

**FILED**  
JUL 18 2024  
DEPARTMENT OF REAL ESTATE  
By J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of: )  
BC & EC CHASE HOLDINGS, INC., and ) DRE No. H-7305 SAC  
ELIZABETH IRENE CAMPBELL-CHASE, )  
Respondents. )

ORDER VACATING DECISION AND SETTING ASIDE DEFAULT

On June 10, 2024, a Decision was rendered revoking the corporate real estate broker license of Respondent, BC & EC CHASE HOLDINGS, INC. and real estate broker license of Respondent, ELIZABETH IRENE CAMPBELL-CHASE, effective July 1, 2024.

On July 15, 2024, good cause was presented to vacate the Decision of June 10, 2024, and to have the matter remanded to the Office of Administrative Hearings as a contested matter.

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1 NOW, THEREFORE, IT IS ORDERED that the Decision of June 10, 2024, is  
2 vacated and that the Matter of the Accusation filed on November 28, 2023, is remanded to the  
3 Office of Administrative Hearings.

4 This Order shall be effective immediately.

5 DATED: 7/18/2024.

6 Chika Sunquist  
7 REAL ESTATE COMMISSIONER

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10 By: Marcus L. McCarther  
11 Chief Deputy Real Estate Commissioner  
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In the Matter of the Accusation of

BC & EC CHASE HOLDINGS, INC., and  
ELIZABETH IRENE CAMPBELL-CHASE,

Respondents.

No. H-7305 SAC

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 April 22, 2024, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes real estate licenses on grounds of that Respondent violated of Real Estate Regulations and Law.

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(s) 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.

### FINDINGS OF FACT

1

On November 27, 2023, Tricia D. Parkhurst made the Accusation in her official capacity as a Supervising Special Investigator of the State of California. 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 November 28, 2023.

2

On April 22, 2024, no Notice Of Hearing having been received or filed herein within the time prescribed by Section 11560 of the Government Code, Respondent's default was entered herein.

3

BC & ED CHASE HOLDINGS, INC. (CHI) is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (the Code) as a corporate real estate broker.

4

ELIZABETH IRENE CAMPBELL-CHASE (CAMPBELL-CHASE) is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (the Code) as a real estate broker.

Between January 30, 2023 and February 2, 2023, an audit was conducted at the Department's main office located on 1651 Exposition Blvd., Sacramento, California, where the auditor examined records for the period of January 1, 2022, through November 30, 2023 (the audit period).

While acting as a real estate broker as described in Paragraph 4, above, and within the audit period, RESPONDENTS accepted or received funds in trust (trust funds) from or on behalf of property owners, lessees and others in connection with property management activities, deposited or caused to be deposited those funds into bank accounts maintained by RESPONDENTS at Tri Counties Bank, P.O. Box 909, Chico, CA 95927, as described below:

TRUST ACCOUNT #1	
Account No.:	XXXXXX4087
Entitled:	BC & EC Chase Holdings, Inc Trust Acct/DBA Pacific Coast Rentals Client Trust Account

and thereafter from time to time made disbursement of said trust funds.

In the course of the activities described in Paragraph 4, in connection with the collection and disbursement of trust funds, it was determined that:

- (a) During an accountability performed on Trust Account #1, as of November 30, 2020, a shortage of \$25,527.70 was revealed, in violation of Section 10145 of the Code;

- (b) RESPONDENTS failed to obtain written permission from owners of trust funds in Trust Account #1 to allow the balance to drop below accountability, in violation of Section 2832.1 of the Regulations;
- (c) RESPONDENTS left broker funds in the Trust Account #1, exceeding \$200, in violation of Sections 10176(e) of the Code.

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CAMPBELL-CHASE failed to properly supervise CHI.

DETERMINATION OF ISSUES

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The acts and/or omissions of RESPONDENTS as alleged above violate Section 2832.1 of the Regulations and Sections 10145 and 10176(e) of the Code and are cause for disciplinary action against RESPONDENTS pursuant to Sections 10176(e), 10177 (d) and 10177(g) of the Code.

The acts and/or omissions of CAMPBELL-CHASE as alleged above violation Section 2725 of the Regulations and Sections 10159.2 of the Code and are cause for disciplinary action against CAMPBELL-CHASE pursuant to Sections 10177(d), 10177(g) and 10177(h) of the Code.

2

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

ORDER

All licenses and licensing rights of Respondents BC & EC CHASE HOLDINGS, INC. and ELIZABETH IRENE CAMPBELL-CHASE under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on JUL 01 2024.

DATED: 6/10/2024

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER



By Marcus L. McCarther,  
Chief Deputy Real Estate Commissioner

Department of Real Estate  
P. O. Box 137007  
Sacramento, CA 95813-7007

Telephone: (916) 576-8700

**FILED**

APR 22 2024

DEPARTMENT OF REAL ESTATE  
By J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

BC & EC CHASE HOLDINGS, INC. and,  
ELIZABETH IRENE CAMPBELL-CHASE

Respondents.

No. H-7305 SAC

DEFAULT ORDER

Respondents, BC & EC CHASE HOLDINGS, INC., and ELIZABETH IRENE CHASE CAMPBELL-CHASE having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, are now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED MAY 21 2024

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER.

By:

Tricia D. Parkhurst

Tricia D. Parkhurst, Assistant Commissioner,  
Enforcement