervise and control the
15 employees or activities of any corporation for which a real estate license is required. The Real
16 Estate Commissioner by Order and without a hearing may suspend Respondent LOPEZ'
17 restricted license if the Commissioner finds that Respondent has violated this condition.

18 7. Respondent LOPEZ shall, prior to the issuance of the restricted license and as
19 a condition of the issuance of said restricted license, pay, jointly and severally with Respondent
20 LIMON, the sum of \$4,938.60 for the Commissioner's reasonable cost of the investigation and
21 enforcement which led to this disciplinary action. Said payment shall be rendered in the form of
22 a cashier's check made payable to the Department of Real Estate. The investigative and
23 enforcement costs must be delivered in full to the Department of Real Estate, Flag Section at 651
24 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

1 (a) If Respondent LOPEZ fails to satisfy this condition, the Commissioner
2 shall order the suspension of the restricted license until the Respondents present evidence of
3 payment.in full. The Commissioner shall afford Respondents the opportunity for a hearing
4 pursuant to the Administrative Procedure Act to present such evidence that payment was timely
5 made. The suspension shall remain in effect until payment is made in full or until a decision
6 providing otherwise is adopted following a hearing held pursuant to this condition.

7 8. Respondent LOPEZ shall notify the Commissioner in writing within seventy-
8 two (72) hours of any arrest by sending a certified letter to the Commissioner at the Department
9 of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter
10 shall set forth the date of Respondent LOPEZ' arrest, the crime for which Respondent was
11 arrested, and the name and address of the arresting law enforcement agency. Respondent
12 LOPEZ' failure to timely file written notice shall constitute an independent violation of the terms
13 of the restricted license and shall be grounds for the suspension or revocation of that license.

14 II.

15 GABRIEL MATIAS LIMON

16 All licenses and licensing rights of Respondent **GABRIEL MATIAS LIMON**
17 under the Real Estate Law are revoked; provided, however, a **restricted real estate salesperson**
18 **license** shall be issued to Respondent LIMON pursuant to Section 10156.5 of the Business and
19 Professions Code if Respondent makes application therefor and pays to the Department of Real
20 Estate the appropriate fee for the restricted license within ninety (90) days from the effective
21 date of this Decision. The restricted license issued to Respondent LIMON shall be subject to all
22 of the provisions of Section 10156.7 of the Business and Professions Code and to the following
23 limitations, conditions and restrictions imposed under authority of that Code:

24 1. The restricted license issued to Respondent LIMON may be suspended prior to
25 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or
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1 plea of nolo contendere to a crime which is substantially related to Respondent's fitness or
2 capacity as a real estate licensee.

3 2. The restricted license issued to Respondent LIMON may be suspended prior to
4 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the
5 Commissioner that Respondent has violated provisions of the California Real Estate Law, the
6 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to
7 the restricted license.

8 3. Respondent LIMON shall not be eligible to apply for the issuance of an
9 unrestricted real estate license nor for the removal of any of the conditions, limitations or
10 restrictions of a restricted license until three (3) years have elapsed from the effective date of
11 this Decision.

12 4. Respondent LIMON shall, prior to the issuance of the restricted license and as a
13 condition of the issuance of said restricted license, pay, jointly and severally with Respondent
14 LOPEZ, the sum of \$4,938.60 for the Commissioner's reasonable cost of the investigation and
15 enforcement which led to this disciplinary action. Said payment shall be rendered in the form of
16 a cashier's check made payable to the Department of Real Estate. The investigative and
17 enforcement costs must be delivered in full to the Department of Real Estate, Flag Section at 651
18 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

19 (a) If Respondent LIMON fails to satisfy this condition, the Commissioner
20 shall order the suspension of the restricted license until the Respondents present evidence of
21 payment.in full. The Commissioner shall afford Respondents the opportunity for a hearing
22 pursuant to the Administrative Procedure Act to present such evidence that payment was timely
23 made. The suspension shall remain in effect until payment is made in full or until a decision
24 providing otherwise is adopted following a hearing held pursuant to this condition.

1 5. Respondent LIMON shall notify the Commissioner in writing within seventy-
2 two (72) hours of any arrest by sending a certified letter to the Commissioner at the Department
3 of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter
4 shall set forth the date of Respondent LIMON's arrest, the crime for which Respondent was
5 arrested, and the name and address of the arresting law enforcement agency. Respondent
6 LIMON's failure to timely file written notice shall constitute an independent violation of the
7 terms of the restricted license and shall be grounds for the suspension or revocation of that
8 license.

9 DATED: 03-23-26

10 
11 Julie L. To, Counsel for Complainant

12 * * *

13 We have read the Stipulation and Agreement, and its terms are understood by us
14 and are agreeable and acceptable to us. We understand that we are waiving rights given to us by
15 the California Administrative Procedure Act (including, but not limited to Sections 11506,
16 11508, 11509 and 11513 of the Government Code), and we willingly, intelligently and
17 voluntarily waive those rights, including the right of requiring the Commissioner to prove the
18 allegations in the Accusation at a hearing at which we would have the right to cross-examine
19 witnesses against us and to present evidence in defense and mitigation of the charges.

20 Respondents shall send a hard copy of the original signed Stipulation and
21 Agreement to: Julie L. To, Legal Section, Department of Real Estate, 320 West Fourth Street,
22 Suite 350, Los Angeles, CA 90013. In the event of time constraints before an administrative
23 hearing, Respondents can signify acceptance and approval of the terms and conditions of this
24 Stipulation and Agreement by emailing a scanned copy of the signature page, as actually signed
25 by Respondents, to the Department counsel assigned to this case. Respondents agree,
26 acknowledge and understand that by electronically sending the Department a scan of
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2 Respondents' actual signatures as they appear on the Stipulation and Agreement, that receipt of
3 the scan by the Department shall be binding on Respondents as if the Department had received
4 the original signed Stipulation and Agreement.

5 DATED: 03/19/2026 
6 HUBERTO VILLANUEVA LOPEZ,
7 Respondent

8 DATED: 03/19/2026 
9 GABRIEL MATIAS LIMON, Respondent


10 * * *

11 *I have reviewed the Stipulation and Agreement as to form and content and have*
12 *advised my clients accordingly.*

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14 DATED: 3.19.2026 _____
15 _____ts

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17 The foregoing Stipulation and Agreement is hereby adopted as my Decision in
18 this matter and shall become effective at 12 o'clock noon on MAY 15 2026.

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20 IT IS SO ORDERED 4/10/2026, 2026

21 CHIKA SUNQUIST
22 REAL ESTATE COMMISSIONER
23 
24 By: Marcus L. McCarther
25 Deputy Real Estate Commissioner