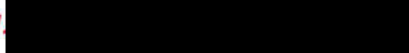


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**FILED**

DEC 18 2024

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-42787 LA
	)	
SONORA REALTY GROUP INC.,	)	<u>STIPULATION AND AGREEMENT</u>
doing business as Arnold Realty	)	
KW Sierra Foothills, Golden K Homes,	)	
Golden K Properties, Keller Williams Realty,	)	
Keller Williams Realty Sierra Foothills,	)	
KW Arnold, KW Sierra Foothills,	)	
Sonora Realty Group,	)	
Sonora Realty Group Property Management,	)	
and "Team Elite", and	)	
JUDITH ELLEN AUSTIN,	)	
individually and as designated officer of	)	
Sonora Realty Group Inc.,	)	
	)	
Respondents.	)	
	)	

It is hereby stipulated by and between Respondents SONORA REALTY GROUP INC. and JUDITH ELLEN AUSTIN, represented by Shannon Jones, and the Complainant, acting by and through Steve Chu, Attorney for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on December 27, 2023, in this matter:

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1           1.       All issues which were to be contested and all evidence which was to be  
2 presented by Complainant and Respondents at a formal hearing on the Accusation, which  
3 hearing was to be held in accordance with the provisions of the Administrative Procedure Act  
4 (“APA”), shall instead and in place thereof be submitted solely on the basis of the provisions of  
5 this Stipulation and Agreement (“Stipulation”).

6           2.       Respondents have received, read, and understand the Statement to  
7 Respondent, the Discovery Provisions of the APA, and the Accusation filed by the Department  
8 of Real Estate in this proceeding.

9           3.       On January 22, 2024, Respondents filed Notices of Defense pursuant to  
10 section 11506 of the Government Code for the purpose of requesting a hearing on the  
11 allegations in the Accusation. Respondents hereby freely and voluntarily withdraw said  
12 Notices of Defense. Respondents acknowledge that Respondents understand that by  
13 withdrawing said Notices of Defense, Respondents will thereby waive Respondents’ right to  
14 require the Real Estate Commissioner (“Commissioner”) to prove the allegations in the  
15 Accusation at a contested hearing held in accordance with the provisions of the APA and that  
16 Respondents will waive other rights afforded to Respondents in connection with the hearing  
17 such as the right to present evidence in defense of the allegations in the Accusation and the  
18 right to cross-examine witnesses.

19           4.       Respondents, pursuant to the limitations set forth below, hereby admit  
20 that the factual allegations in the Accusation filed in this proceeding are true and correct and  
21 the Commissioner shall not be required to provide further evidence to prove such allegations.

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II.

The conduct, acts, and/or omissions of Respondent JUDITH ELLEN AUSTIN, as described in the Accusation, are in violation of Code sections 10159.2 and 11018.2 and Regulations sections 2725 and 2800 and constitute cause for the suspension or revocation of all real estate licenses, license endorsements, and license rights of Respondent JUDITH ELLEN AUSTIN under Code sections 10177(d), 10177(g), and 10177(h).

ORDER

I.

All licenses and licensing rights of Respondent SONORA REALTY GROUP INC. under the Real Estate Law are suspended for a period of thirty (30) days from the effective date of this Decision and Order; provided, however, that:

1. Thirty (30) days of said suspension shall be stayed for two (2) years upon the following terms and conditions:

- a. Respondent shall obey all laws, rules, and regulations governing the rights, duties, and responsibilities of a real estate licensee in the State of California.
- b. No final determination be made after hearing or upon stipulation that cause for disciplinary action against any of the real estate licenses or license rights of Respondent occurred within one (1) year from the effective date of this Decision and Order. Should such a determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

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b. No final determination be made after hearing or upon stipulation that cause for disciplinary action against any of the real estate licenses or license rights of Respondent occurred within one (1) year from the effective date of this Decision and Order. Should such a determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license, including designated officer or mortgage loan originator endorsement, nor for the removal of any of the conditions, limitations or restrictions of a restricted license until two (2) years have elapsed from the effective date of this Decision and Order. Respondent withdraws all pending license applications.

3. All licenses and licensing rights of Respondent JUDITH ELLEN AUSTIN are indefinitely suspended unless or until Respondent JUDITH ELLEN AUSTIN pays, jointly and severally with Respondent SONORA REALTY GROUP INC., the sum of \$5,846.00 for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and Order.

DATED: 10/24/2024

  
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Steve Chu, Attorney  
Department of Real Estate

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We have read the Stipulation and Agreement. We understand that we are waiving rights given to us by the California Administrative Procedure Act, (including but not limited to sections 11521 and 11523 of the Government Code), and we willingly, intelligently, and voluntarily waive those rights, including the right to seek reconsideration and the right to seek judicial review of the Commissioner's Decision and Order by way of a writ of mandate.

We agree, acknowledge, and understand that we cannot rescind or amend this Stipulation and Agreement.

We can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to: Steve Chu, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105. Steve Chu must receive the original signed Stipulation and Agreement or a copy faxed to (213) 576-6917 by October 31, 2024; if not, this Stipulation and Agreement is invalid and void because the sum for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action will increase.

DATED: 9/28/2024

[Redacted]  
SONORA REALTY GROUP INC.  
Respondent  
By JUDITH ELLEN AUSTIN, as designated  
officer of SONORA REALTY GROUP INC.

DATED: 9/28/2024

[Redacted]  
JUDITH ELLEN AUSTIN  
Respondent

DATED: 10/9/2024

[Redacted]  
Shannon Jones  
Counsel for Respondents  
Approved as to Form

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The foregoing Stipulation and Agreement is hereby adopted by me as my  
Decision in this matter as to Respondents SONORA REALTY GROUP INC. and  
JUDITH ELLEN AUSTIN, and shall become effective at 12 o'clock noon on  
11/7/2025.

IT IS SO ORDERED 12/10/24.

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner