

FILED

NOV 12 2025

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)
) DRE No. H-43173 LA
 BOBBY ANTHONY BARRAZA;)
 RAFEH CORP; JOSHUA JOSE)
 ORRANTIA; and DRU LINDLEY)
 HAWKINS,)
 Respondents.)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on October 14, 2025, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, BOBBY ANTHONY BARRAZA ("Respondent"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("Regulations").

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

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FINDINGS OF FACT

1.

On August 25, 2025, Ray Dagnino made the Accusation in his official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on August 25, 2025.

On October 14, 2025, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate salesperson.

3.

At all times mentioned, excepting the period between October 9, 2021 and December 6, 2022, Respondent was licensed and/or had licensing rights issued by the Department of Real Estate as a real estate salesperson.

4.

At all times mentioned, in the State of California, Respondent acted as a real estate salesperson, conducting licensed activities within the meaning of Code Sections 10130 and 10131.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on August 25, 2025, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

6.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 5, above, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the provisions of Sections 10130, 10177(d), and/or 10177(g) the Business and Professions Code.

7.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

8.

To date, the total amount of investigation and enforcement costs incurred in the instant case and collectible by the Department is \$6,533.58.

ORDER

All licenses and licensing rights of Respondent BOBBY ANTHONY BARRAZA under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

DEC 12 2025

This Decision shall become effective at 12 o'clock noon on _____.

DATED: 11/7/2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

1 Department of Real Estate
2 320 West Fourth St., Ste. 350
3 Los Angeles, CA

FILED

OCT 14 2025

4 By 

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation against

DRE NO. *H-43173 LA*

12 BOBBY ANTHONY BARRAZA; RAFEH
13 CORP; JOSHUA JOSE ORRANTIA; and
14 DRU LINDLEY HAWKINS.

DEFAULT ORDER

15 Respondents.

16 Respondent BOBBY ANTHONY BARRAZA, having failed to file a Notice
17 of Defense within the time required by Section 11506 of the Government Code, is now in
18 default. It is, therefore, ordered that a default be entered on the record in this matter.

19 IT IS SO ORDERED OCT 14 2025

20 CHIKA SUNQUIST
21 REAL ESTATE COMMISSIONER

22 *Shannan West*

23 By: SHANNAN WEST
24 Assistant Commissioner, Enforcement
25
26
27

EXHIBIT "A"

Julie L. To, Counsel (SBN 219482)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013
(212) 559-5990 (Office)
(213) 443-9264 (Direct)
julie.to@dre.ca.gov
Department of Real Estate Counsel

FILED

AUG 25 2025

DEPT OF REAL ESTATE

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against)	No. H-43173 LA
)	
BOBBY ANTHONY BARRAZA; RAFEH)	<u>ACCUSATION</u>
CORP; JOSHUA JOSE ORRANTIA; and)	
DRU LINDLEY HAWKINS,)	
)	
Respondents.)	

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, makes this Accusation in his official capacity, and for cause of Accusation against Respondents BOBBY ANTHONY BARRAZA (BARRAZA); RAFEH CORP (RAFEH); JOSHUA JOSE ORRANTIA (ORRANTIA); and DRU LINDLEY HAWKINS (HAWKINS) (collectively, "Respondents"), is informed and alleges as follows:

1.

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.

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DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA

1 DRE LICENSE HISTORY

2 2.

3 BOBBY ANTHONY BARRAZA

4 According to Department of Real Estate (DRE) records to date and publicly
5 accessible online (https://www2.dre.ca.gov/PublicASP/pplinfo.asp?License_id=02046990).

6 BOBBY ANTHONY BARRAZA (BARRAZA) is presently licensed and/or has license rights
7 under the Real Estate Law as a real estate salesperson (RES), DRE license ID 02046990.

8 BARRAZA was originally licensed by the DRE on or about October 10, 2017, and his mailing
9 address of record is 237 West Mariposa Avenue, Ridgecrest, CA 93555 (Mariposa address).

10 BARRAZA's license is presently affiliated with responsible real estate broker (REB) Real
11 Brokerage Technologies, DRE license ID 02022092.

12 3.

