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DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	NO. H-7375 SAC
PATSY A. ROGERS,)	
)	<u>ACCUSATION</u>
Respondent.)	
_____)	

The Complainant, HEATHER NISHIMURA, acting in her official capacity as a
Supervising Special Investigator of the State of California, for cause of Accusation against
PATSY A. ROGERS (Respondent), is informed and alleges as follows:

1

At all times herein mentioned, Respondent was and 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) by the Department of Real Estate (the Department) as a real estate
salesperson.

2

At no time mentioned herein was Respondent licensed by the Department as a
real estate broker.

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3

Respondent has been employed and affiliated with Angela Marie Porter-Rigdon, a real estate broker since November 15, 2019. At no time mentioned herein did Angela Marie Porter-Rigdon authorize Respondent to conduct any property management activities.

4

At all times herein mentioned, Respondent conducted real estate activity through Above Par Real Estate Services LLC doing business as "Above Par Real Estate". At no time mentioned herein was Above Par Real Estate Services LLC licensed by the Department in any capacity. At no time mentioned herein was Respondent's broker licensed with the fictitious business name, "Above Par Real Estate".

5

At all times herein mentioned, Respondent, acting through Above Par Real Estate Services LLC, engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California within the meaning of Section 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, leased or rented or offered to lease or rent, or placed for rent, or solicited listings of places for rent, or solicited for prospective tenants, or negotiated the sale, purchase or exchanges of leases on real property, or on a business opportunity, or collected rents from real property, or improvements thereon, or from business opportunities.

FIRST CAUSE OF ACTION

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Each and every allegation in Paragraphs 1 through 5, inclusive, is incorporated by this reference as if fully set forth herein.

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In the course of activities described in Paragraph 5, Respondent negotiated and signed property management agreements (PMA) to rent, operate and manage properties on behalf of the Owners for compensation, including but not limited to the following:

Date of PMA	Property Owner	Property Location
9/22/2020	Cecil H.	6540 Bremen Drive, Citrus Heights
11/8/2021	Veronica H.	10193 Crawford Way, Sacramento
4/24/2022	Tamiko Br.	1351 Diamond Avenue, Sacramento
3/3/2023	Marni W.	2166 Okita Court, Sacramento
4/30/2023	Rodney H.	2100 Tevis Road, Sacramento ¹
9/21/2023	Lyle G. and Estelle G.	3116 Martin Luther King, Jr. Blvd, Sacramento
9/26/2023	Alfred R.	3524 Alberghini Street, Sacramento
9/27/2023	Stephanie C.	2824 Edison Avenue, Sacramento
9/29/2023	Emmanuel A.K.	9054 Montoya Street, #1, Sacramento
10/28/2023	Allen M.	3113 Laurelhurst Drive, Sacramento
10/31/2023	Sophia S.	7867 Fawn Trail Way, Antelope
3/7/2024	Betty J.L.	3055 5 th Avenue, Sacramento
3/13/2024	Nicole G.	6549 Donegal Drive, Citrus Heights
5/1/2024	Boakai K.	8517 Montpelier Way, Sacramento

and thereafter continued to perform property management services for the subject properties until at least April 9, 2024.

8

Respondent received compensation from owners of real property in connection with the property management services she performed, as described in Paragraphs 5 and 7.

9

Respondent's broker did not authorize, approve, or have knowledge of Respondent's property management activities, as described in paragraphs 5 through 7.

10

The acts and or omissions described above constitute a violation of Section 2731 (Use of False/Fictitious Name) of Chapter 6, Title 10, California Code of Regulations

¹ Respondent continued to perform property management services for the property located at 2100 Tevis Road, Sacramento until at least October 2023.

1 (Regulations), and Sections 10130 (Unlicensed Activity), 10137 (Unlawful Compensation) and
2 10159.5 (Fictitious Name) of the Code, and are grounds for discipline under Sections 10177 (d)
3 (Willful Disregard of Real Estate Laws) and 10177 (g) (Negligence/Incompetence of Licensee)
4 of the Code.

5 SECOND CAUSE OF ACTION

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7 Each and every allegation in Paragraphs 1 through 10, inclusive, is incorporated
8 by this reference as if fully set forth herein.

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10 On or about April 9, 2024, Respondent maintained a public profile on the website
11 known as "LinkedIn" at www.linkedin.com/in/agentpat.

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13 Respondent's LinkedIn profile advertised the following, "As the owner of a Full-
14 Service Real Estate and Property management company, I am perfectly suited to help my clients
15 find a property that meets their investment needs. I manage the search, interview, and placement
16 of tenants." Respondent also advertised the following real estate services: "Buy, Sell, Invest:
17 Specializing in finding the ideal property for Buyers, marketing to attract the best offers for
18 Sellers, & "one stop shop" for Investors (find, close, manage)."

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20 Respondent's LinkedIn profile does not disclose the identity of Respondent's
21 broker, as required by Section 2773 of the Regulations and of Section 10140.6 (b) (1) of the
22 Code.

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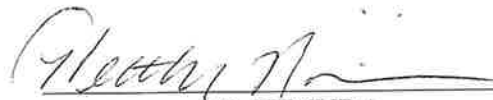
24 The acts and or omissions described above constitute a violation of Section 2773
25 (Disclosure on Solicitation Materials) of the Regulations, and Section 10140.6 (b) (1)
26 (Disclosure in Advertising) of the Code, and are grounds for discipline under Sections 10177 (d)
27 and 10177 (g) of the Code.

1 COST RECOVERY

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3 Section 10106 of the Code provides, in pertinent part, that in any order issued in
4 resolution of a disciplinary proceeding before the Department, the Real Estate Commissioner
5 may request the Administrative Law Judge to direct a licensee found to have committed a
6 violation of this part to pay a sum not to exceed the reasonable costs of the investigation and
7 enforcement of the case.

8 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
9 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
10 action against all licenses and license rights of Respondent under the Code, for the reasonable
11 cost of investigation and agency attorney's fees in this matter, and for such other and further
12 relief as may be proper under other provisions of law.

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15 HEATHER NISHIMURA
16 Supervising Special Investigator

17 Dated at Sacramento, California,
18 this 9th day of April, 2025.

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21 DISCOVERY DEMAND

22 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
23 Department of Real Estate hereby makes demand for discovery pursuant to the guidelines set
24 forth in the *Administrative Procedure Act*. Failure to provide Discovery to the Department of
25 Real Estate may result in the exclusion of witnesses and documents at the hearing or other
26 sanctions that the Office of Administrative Hearings deems appropriate.
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