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BUREAU OF REAL ESTATE
P. O. Box 137007
Sacramento, CA 95813-7007

Telephone: (916) 263-8670
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FILED

OCT 12 2016

BUREAU OF REAL ESTATE
By B. Nicholas

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	BRE No. H-11934 SF
)	
SOCOPROPMT, INC)	<u>STIPULATION AND AGREEMENT</u>
CHRISTOPHER SANCHEZ and)	<u>IN SETTLEMENT AND ORDER</u>
NATRICIA AILEEN COMPANEY,)	(COMPANEY ONLY)
Respondents.)	
)	

It is hereby stipulated by and between NATRICIA AILEEN COMPANEY (Respondent), her counsel, Frank Buda and the Complainant, acting by and through Richard K. Uno, Counsel for the Bureau of Real Estate; as follows for the purpose of settling and disposing of the Accusation filed on January 5, 2016, in this matter:

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

2. Respondent has received, read, and understands the Statement to Respondent, the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real

1 Estate in this proceeding.

2 3. Respondent filed a Notice of Defense pursuant to Section 11505 of the
3 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
4 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
5 acknowledges that he understands that by withdrawing said Notice of Defense he will thereby
6 waive his right to require the Real Estate Commissioner (Commissioner) to prove the allegations
7 in the Accusation at a contested hearing held in accordance with the provisions of the APA and
8 that he will waive other rights afforded to him in connection with the hearing such as the right to
9 present evidence in defense of the allegations in the Accusation and the right to cross-examine
10 witnesses.

11 4. This Stipulation is based on the factual allegations contained in the
12 Accusation. In the interest of expediency and economy, Respondent chooses not to contest these
13 factual allegations, but to remain silent and understand that, as a result thereof, these factual
14 statements will serve as a prima facie basis for the "Determination of Issues" and "Order" set
15 forth below. The Commissioner shall not be required to provide further evidence to prove such
16 allegations.

17 5. It is understood by the parties that the Commissioner may adopt the
18 Stipulation as his Decision and Order in this matter, thereby imposing the penalty and sanctions
19 on Respondent's real estate licenses and license rights as set forth in the below "Order". In the
20 event that the Commissioner in his discretion does not adopt the Stipulation, it shall be void and
21 of no effect, and Respondent shall retain the rights to a hearing and proceeding on the Accusation
22 under all the provisions of the APA and shall not be bound by any admission or waiver made
23 herein.

24 6. The Order or any subsequent Order of the Real Estate Commissioner made
25 pursuant to this Stipulation and Agreement In Settlement and Order shall not constitute an
26 estoppel, merger, or bar to any further administrative or civil proceedings by the Bureau of
27 Real Estate with respect to any matters which were not specifically alleged to be causes for

1 accusation in this proceeding.

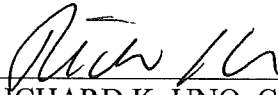
2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions and waivers, and solely for
4 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed
5 that the acts and/or omissions of Respondent, as described in the Accusation, constitute grounds
6 for the suspension or revocation of the licenses and license rights of Respondent under the
7 provisions of Sections 10177(g) of the Code.

8 ORDER

9 All licenses and licensing rights of NATRICIA AILEEN COMPANEY, under the
10 Real Estate Law are publicly reprovod.

11
12 9/11/16
13 _____
14 DATED

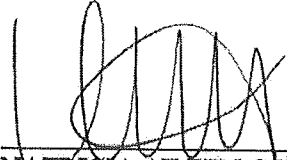
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16 
17 RICHARD K. UNO, Counsel III
18 BUREAU OF REAL ESTATE

19 * * *

20 I have read the Stipulation and Agreement in Settlement and Order and its terms
21 are understood by me and are agreeable and acceptable to me. I understand that I am waiving
22 rights given to me by the California Administrative Procedure Act (including but not limited
23 to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly,
24 intelligently, and voluntarily waive those rights, including the right of requiring the
25 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the
26 right to cross-examine witnesses against me and to present evidence in defense and mitigation
27 of the charges. I understand that I must sign and return this Stipulation by fax to (916) 263-
3767 or by email to Richard.Uno@dre.ca.gov. I further agree to mail the original Stipulation
no later than five days after signing it to: Bureau of Real Estate, Legal Section, P.O. Box

1 137007, Sacramento, California 95813-7007. I understand that failure to mail the original back
2 may result in this matter going to hearing.

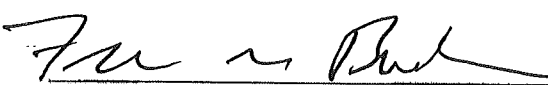
3
4 08/23/2016
5 _____
6 DATED

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9 _____
10 NATRICIA AILEEN COMPANEY

11 * * *

12 *I have reviewed this Stipulation and Agreement as to form and content and have
13 advised my client accordingly.*

14
15 8. 24. 16
16 _____
17 DATED

18 
19 _____
20 FRANK BUDA
21 Attorney for Respondent

22 The foregoing Stipulation and Agreement In Settlement and Order is hereby
23 adopted by the Real Estate Commissioner as his Decision and Order and shall become effective
24 at 12 o'clock noon on NOV 02 2016

25 IT IS SO ORDERED 10/8/2016.

26 REAL ESTATE COMMISSIONER
27 WAYNE S. BELL
