

FILED

JUL - 8 2026

DEPT. OF REAL ESTATE

By

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 559-5990
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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

12 CES PREMIER REAL ESTATE SERVICES INC.)
13 and LISA TRINELL JONES,)

14 Respondents.)

DRE No. H-12733 SF
OAH No. 2025110098

STIPULATION AND
AGREEMENT IN SETTLEMENT
AND ORDER

15
16 It is hereby stipulated by and between Respondents CES PREMIER REAL
17 ESTATE SERVICES INC. and LISA TRINELL JONES, individually and as the former
18 designated officer of CES Premier Real Estate Services Inc. (sometimes collectively referred to
19 as "Respondents"), acting by and through their attorney, Frank M. Buda, Esq. of Law Office of
20 Frank M. Buda, and the Complainant, acting by and through Kathy Yi, Counsel for the
21 Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation
22 filed on February 10, 2025 ("Accusation"), in this matter:

23 1. All issues which were to be contested and all evidence which was to be
24 presented by Complainant and Respondents at a formal hearing on the Accusation, which
25 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
26 ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of
27 this Stipulation and Agreement ("Stipulation").

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 2. Respondents have received, read and understand the Statement to Respondent,
2 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
3 ("Department") in this proceeding.

4 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
6 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
7 acknowledge that they understand that by withdrawing said Notice of Defense they thereby
8 waive their right to require the Commissioner to prove the allegations in the Accusation at a
9 contested hearing held in accordance with the provisions of the APA and that they will waive
10 other rights afforded to them in connection with the hearing such as the right to present evidence
11 in their defense, and the right to cross-examine witnesses.

12 4. This Stipulation is based on the factual allegations contained in the Accusation
13 filed in this proceeding. In the interest of expedience and economy, Respondents choose not to
14 contest these factual allegations, but to remain silent and understand that, as a result thereof,
15 these factual statements will serve as a prima facie basis for the disciplinary action stipulated to
16 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
17 such allegations.

18 5. This Stipulation is made for the purpose of reaching an agreed disposition of
19 this proceeding and is expressly limited to this proceeding and not any other proceeding or case
20 in which the Department, or another licensing agency of this state, another state, or the federal
21 government is involved, and otherwise shall not be admissible in any criminal or civil
22 proceeding.

23 6. It is understood by the parties that the Real Estate Commissioner may adopt
24 this Stipulation as her Decision in this matter thereby imposing the penalty and sanctions on
25 Respondents' real estate licenses and license rights as set forth in the below "Order." In the
26 event that the Commissioner in her discretion does not adopt the Stipulation, the Stipulation shall
27 be void and of no effect and Respondents shall retain the right to a hearing and proceed on the

1 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
2 made herein.

3 7. The Order or any subsequent Order of the Real Estate Commissioner made
4 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
5 administrative or civil proceedings by the Department with respect to any matters which were
6 not specifically alleged to be causes for accusation in this proceeding.

7 **DETERMINATION OF ISSUES**

8 By reason of the foregoing, and solely for the purpose of settlement of the
9 pending Accusation without a hearing, it is stipulated and agreed that the following
10 Determination of Issues shall be made:

11 The conduct, acts or omissions of Respondent CES PREMIER REAL ESTATE
12 SERVICES INC., as set forth in the Accusation, are in violation of California Business and
13 Professions Code ("Code") section 10145 and Sections 2832 and 2832.1 of Title 10, Chapter 6
14 of the California Code of Regulations ("Regulation") and are a basis for discipline of Respondent
15 CES PREMIER REAL ESTATE SERVICES INC.'s licenses and/or licensing rights pursuant to
16 Code sections 10177(d) and/or 10177(g).

17 The conduct, acts or omissions of Respondent LISA TRINELL JONES, as set
18 forth in the Accusation, are in violation of Code section 10159.2 and Regulation section 2725
19 and are a basis for discipline of Respondent LISA TRINELL JONES's licenses and/or licensing
20 rights pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

21 **ORDER**

22 **WHEREFORE, THE FOLLOWING ORDER is hereby made:**

23 **(CES PREMIER REAL ESTATE SERVICES INC.)**

24 **I. RESTRICTED REAL ESTATE LICENSES AND SUSPENSION**

25 All licenses and licensing rights of Respondent CES PREMIER REAL ESTATE
26 SERVICES INC. under the Real Estate Law are revoked; provided, however, a restricted real
27 estate corporation license shall be issued to Respondent CES PREMIER REAL ESTATE

1 SERVICES INC. pursuant to Section 10156.5 of the Code if Respondent makes application
2 therefor and pays to the Department the appropriate fee for the restricted license within ninety
3 (90) days from the effective date of this Decision. The restricted license issued to Respondent
4 CES PREMIER REAL ESTATE SERVICES INC. shall be subject to all of the provisions of
5 Section 10156.7 of the Code and to the following limitations, conditions, and restrictions
6 imposed under Section 10156.6 of the Code:

7 1. The restricted license issued to Respondent CES PREMIER REAL ESTATE
8 SERVICES INC. may be suspended prior to hearing by Order of the Real Estate Commissioner
9 on evidence satisfactory to the Commissioner that Respondent has violated provisions of the
10 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate
11 Commissioner, or the conditions attaching to this restricted license.