13 According to DRE records to date and publicly accessible at the aforementioned
14 DRE webpage described in Paragraph 2, BARRAZA's responsible REB affiliations prior to Real
15 Brokerage Technologies are as follows:

- 16 a. RAFEH CORP, from December 6, 2022 to April 28, 2024;
17 b. RAFEH CORP, from December 22, 2020 to October 9, 2021; and
18 c. Christina Marie Wade (DRE license ID 01914252), from January 9, 2018 to
19 December 20, 2020.

20 4.

21 According to DRE records to date and publicly accessible online at the
22 aforementioned DRE webpage described in Paragraph 2, BARRAZA's license will expire on
23 December 5, 2026. Upon license expiration and pursuant to Code Section 10201, BARRAZA
24 retains renewal rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

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26 DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA
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1 5.

2 According to DRE records to date and publicly accessible online at the
3 aforementioned DRE webpage described in Paragraph 2, BARRAZA's license does not have a
4 history of discipline.

5 6.

6 According to DRE records to date, BARRAZA's RES license expired on October
7 9, 2021 and was not renewed again until December 6, 2022. BARRAZA was not licensed in any
8 capacity between October 9, 2021 and December 6, 2022.

9 7.

10 RAFEH CORP

11 According to Department of Real Estate (DRE) records to date and publicly
12 accessible online (https://www2.dre.ca.gov/PublicASP/pplinfo.asp?License_id=01378477)
13 RAFEH CORP (RAFEH) is presently licensed and/or has license rights under the Real Estate Law
14 as a real estate corporation (REC), DRE license ID 01378477. RAFEH was originally licensed by
15 the DRE on or about March 17, 2003 and its mailing and main address of record are the same:
16 1401 W. Rancho Vista Blvd., Ste. B, Palmdale, CA 93551 (Palmdale address). RAFEH's license
17 is presently affiliated with three designated officers of record (D.O.): Thomas A. Paulauskas (DRE
18 license ID 01793536) (Paulauskas) until RAFEH's license expiration on April 23, 2028; Amy
19 Constantine (DRE license ID 01411529) (Constantine) until RAFH's license expiration on April
20 23, 2028; and Samir K. Rafeh (DRE license ID 01070197) (SRafeh) until August 28, 2027.

21 8.

22 According to DRE records to date and publicly accessible online at the
23 aforementioned DRE webpage described in Paragraph 7, RAFEH's previous D.O. affiliations
24 prior to Paulauskas, Constantine and SRafeh are as follows:

25 a. JOSHUA JOSE ORRANTIA (officer license expired on April 23, 2024);

26 DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA
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- 1 b. DRU LINDLEY HAWKINS (officer canceled as of March 5, 2025);
2 c. Jerry Scott Cooper (DRE license ID 01207561) (officer license expired on April
3 24, 2024); and
4 d. Mark Travis Chappell (DRE license ID 01009746) (officer license expired on
5 April 23, 2020).

6 9.

7 According to DRE records to date and publicly accessible online at the
8 aforementioned DRE webpage described in Paragraph 7, RAFEH's license is presently affiliated
9 with eleven (11) DBAs (including, but not limited to, Keller Williams Realty, Keller Williams
10 Realty Antelope Valley, and Keller Williams Realty AV), two (2) branch offices, 21 broker
11 associates, and 308 RES.

12 10.

13 According to DRE records to date and publicly accessible online at the
14 aforementioned DRE webpage described in Paragraph 7, RAFEH's license will expire on April
15 23, 2028. Upon license expiration and pursuant to Code Section 10201, RAFEH retains renewal
16 rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

17 11.

18 According to DRE records to date and publicly accessible online at the
19 aforementioned DRE webpage described in Paragraph 7, RAFEH's license does not have a
20 history of discipline.

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26 DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA
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12.

JOSHUA JOSE ORRANTIA

According to Department of Real Estate (DRE) records to date and publicly accessible online (https://www2.dre.ca.gov/publicasp/pplinfo.asp?License_id=01989051). JOSHUA JOSE ORRANTIA (ORRANTIA) is presently licensed and/or has license rights under the Real Estate Law as a REB, DRE license ID 01989051. ORRANTIA was originally licensed by the DRE as a RES on or about October 1, 2015 and as a REB on or about February 6, 2021. ORRANTIA's mailing address of record is 29581 Butterfield Way, Tehachapi, CA 93561 (Butterfield address) and his main office address of record is 107 E. Tehachapi Blvd., Tehachapi, CA 93561 (Tehachapi address).

