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DEPARTMENT OF REAL ESTATE

By Bj dew

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BEFORE THE STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:) NO. H-7412 SAC
)
ABOVE PAR REAL ESTATE SERVICES LLC) ORDER TO DESIST AND REFRAIN
and PATSY A. ROGERS)
) (B&P Code Section 10086)

The Real Estate Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of ABOVE PAR REAL ESTATE SERVICES LLC (APRES) and PATSY A. ROGERS (ROGERS), including engaging in the business of, acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning of Section 10131 (b) of the California Business and Professions Code (Code). Based upon the findings of that investigation as set forth below, the Commissioner has determined and is of the opinion that:

APRES and ROGERS have violated Section 10130 of the Code by engaging in the business of or acting as a real estate broker, within the meaning of Section 10131 (b) (Engaging in Property Management Activities) of the Code without first having obtained a real estate broker license from the Department. Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. APRES is a California limited liability company engaged in the operation and conduct of a property management business. At no time herein mentioned has APRES been licensed by the Department. ROGERS is the owner of APRES.

2. At all times herein mentioned, ROGERS was and is presently and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code by the Department as a real estate salesperson.

3. ROGERS 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. During the period of time set out below, APRES and ROGERS performed one or more of the following acts for another or others, for compensation or in expectation of compensation, within the meaning of Section 10131 (b) of the Code including leasing, renting, or offering places to rent, soliciting listings of places for rent, or soliciting for prospective tenants, negotiating the sale or purchase of leases of real property or collecting rents on real property for compensation or in expectation of compensation.

5. APRES and ROGERS 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

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

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.

CONCLUSIONS OF LAW

Based on the Findings of Fact contained in Paragraphs 1 through 5, above, APRES and ROGERS have performed and/or participated in property management activities which require a real estate broker license under Sections 10130 and 10131(b) of the Code. Thus, APRES and ROGERS violated Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, ABOVE PAR REAL ESTATE SERVICES, LLC and PATSY A. ROGERS ARE HEREBY ORDERED to immediately Desist and Refrain from performing any and all acts within the State of California for which a real estate broker license is required, in particular, to immediately Desist and Refrain from providing or participating in property management services for others and for compensation unless and until a real estate broker license is obtained.

DATED: _____

3/3/2025

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

1
2 **-NOTICE-**

3 Business and Professions Code Section 10139 provides that “Any person acting
4 as a real estate broker or real estate salesperson without a license or who advertises using words
5 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
6 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
7 imprisonment in the county jail for a term not to exceed six months, or by both fine and
8 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
9 (\$60,000)....”
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