12 2. Respondent CES PREMIER REAL ESTATE SERVICES INC. shall not be
13 eligible to apply for the issuance of any unrestricted real estate license nor for the removal of any
14 of the conditions, limitations or restrictions of a restricted license until at least two (2) years
15 have elapsed from the effective date of this Decision and Order. Respondent shall not be eligible
16 to apply for any unrestricted licenses or unrestricted license endorsement until all restrictions
17 attaching to the license or license endorsement have been removed.

18 3. The restricted license issued to Respondent CES PREMIER REAL ESTATE
19 SERVICES INC. is suspended for a period of ninety (90) days from the date of issuance of said
20 restricted license; provided, however, that all ninety (90) days of said suspension shall be stayed
21 upon the following terms and conditions:

22 (a) Respondent shall obey all laws, rules and regulations governing the
23 rights, duties and responsibilities of a real estate licensee in the State
24 of California; and

25 (b) That no final subsequent determination be made, after hearing or upon
26 stipulation, that cause for disciplinary action occurred within two (2)
27 years of the effective date of this Decision. Should such a

1 determination be made, the Commissioner may, in her discretion,
2 vacate and set aside the stay order and reimpose all or a portion of the
3 stayed suspension. Should no such determination be made, the stay
4 imposed herein shall become permanent.

5 **II. SUBSEQUENT AUDIT COSTS**

6 Pursuant to Code section 10148, Respondent CES PREMIER REAL ESTATE
7 SERVICES INC. shall pay the Commissioner's reasonable costs, not to exceed \$4,990.63, for a
8 subsequent audit to determine if Respondent has corrected the violations found in the
9 Determination of Issues. In calculating the amount of the Commissioner's reasonable costs, the
10 Commissioner may use the estimated average hourly salary for all persons performing audits of
11 real estate brokers, and shall include an allocation for travel time to and from the auditor's place
12 of work. Respondent CES PREMIER REAL ESTATE SERVICES INC. shall pay such costs
13 within sixty (60) days of receiving an invoice therefor from the Commissioner. If Respondent
14 CES PREMIER REAL ESTATE SERVICES INC. fails to satisfy this condition in a timely
15 manner as provided for herein, Respondent CES PREMIER REAL ESTATE SERVICES INC.'s
16 real estate licenses shall automatically be suspended until payment is made in full, or until a
17 decision providing otherwise is adopted following a hearing held pursuant to this condition.

18 **III. INVESTIGATION AND ENFORCEMENT COSTS**

19 Respondent CES PREMIER REAL ESTATE SERVICES INC. shall pay, jointly
20 and severally with Respondent LISA TRINELL JONES, the sum of \$2,543.15 which is the
21 Commissioner's reasonable cost of the investigation (\$1,473.95) and enforcement (\$1,069.20)
22 that led to this disciplinary action. Said payment shall be in the form of a cashier's check made
23 payable to the Department of Real Estate. The investigative and enforcement costs must be
24 delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,
25 Sacramento, CA 95811, **prior to the effective date of this Decision and Order.** Payment of
26 investigation and enforcement costs should not be made until the Stipulation has been approved
27 by the Commissioner. If Respondent CES PREMIER REAL ESTATE SERVICES INC. fails to

1 satisfy this condition in a timely manner as provided for herein, Respondent CES PREMIER
2 REAL ESTATE SERVICES INC.'s real estate licenses shall automatically be suspended until
3 payment is made in full, or until a decision proving otherwise is adopted following a hearing
4 pursuant to this condition.

5 (LISA TRINELL JONES)

6 I. STAYED SUSPENSION OF REAL ESTATE LICENSE

7 All licenses and licensing rights of Respondent LISA TRINELL JONES under the
8 Real Estate Law are suspended for a period of ninety (90) days from the effective date of this
9 Decision; provided, however, that all ninety (90) days of said suspension shall be stayed upon
10 the following terms and conditions:

- 11 1. That Respondent LISA TRINELL JONES shall obey all laws, rules and
12 regulations governing the rights, duties and responsibilities of a real
13 estate licensee in the State of California; and
- 14 2. That no final subsequent determination be made after hearing or upon
15 stipulation, that cause for disciplinary action occurred within two (2)
16 years from the effective date of this Decision and Order. Should such a
17 determination be made, the Commissioner may, in her discretion, vacate
18 and set aside the stay order and re-impose all or a portion of the stayed
19 suspension. Should no such determination be made under this section,
20 the stay imposed herein shall become permanent.