13.

According to DRE records to date and publicly accessible at the aforementioned DRE webpage described in Paragraph 12, ORRANTIA's license is presently affiliated with Downtown Country Real Estate, Inc. (DRE license ID 02046585) (Downtown) as its D.O. until his officer affiliation expires on June 1, 2029. According to DRE records to date, ORRANTIA was previously the D.O. of RAFEH from January 14, 2022 until October 12, 2022. (According to the publicly accessible records described in Paragraph 12, ORRANTIA's officer license with respect to RAFEH expired on April 23, 2024.)

14.

According to DRE records to date and publicly accessible online at the aforementioned DRE webpage described in Paragraph 12, ORRANTIA's license is affiliated with one (1) broker associate. Additionally, ORRANTIA is a broker associate for BPO Homes Inc (DRE license ID 02190813) and Brindle Monkey Inc (DRE license ID 01892221).

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DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA

15.

According to DRE records to date and publicly accessible online at the aforementioned DRE webpage described in Paragraph 12, ORRANTIA's license will expire on February 5, 2029. Upon license expiration and pursuant to Code Section 10201, ORRANTIA retains renewal rights, and pursuant to Code Section 10103, the DRE retains jurisdiction.

16.

According to DRE records to date and publicly accessible online at the aforementioned DRE webpage described in Paragraph 12, ORRANTIA's license does not have a history of discipline.

17.

DRU LINDLEY HAWKINS

According to Department of Real Estate (DRE) records to date and publicly accessible online (https://www2.dre.ca.gov/PublicASP/pplinfo.asp?License_id=01294895), DRU LINDLEY HAWKINS (HAWKINS) is presently licensed and/or has license rights under the Real Estate Law as a REB, DRE license ID 0129489. HAWKINS was originally licensed by the DRE as a RES on or about August 25, 2000 and as a REB on or about July 28, 2005. HAWKINS' mailing and main address of record are the same: 723 N. China Lake Blvd., Ridgecrest, CA 93555 (China Lake address).

18.

According to DRE records to date and publicly accessible at the aforementioned DRE webpage described in Paragraph 17, HAWKINS' license is presently affiliated with TFS Investments (DRE license ID 02066954) (TFS) as its D.O. until his officer affiliation expires on June 3, 2026. According to DRE records to date and publicly accessible at the aforementioned DRE webpage described in Paragraph 17, HAWKINS was previously the D.O. of RAFEH until

1 his officer license was cancelled as of March 5, 2025; according to DRE records to date,
2 HAWKINS was the D.O. of RAFEH from October 12, 2022 to March 5, 2025.

3 19.

4 According to DRE records to, HAWKINS' license was affiliated as a broker
5 associate for RAFEH, from June 4, 2018 to October 11, 2022.

6 20.

7 According to DRE records to date and publicly accessible online at the
8 aforementioned DRE webpage described in Paragraph 17, HAWKINS' license will expire on
9 July 27, 2029. Upon license expiration and pursuant to Code Section 10201, HAWKINS retains
10 renewal rights, and pursuant to Code Section 10103, the DRE retains jurisdiction

11 21.

12 According to DRE records to date and publicly accessible online at the
13 aforementioned DRE webpage described in Paragraph 17, HAWKINS' license does not have a
14 history of discipline.

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FACTS DISCOVERED BY THE DEPARTMENT

At all times mentioned, in the State of California, Respondents conducted licensed activities within the meaning of Code Section 10131¹ and performed real estate activities, which require a real estate license, including, but not limited to activities performed by RAFEH's employees, agents, broker associates and RES. At all times mentioned, in the State of California, BARRAZA conducted licensed activities within the meaning of Code Section 10131 and performed real estate sales activities, which require a real estate license, when he was not licensed by the DRE.

12-08-22 Complaint to the DRE

On or about December 8, 2022, Steven D. (Consumer) filed a complaint with the Department against RAFEH and BARRAZA (120822 Complaint). The 120822 Complaint alleged that RAFEH and BARRAZA represented BARRAZA to be a licensed RES during a period of time during which BARRAZA was neither licensed nor affiliated with RAFEH.

