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**FILED**

**AUG - 8 2024**

**DEPT. OF REAL ESTATE**  
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-42774 LA  
)  
ERIN DANIELLE RYDER, ) ACCUSATION  
)  
Respondent. )  
\_\_\_\_\_)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against ERIN DANIELLE RYDER, a.k.a. ERIN DANIELLE GRANEY, a.k.a. ERIN DANIELLE GRANCY, a.k.a. ERIN DANIELLE GRAMEY, a.k.a. ERIN DANIELLE MURPHY, a.k.a. ERIN GRANDY, a.k.a. ERIND GRANEY, a.k.a. ERIN DANIELLE RYDER, ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against ERIN DANIELLE RYDER.

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Accusation of ERIN DANIELLE RYDER

2.

Respondent presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (“Code”), as a restricted real estate salesperson.

FIRST CAUSE OF ACTION  
(CRIMINAL CONVICTIONS)

3.

On or about January 20, 2023, Respondent pled guilty and was convicted in the Superior Court of California, County of Riverside, Case No. SWM2101980, for violation of California Vehicle Code section 23152(a) (Driving under the Influence), a misdemeanor, and Vehicle Code section 23152(b) (Driving with a Blood Alcohol Level of 0.08 Percent or Higher), a misdemeanor. Respondent was placed on 60 months of summary probation, and ordered to serve 364 days in the custody of the Riverside County Sheriff with 360 days in the Work Release Program and pay restitution, fines and fees.

4.

On or about January 20, 2023, Respondent pled guilty and was convicted in the Superior Court of California, County of Riverside, Case No. SWM2003188, for violation of California Vehicle Code section 23152(a) (Driving under the Influence), a misdemeanor, and Vehicle Code section 23152(b) (Driving with a Blood Alcohol Level of 0.08 Percent or Higher), a misdemeanor. Respondent was placed on 60 months of summary probation, and ordered to serve one day in the custody of the Riverside County Sheriff and pay fines and fees.

5.

The convictions described in Paragraphs 3 and 4 bear a substantial relationship under section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

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Accusation of ERIN DANIELLE RYDER

1 6.

2 The crimes of which Respondent was convicted, as described in Paragraphs 3  
3 and 4 above, constitute cause under sections 490, 10177(b)(1), and 10177(k) of the Code for  
4 the suspension or revocation of all the licenses and license rights of Respondent under the Real  
5 Estate Law.

6 SECOND CAUSE OF ACTION  
7 (FAILURE TO REPORT CONVICTIONS)

8 7.

9 Pursuant to Code section 10186.2, a licensee shall report, in writing, “the  
10 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any  
11 felony or misdemeanor” to the Department of Real Estate (“Department”) within 30 days of the  
12 conviction. Respondent failed to report in writing to the Department the conviction described  
13 in Paragraphs 3 and 4 above, within thirty (30) days of the conviction date (February 20, 2023).  
14 Respondent’s failure to timely report the conviction constitutes cause under section 10186.2 of  
15 the Code for the suspension or revocation of the license and license rights of Respondent under  
16 the Real Estate Law.

17 8.

18 Code section 10106 provides, in pertinent part, that in any order issued in  
19 resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner  
20 may request the administrative law judge to direct a licensee found to have committed a  
21 violation of this part to pay a sum not to exceed the reasonable costs of the investigation and  
22 enforcement of the case.

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Accusation of ERIN DANIELLE RYDER

1                   WHEREFORE, Complainant prays that a hearing be conducted on the  
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing  
3 disciplinary action against all the licenses, license endorsements, and license rights of  
4 Respondent ERIN DANIELLE RYDER under the Real Estate Law, for the cost of  
5 investigation and enforcement as permitted by law, and for such other and further relief as may  
6 be proper under other applicable provisions of law.

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8 Dated at San Diego, California

9 this 2nd day of August, 20 24

10  
11 *Veronica Kilpatrick*

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13 Veronica Kilpatrick  
14 Supervising Special Investigator

15 cc: ERIN DANIELLE RYDER  
16 Dustin Vaughn Lucas  
17 Veronica Kilpatrick  
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Accusation of ERIN DANIELLE RYDER