21 II. INVESTIGATION AND ENFORCEMENT COSTS

22 Respondent LISA TRINELL JONES shall pay, jointly and severally with
23 Respondent CES PREMIER REAL ESTATE SERVICES INC., the sum of \$2,543.15, which is
24 the Commissioner's reasonable cost of the investigation (\$1,473.95) and enforcement
25 (\$1,069.20) that led to this disciplinary action. Said payment shall be in the form of a cashier's
26 check made payable to the Department of Real Estate. The investigative and enforcement costs
27 must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite

1 504, Sacramento, CA 95811, prior to the effective date of this Decision and Order. Payment
2 of investigation and enforcement costs should not be made until the Stipulation has been
3 approved by the Commissioner. If Respondent LISA TRINELL JONES fails to satisfy this
4 condition in a timely manner as provided for herein, Respondent LISA TRINELL JONES' real
5 estate licenses shall automatically be suspended until payment is made in full, or until a decision
6 proving otherwise is adopted following a hearing pursuant to this condition.

7 **III. TRUST FUND ACCOUNTING AND HANDLING COURSE**

8 Respondent LISA TRINELL JONES shall, within nine (9) months from the
9 effective date of this Decision and Order, present evidence satisfactory to the Real Estate
10 Commissioner that she has, since the most recent issuance of an original or renewal real estate
11 license, taken and successfully completed the continuing education course on trust fund
12 accounting and handling specified in paragraph (3) of subdivision (a) of Code Section 10170.5.
13 If Respondent fails to satisfy this condition, Respondent LISA TRINELL JONES' real estate
14 licenses shall be automatically suspended until she presents evidence satisfactory to the
15 Commissioner of having taken and successfully completed the trust fund accounting and
16 handling course. Proof of completion of the continuing education course must be delivered to
17 the Department of Real Estate, Flag Section, 651 Bannon Street, Suite 504, Sacramento, CA
18 95811.

19
20 DATED: 05/05/2026


Kathy Yi, Counsel for
Department of Real Estate

22 * * *

23 **EXECUTION OF THE STIPULATION**

24 Respondents have read the Stipulation, have discussed it with their counsel, and
25 its terms are understood by Respondents and are agreeable and acceptable to Respondents.
26 Respondents understand that Respondents are waiving rights given to them by the California
27 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and

1 11513 of the Government Code), and Respondents willingly, intelligently and voluntarily waive
2 those rights, including the right of requiring the Commissioner to prove the allegations in the
3 Accusation at a hearing at which Respondents would have the right to cross-examine witnesses
4 against them and to present evidence in defense and mitigation of the charges.

5 Respondents agree, acknowledge, and understand that Respondents cannot
6 rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondents
7 understand and agree that Respondents may not withdraw Respondents' agreement or seek to
8 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
9 the effective date of the Stipulation and Order.

10 Respondents can signify acceptance and approval of the terms and conditions of
11 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
12 actually signed by Respondents, to the Department. Respondents agree, acknowledge, and
13 understand that by electronically sending to the Department an electronic copy of Respondents'
14 actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the
15 Department shall be as binding on Respondents as if the Department had received the original
16 signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms
17 and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and
18 Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los
19 Angeles, California 90013-1105.

20
21 Dated: APR 30, 2026

22 CES PREMIER REAL ESTATE SERVICES INC.

23 Respondent

24 By:

25 5/1/2026
26 Dated:

27 LISA TRINELL JONES
Respondent

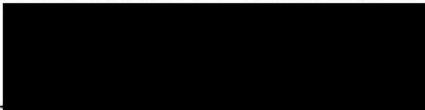
1 Dated: May 5, 2020

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3 Frank M. Buda, Esq.
4 Counsel for Respondents
5 Approved as to Form

6 * * *

7 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
8 Respondents CES PREMIER REAL ESTATE SERVICES INC. and LISA TRINELL JONES,
9 individually and as former Designated Officer of CES Premier Real Estate Services Inc., and
10 shall become effective at 12 o'clock noon on 7/28/26.

11 IT IS SO ORDERED 7/2/2026

12 CHIKA SUNQUIST
13 REAL ESTATE COMMISSIONER
14 

15 By: MARCUS L. McCARTHER
16 Chief Deputy Real Estate Commissioner
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