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¹ Pursuant to Code Section 10131 *Broker Defined*, "A real estate broker within this meaning of this part is a person who, for a compensation or in expectation of a compensation, regardless of the form or time of payment, does or negotiates to do one or more of the following acts for another or others: (a) Sells or offers to sell, buys or offers to buy, solicits prospective sellers or purchasers of, solicits or obtains listings of, or negotiates the purchase, sale or exchange of real property or a business opportunity. (b) Leases or rents or offers to lease or rent, or places for rent, or solicits listings of places for rent, or solicits for prospective tenants, or negotiates the sale, purchase or exchanges of leases on real property, or on a business opportunity, or collects rents from real property, or improvements thereon, or from business opportunities. (c) Assists or offers to assist in filing an application for the purchase or lease of, or in locating or entering upon, lands owned by the state or federal government. (d) Solicits borrowers or lenders for or negotiates loans or collects payments or performs services for borrowers or lenders or note owners in connection with loans secured directly or collaterally by liens on real property or on a business opportunity. (e) Sells or offers to sell, buys or offers to buy, or exchanges or offers to exchange a real property sales contract, or a promissory note secured directly or collaterally by a lien on real property or on a business opportunity, and performs services for the holders thereof."

24.

Consumer's 120822 Complaint alleged that he learned of the listing for sale of real property located at ##### Iroquois Way, Weldon, CA 93283 (Iroquois property) through the Zillow website, and that the Zillow advertisement listed BARRAZA of Keller Williams Realty as the agent representing the seller of said property. According to Consumer, on September 7, 2022, when Consumer and his clients met with BARRAZA and the owner of the Iroquois property, BARRAZA held himself out to be a real estate agent representing the sellers of the subject property.

25.

According to Consumer, on September 10, 2022, he presented an offer to purchase the Iroquois property that listed BARRAZA as the seller's agent, along with BARRAZA's DRE license ID 02046990 and Keller Williams Realty's DRE license ID 01378477 as the seller's REB. A subsequent Seller's Counter Offer dated September 10, 2022 was prepared from the ZipForm account of BARRAZA/Keller Williams Realty and submitted to Consumer's clients, who accepted it on September 19, 2022.

26.

According to a copy of the "Commission - Seller Amended" page included in Consumer's 120822 Complaint package, at the close of the Iroquois property transaction on December 1, 2022, a commission in the mount of \$4,812.50 was to be paid to Keller Williams Realty Antelope Valley, "Attn: Bobby A. Barraza."

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DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA

27.

BARRAZA Completed. And Collected Commissions Totaling \$12,178 For At Least Three (3)

Real Estate Transactions Between October 9, 2021 and December 6, 2022

Between October 9, 2021 and December 6, 2022, while BARRAZA's license was expired and not renewed, BARRAZA completed on behalf of RAFEH at least three (3) real estate transactions for which was paid commissions by RAFEH.

28.

RAFEH submitted records to the DRE for all transaction files that BARRAZA completed during the period that BARRAZA's license was expired, from October 9, 2021 to December 6, 2022.

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29.

S. Fountain St., Ridgecrest, CA 93555

According to the transaction file submitted by RAFEH for ### S. Fountain St., Ridgecrest, CA 93555 (Fountain property), on September 3, 2022 (while BARRAZA was licensed, while ORRANTIA was the D.O. of RAFEH) a Residential Purchase Agreement (Offer or RPA) was presented by buyers Jordan and Amanda C. to seller through BARRAZA as seller's agent for seller's brokerage firm Keller Williams Realty.

30.

According to the Fountain property transaction file, escrow closed on October 20, 2022 (after BARRAZA's license had expired/while BARRAZA was not licensed, while HAWKINS was the D.O. of RAFEH). According to the Disbursement Authorization Form dated October 17, 2022, Keller Williams Realty Antelope Valley authorized a total commission of \$6,579.00 to be disbursed by separate check and delivered to:

- A. Keller Williams Antelope Valley in the amount of \$1,729.00;
- B. BARRAZA in the amount of \$4,651.00; and
- C. Keller Williams Realty AV in the amount of \$199.00.

