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DEC 18 2015

BUREAU OF REAL ESTATE

By H dew

BEFORE THE
BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	
	)	
DON L. SKULTETY, and	)	NO. H-6148 SAC
FIRST FINANCIAL & REALTY	)	
SERVICES, INC., a Corporation,	)	
	)	
Respondents.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On June 30, 2014, an Accusation was filed in this matter against DON L. SKULTETY, and FIRST FINANCIAL & REALTY SERVICES, INC., a Corporation ("Respondents"). On May 22, 2015, a First Amended Accusation was filed in this matter against Respondents.

On October 19, 2015, Respondents petitioned the Real Estate Commissioner to voluntarily surrender their real estate licenses pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondents' petition for voluntary surrender of their real estate broker-officer and corporation licenses is accepted as of the effective date of this

1 Order as set forth below, based upon the understanding and agreement expressed in Respondents'
2 Declaration dated October 19, 2015 (attached as Exhibit "A" hereto). Respondents' license
3 certificates and pocket cards shall be sent to the below listed address so that they reach the Bureau
4 on or before the effective date of this Order:

5
6 BUREAU OF REAL ESTATE
7 Attn: Licensing Flag Section
8 1651 Exposition Boulevard
9 P. O. Box 137013
10 Sacramento, CA 95813-7013

JAN 08 2016

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

12 DATED: DECEMBER 16, 2015

13 WAYNE S. BELL
14 REAL ESTATE COMMISSIONER

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16 By: JEFFREY MASON
17 Chief Deputy Commissioner
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8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of

12 DON L. SKULTETY and FIRST FINANCIAL
13 & REALTY SERVICES, INC., a Corporation,

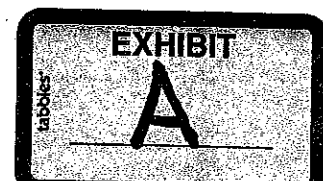
14 Respondents.

No. H-6148 SAC

15 DECLARATION

16 My name is DON L. SKULTETY. I am currently licensed as a real estate broker
17 individually and as the designated officer-broker for FIRST FINANCIAL & REALTY
18 SERVICES, INC. (herein "FFRSI"). FFRSI and I currently have license rights with respect to
19 my individual broker license and the corporate broker license of FFRSI. I am an officer of
20 FFRSI, and I am authorized to sign this declaration on behalf of FFRSI. FFRSI and I are
21 represented by Frank M. Buda, Attorney at Law, in this matter.

22 In lieu of proceeding in this matter in accordance with the provisions of the
23 Administrative Procedure Act (Sections 11400 et seq., of the Government Code) (herein
24 "APA") I wish to voluntarily surrender my individual real estate license and the corporate
25 broker license of FFRSI issued by the Bureau of Real Estate (herein "Bureau") pursuant to
26 Business and Professions Code (herein "Code") Section 10100.2.
27



1 It is understood that by so voluntarily surrendering these license(s), I may be
2 relicensed as a broker or as a salesperson and FFRSI may be relicensed as a broker corporation
3 only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also
4 understand that by so voluntarily surrendering said license(s), both FFRSI and I agree to the
5 following:

6 1. The filing of this Declaration shall be deemed as the petition of FFRSI and
7 also as my petition for voluntary surrender.

8 2. It shall also be deemed to be an understanding and agreement by both
9 FFRSI and me that we hereby waive all rights either of us may have to require the Real Estate
10 Commissioner (herein "Commissioner") to prove the allegations contained in the First Amended
11 Accusations filed in this matter at a hearing held in accordance with the provisions of the APA,
12 and that FFRSI and I also waive other rights afforded in connection with the hearing such as the
13 right to discovery, the right to present evidence in defense of the allegations in the First Amended
14 Accusation and the right to cross-examine witnesses.

15 3. FFRSI and I further agree that upon acceptance by the Commissioner, as
16 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the Bureau
17 in these matters prior to the Commissioner's acceptance, and all allegations contained in the
18 Accusations heretofore filed in the Bureau Case No. H-6148 SAC, may be considered by the
19 Bureau to be true and correct for the purpose of deciding whether to grant relicensure or
20 reinstatement pursuant to Government Code Section 11522.

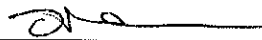
21 I further understand and agree that prior to and only as a condition of any petition
22 for reinstatement made pursuant to Government Code Section 11522 being granted I agree to
23 pay, Commissioner's reasonable cost of the investigation and enforcement which led to this
24 disciplinary action. The amount of said costs is \$13,764.00.

1 I declare under penalty of perjury under the laws of the State of California that the
2 above is true and correct and that FFRSI and I freely and voluntarily surrender all our license(s)
3 and license rights under the Real Estate Law.

4 10-19-15 SACRAMENTO
5 CALIF
6 Date and Place

7 
8 DON L. SKULTETY

9 10-19-15 SACRAMENTO
10 CALIF
11 Date and Place

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13 Don L. Skultety, on behalf of
14 FIRST FINANCIAL & REALTY SERVICES, INC.
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