

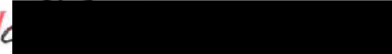
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FILED

APR 03 2026

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of	)	No. H-05929 SD
	)	
STANLEY DURAN GENTRY,	)	<u>STATEMENT OF ISSUES</u>
	)	
Respondent.	)	
	)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, acting in her official capacity, for Statement of Issues against STANLEY DURAN GENTRY ("Respondent") alleges as follows:

(APPLICATION)

1.

On or about November 21, 2024, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license.

(PRIOR LICENSE HISTORY)

2.

Respondent was licensed under the Real Estate Law as a real estate broker (license number 01014299) from on or about April 1, 1989 to June 9, 1998.

1 *DRE Case No. H-02362 SD*

2 3.

3 On or about December 2, 1997, an Accusation, in DRE case no. H-02362 SD,
4 was filed against Respondent. It alleged that an audit by the Department of Real Estate found
5 Respondent violated various sections within California Business and Professions Code and
6 Title 10, California Code of Regulations, including, but not limited to, failing to retain trust
7 records in connection with transactions for which a real estate broker license is required while
8 he conducted licensed activities within the meaning of California Business and Professions
9 Code section 10131(a) and 10131(b).

10 4.

11 On or about April 14, 1998, a Decision adopting a Stipulation and Agreement
12 was filed thereby ordering that Respondent's real estate broker licensed be revoked, provided,
13 however, a restricted real estate broker licensed be issued pursuant to certain terms and
14 conditions.

15 5.

16 On or about June 9, 1988, Respondent's broker license was revoked.

17 6.

18 From on or about June 10, 1998, Respondent was issued a restricted broker
19 licensed. From on or about June 10, 1998 to September 4, 2000, Respondent had a restricted
20 broker license.

21
22 *Broker License*

23 7.

24 Respondent was licensed as a real estate broker from on or about September 5,
25 2000 to October 31, 2012 and from on or about August 16, 2013 to September 28, 2014.

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27 ///

1 *DRE Case No. H-04618 SD*

2 8.

3 On or about April 14, 2014, an Accusation, in DRE case no. H-04618 SD, was
4 filed against Respondent. The Accusation alleged, in part, the following:

5 On or about January 21, 2011, in the United States District Court,
6 Southern District of California, case no. 09CR1209-H, a Superseding
7 Indictment was filed against Respondent for the following felony charges:
8 18 U.S.C. section 1962(d) (conspiracy to conduct enterprise affairs
9 through a pattern of racketeering activity), five counts of 18 U.S.C. section
10 1343 (wire fraud), fourteen counts of 18 U.S.C. section 1014 (false
11 statements on a loan application), and 18 U.S.C. section 1953 (criminal
12 forfeiture).

13 ...

14 On or about February 21, 2014, in the United States District Court,
15 Southern District of California, case no. 09CR1209-H, Respondent was
16 convicted of violating 18 U.S.C. section 1962(d) (conspiracy to conduct
17 enterprise affairs through a pattern of racketeering activity), a felony.

18 9.

19 On or about September 9, 2014, a Decision revoking Respondent's broker
20 license effective September 29, 2014 was filed. A Default Order was previously filed on or
21 about August 13, 2014.

22 10.

23 On or about December 18, 2023, Respondent's petition for reinstatement of a
24 broker license was denied, but Respondent was granted the right to a restricted broker license.
25 To date, Respondent has not applied for a restricted broker license.

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11.

Since or on or about September 30, 2014, Respondent has not been licensed with the Department of Real Estate in any capacity.

(FELONY CONVICTION)

12.

On or about February 21, 2014, in United States District Court, Southern District of California (San Diego), case no. 3:09-CR-01209-H-3, Respondent was convicted of violating 18 U.S.C. 1962(d) (conspiracy to conduct enterprise affairs through a pattern of racketeering activity), a felony. Respondent was sentenced, in part, to serve fifteen (15) months in prison, serve three (3) years of supervised release, and pay \$213,000 in restitution.

13.

The crime of which Respondent was convicted as alleged above in Paragraph 12, above, constitutes cause for denial of Respondent's application for a real estate license under California Business and Professions Code sections 475(a)(2), 480(a), 10177(b), and 10177(j).

14.

These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the California Government Code.

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1 WHEREFORE, the Complainant prays that the above-entitled matter be set for
2 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to
3 authorize the issuance of, and deny the issuance of, a real estate salesperson license to
4 Respondent STANLEY DURAN GENTRY and for such other and further relief as may be
5 proper under other applicable provisions of law.

6 Dated at San Diego, California: April 2, 2026.

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9 _____
10 Veronica Kilpatrick
11 Supervising Special Investigator
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25 cc: STANLEY DURAN GENTRY
26 Veronica Kilpatrick
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