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DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA

31.

& #### Iroquois Way, Wedon, CA 93283

According to the transaction file submitted by RAFEH for the Iroquois property, on September 10, 2022 (while BARRAZA was licensed, while ORRANTIA was the D.O. of RAFEH) an RPA was presented by buyers Allison and Marilyn D. to seller through BARRAZA as seller's agent for seller's brokerage firm Keller Williams Realty.

32.

According to the Iroquois property transaction file, escrow closed on November 3, 2022 (after BARRAZA's license had expired/while BARRAZA was not licensed, while HAWKINS was the D.O. of RAFEH). According to the Disbursement Authorization Form dated November 1, 2022, Keller Williams Realty Antelope Valley authorized a total commission of \$5,011.50 to be disbursed by separate check and delivered to:

- A. Keller Williams Antelope Valley in the amount of \$1,321.45;
- B. BARRAZA in the amount of \$3,491.05; and
- C. Keller Williams Realty AV in the amount of \$199.00.

33.

W. Upjohn Ave., Ridgecrest, CA 93555

According to the transaction file submitted by RAFEH for ### W. Upjohn Ave., Ridgecrest, CA 93555 (Upjohn property), on October 4, 2022 (while BARRAZA was licensed, while ORRANTIA was the D.O. of RAFEH) an RPA was presented by BARRAZA as buyer's agent for buyer's brokerage Keller Williams Realty, on behalf of buyers Victor and Genesis L. to seller.

34.

According to the Upjohn property transaction file, escrow closed on December 1, 2022 (after BARRAZA's license had expired/while BARRAZA was not licensed, while HAWKINS was the D.O. of RAFEH). According to the Disbursement Authorization Form dated December 6, 2022, Keller Williams Realty Antelope Valley authorized a total commission of \$5,794.00 to be disbursed by separate check and delivered to:

- A. Keller Williams Antelope Valley in the amount of \$1,513.20;
- B. BARRAZA in the amount of \$4,036.80; and
- C. Keller Williams Realty AV in the amount of \$199.00.

35.

HAWKINS' DRE Interview of April 14, 2025

On April 14, 2025, the assigned Department of Real Estate Special Investigator interviewed HAWKINS regarding RAFEH and BARRAZA. According to HAWKINS, he resides in Idaho, flies in to spend about 50 hours Monday through Thursdays in the RAFEH offices, and has been the D.O. of RAFEH since October 2022. According to HAWKINS, he communicates with his agents through texts, phone calls and emails, and uses a Keller Williams business platform called "Command" to review transactions, wherein agents upload their transaction documents for HAWKINS and his assistant to accept, make notes, or reject.

DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA

1 36.

2 According to HAWKINS, he has a policy and procedures manual that all agents
3 receive as part of the onboarding process, and that he has a system in place to monitor the active
4 and renewal status of all RES licenses, citing that his assistant is tasked with updating a roster
5 that includes license expiration dates and six- and three-month reminder notices for license
6 renewals.

7 37.

8 According to HAWKINS, he became RAFEH's D.O. in October 2022, and upon
9 noticing in December 2022 that BARRAZA's license was expired, notified BARRAZA
10 immediately. According to HAWKINS, when he inquired of the expired license, BARRAZA
11 responded that he had taken his continuing education coursework and thought the license would
12 automatically renew.

13 38.

14 ORRANTIA's DRE Interview of June 12, 2025

15 On June 12, 2025, the assigned Department of Real Estate Special Investigator
16 interviewed ORRANTIA regarding RAFEH and BARRAZA. According to ORRANTIA, he
17 was the D.O. for RAFEH from January 14, 2022 to October 12, 2022, and after the first two (2)
18 months in his D.O. role, was in the RAFEH offices only on Tuesdays during business hours.
19 According to ORRANTIA, he communicated with his agents through phone calls, and reviewed
20 transactions through both a compliance officer and a Keller Williams business platform called
21 "Command." When asked about commission checks, ORRANTIA responded he was not sure
22 who signed off on commissions, but believed an office administrator reviewed commissions.

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39.

