

1 DEPARTMENT OF REAL ESTATE
2 651 Bannon Street, Suite 507
3 Sacramento CA 95811
4 Telephone: (916) 576-8700

FILED

JAN 14 2026

DEPARTMENT OF REAL ESTATE
By B. Nicholas

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of:)
11) No. H-3590 FR
12 JOSE VICTORIANO CIBRIAN and)
13 NOE CARRANZA) STIPULATION AND AGREEMENT
14 Respondents.) IN SETTLEMENT AND ORDER

15 It is hereby stipulated by and between Respondents JOSE VICTORIANO
16 CIBRIAN (“CIBRIAN”) and NOE CARRANZA (“CARRANZA”), (collectively referred to as
17 “Respondents”), and the Complainant, acting by and through Kyle Jones, Counsel for the
18 Department of Real Estate, as follows for the purpose of settling and disposing of the
19 Accusation filed on April 1, 2025, in this matter:

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

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

1 3. Respondents filed Notices of Defense pursuant to Section 11505 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondents hereby freely and voluntarily withdraw said Notices of Defense. Respondents
4 acknowledge that they understand that by withdrawing said Notices of Defense they will
5 thereby waive their rights to require the Real Estate Commissioner (“Commissioner”) to prove
6 the allegations in the Accusation at a contested hearing held in accordance with the provisions
7 of the APA, and that they will waive other rights afforded to them in connection with the
8 hearing, such as the right to present evidence in defense of the allegations in the Accusation
9 and the right to cross-examine witnesses.

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

16 5. This Stipulation and Agreement is made for the purpose of reaching an agreed
17 disposition of this proceeding and is expressly limited to this proceeding and any other
18 proceeding or case in which the Department, the state or federal government, any agency of this
19 state, or an agency of another state is involved.

20 6. It is understood by the parties that the Real Estate Commissioner may adopt
21 the Stipulation and Agreement as their Decision in this matter, thereby imposing the penalties
22 and sanctions on Respondents’ real estate licenses and license rights as set forth in the below
23 “Order.” In the event that the Commissioner in their discretion does not adopt the Stipulation
24 and Agreement, it shall be void and of no effect, and Respondents shall retain the right to a
25 hearing and proceeding on the Accusation under all the provisions of the APA and shall not be
26 bound by any admission or waiver made herein.

27

1 V.

2 CIBRIAN AND CARRANZA JOINTLY AND SEVERALLY

3 1. All licenses and licensing rights of CIBRIAN and CARRANZA are
4 indefinitely suspended unless or until Respondents, jointly and severally, pay the sum of
5 \$4,701.20 for the Commissioner's reasonable cost of the investigation and enforcement which
6 led to this disciplinary action. Said payment shall be in the form of a cashier's check or
7 certified check made payable to the Real Estate Fund. The investigative and enforcement costs
8 must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite
9 504, Sacramento, CA 95811, prior to the effective date of this Order.

10
11 11/13/25
12 _____
13 DATED

14 _____
15 KYLE JONES, Counsel
16 Department of Real Estate

17 * * *

18 I have read the Stipulation and Agreement in Settlement and Order and its terms
19 are understood by me and are agreeable and acceptable to me. I understand that I am waiving
20 rights given to me by the California Administrative Procedure Act (including but not limited to
21 Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly,
22 intelligently, and voluntarily waive those rights, including the right of requiring the
23 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the
24 right to cross-examine witnesses against me and to present evidence in defense and mitigation
25 of the charges.

26 Respondents can signify acceptance and approval of the terms and conditions of
27 this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by
Respondents, to the Department at fax number (916) 576-7840 or by e-mail to
kyle.jones@dre.ca.gov. Respondents agree, acknowledge, and understand that by
electronically sending to the Department a copy of Respondents' actual signature as it appears

1 on the Stipulation and Agreement, that receipt of the copy by the Department shall be as
2 binding on each Respondent as if the Department had received the original signed Stipulation
3 and Agreement.

4 11/7/25
5 DATED

Jose Victoriano Cibrian
6 JOSE VICTIRIANO CIBRIAN
7 Respondent

8 11/7/25
9 DATED

Noe Carranza
10 NOE CARRANZA
11 Respondent

12 * * *

13 The foregoing Stipulation and Agreement is hereby adopted by the Real Estate
14 Commissioner as their Decision and Order and shall become effective at 12 o'clock noon on
15 **FEB 04 2026**

16 IT IS SO ORDERED 1/6/2026

17 CHIKA SUNQUIST
18 Real Estate Commissioner



19 By Marcus L. McCarther
20 Chief Deputy Real Estate Commissioner