According to ORRANTIA, Keller Williams had a policy and procedures manual but was unable to state with certainty that he witnessed every new hire sign off on having received said manual. ORRANTIA stated that it was the office administrator's job to track the license status of the RES, and that he did not recall any licensees practicing real estate with an expired license. According to ORRANTIA, he did not recall the name Bobby Barraza, and was not aware of BARRAZA practicing real estate with an expired license.

40.

BARRAZA's DRE Interview of July 17, 2025

On July 17, 2025, the assigned Department of Real Estate Special Investigator interviewed BARRAZA regarding his licensure. The Special Investigator asked BARRAZA whether he remembered having completed several transactions during the period that his license was expired. According to BARRAZA, he was a newer agent at the time of the transactions that transpired during the period of time he had no license; BARRAZA stated that he had completed all of his continuing education prior to his license expiration, believed that the license automatically renewed, and that he was unaware a renewal application must be submitted in order to renew his license. According to BARRAZA, he was made aware of the need to renew his license when D.O. HAWKINS informed him of his expired license and his inability to conduct any real estate activity until he renewed said license.

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DRE Accusation against Bobby Anthony Barraza et al., H-43173 LA

1 purchase or exchanges of leases of real property, or on a business opportunity, or
2 collects rents from real property, or improvements thereon, or from business
3 opportunities.

4 (c) Assists or offers to assist in filing an application for the purchase or lease of,
5 or in locating or entering upon, lands owned by the state or federal government.

6 (d) Solicits borrowers or lenders for or negotiates loans or collects payments or
7 performs services for borrowers or lenders or note owners in connection with
8 loans secured directly or collaterally by liens on real property or on a business
9 opportunity.

10 (e) Sells or offers to sell, buys or offers to buy, or exchanges or offers to exchange
11 a real property sales contract, or a promissory note secured directly or collaterally
12 by a lien on real property or on a business opportunity, and performs services for
13 the holders thereof.”

14 43.

15 **Unlawful Employment or Payment of Compensation – Penalty**

16 (Code Section 10137)

17 Pursuant to Code Section 10137 *Unlawful Employment or Payment of*
18 *Compensation – Penalty:*

19 “It is unlawful for any licensed real estate broker to employ or compensate,
20 directly or indirectly, any person for performing any of the acts within the scope of this chapter
21 who is not a license real estate broker, or a real estate salesperson licensed under the broker
22 employing or compensating him or her, or to employ or compensate, directly or indirectly, any
23 licensee for engaging in any activity for which a mortgage loan originator license endorsement is
24 required, if that licensee does not hold a mortgage loan originator license endorsement; provided,
25 however, that a licensed real estate broker may pay a commission to a broker of another state.

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1 No real estate salesperson shall be employed by or accept compensation for activity requiring a
2 real estate license from any person other than the broker under whom he or she is at the time
3 licensed. It is unlawful for any licensed real estate salesperson to pay any compensation for
4 performing any of the acts within the scope of this chapter to any real estate licensee except
5 through the broker under whom he or she is at the time licensed. For a violation of any of the
6 provisions of this section, the commissioner may temporarily suspend or permanently revoke the
7 license of the real estate licensee, in accordance with the provisions of this part relating to
8 hearings.”

9 44.

10 **Penalties for Payment of Unlawful Compensation**

11 (Code Section 10138)

12 Pursuant to Code Section 10138 *Penalties for Payment of Unlawful*
13 *Compensation*

14 “It is a misdemeanor, punishable by a fine of not exceeding one hundred dollars
15 (\$100) for each offense, for any person, whether obligor, escrowholder or otherwise, to pay or
16 deliver to anyone a compensation for performing any of the acts within the scope of this chapter,
17 who is not known to be or who does not present evidence to such payor that he is a regularly
18 licensed real estate broker at the time such compensation is earned. For a violation of any of the
19 provisions of this section, the commissioner may temporarily suspend or permanently revoke the
20 license of the real estate licensee in accordance with the provisions of this part relating to
21 hearings.”

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1 45.

2 **Broker Supervision**

3 (Code Section 10159.2)

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

5 “(a) The officer designated by a corporate broker licensee pursuant to Section
6 10211 shall be responsible for the supervision and control of the activities conducted on behalf
7 of the corporation by its officers and employees as necessary to secure full compliance with the
8 provisions of this division, including the supervision of salespersons licensed to the corporation
9 in the performance of acts for which a real estate license is required.

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

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

17 46.

18 Pursuant to Regulation 2725 *Broker Supervision:*

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

22 (a) Transactions requiring a real estate license.

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

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

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1 (d) The handling of trust funds.

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

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

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

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

12 47.

13 **Further Grounds for Disciplinary Action**

14 **(Code Section 10177 (selected portions))**

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

16 (selected portions):

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

20 . . .
21 (d) Willfully disregarded or violated the Real Estate Law (Part 1 (commencing
22 with Section 10000)) or Chapter 1 (commencing with Section 11000) of Part 2 or the rules and
23 regulations of the commissioner for the administration and enforcement of the Real Estate Law
24 and Chapter 1 (commencing with Section 11000) of Part 2.

25 . . .
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1 (g) Demonstrated negligence or incompetence in performing an act for which the
2 officer, director, or person is required to hold a license.

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

7 **VIOLATIONS OF THE REAL ESTATE LAW – CAUSES FOR DISCIPLINE**

8 48.

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

11 49.

12 **FIRST CAUSE FOR DISCIPLINE**

13 **Code Section 10130**

14 In the course of the activities described above, and based on the facts discovered
15 by the Department, as described above, the acts and/or omissions of Respondent **BOBBY**
16 **ANTHONY BARRAZA** are in violation of **Code Section 10130**, and pursuant to **Code Section**
17 **10177(d) and/or 10177(g)** constitute cause for the suspension or revocation of all licenses,
18 license rights and license endorsements of **BARRAZA** under the Real Estate Law.

19 50.

20 **SECOND CAUSE FOR DISCIPLINE**

21 **Code Section 10137 and Code Section 10138 Penalties**

22 In the course of the activities described above, and based on the facts discovered
23 by the Department, as described above, the acts and/or omissions of Respondents **RAFEH**
24 **CORP** and **DRU LINDLEY HAWKINS** are in violation of **Code Section 10137**, and pursuant
25 to **Code Section 10177(d) and/or 10177(g)** constitute cause for the suspension or revocation of

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1 all licenses, license rights and license endorsements of **RAFEH** and **HAWKINS** under the Real
2 Estate Law, and subject **RAFEH** and **HAWKINS** to penalties for said violation(s) pursuant to
3 **Code Section 10138**.

4 51.

5 **THIRD CAUSE FOR DISCIPLINE**

6 **Code Section 10159.2 and Regulation 2725, Code Section 10177(h)**

7 In the course of the activities described above, and based on the facts discovered
8 by the Department, as described above, the acts and/or omissions of Respondents **RAFEH**
9 **CORP, JOSHUA JOSE ORRANTIA** and **DRU LINDLEY HAWKINS** are in violation of
10 **Code Section 10159.2 and Regulation 2725**, and pursuant to **Code Section 10177(h)**, constitute
11 cause for the suspension or revocation of all licenses, license rights and license endorsements of
12 **RAFEH, ORRANTIA** and **HAWKINS** under the Real Estate Law.

13 **COSTS**

14 52.

15 **Code Section 10106** provides, in pertinent part that in any order issued in
16 resolution of a disciplinary proceeding before the Department, the Commissioner may request
17 the administrative law judge to direct a licensee found to have committed a violation of this part
18 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, license rights, and license endorsements of Respondents **BOBBY**
4 **ANTHONY BARRAZA, RAFEH CORP, JOSHUA JOSE ORRANTIA and DRU**
5 **LINDLEY HAWKINS** under the Real Estate Law (Part 1 of Division 4 of the Business and
6 Professions Code), and for such other and further relief as may be proper under other applicable
7 provisions of law.

8 Dated at Los Angeles, California: August 25, 2025.

9
10
11 
12 Ray Dagnino
13 Supervising Special Investigator

14 cc: Rafeh Corp
15 Joshua Jose Orrantia
16 Dru Lindley Hawkins
17 Bobby Anthony Barraza
18 Real Brokerage Technologies (Responsible REB of Barraza), Attn: D.O. Jason Kenneth
19 Lopez, D.O. Joan Natoma Gallia-Neder, and/or D.O. Rachel Stalnaker
20 R. Dagnino
21 Sacto.
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