

FILED

JUL 25 2025

DEPT. OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against) DRE No. H-42844 LA
) OAH No. 2024070410
CCR PROPERTIES INC and)
PATRICIA LEE CROCKETT, individually and as)
Designated Officer of CCR Properties Inc.,)
Respondents.)

ORDER NUNC PRO TUNC CORRECTING ERROR

It having been called to the attention of the Real Estate Commissioner that there is an error in the Stipulation and Agreement in Settlement and Order filed on July 8, 2025, in the above-entitled matter to become effective July 28, 2025, and good cause appearing therefor, Page 6, section III, lines 16-17 of the Order are amended nunc pro tunc as follows:

"...no earlier than six (6) months prior to the effective date of the Decision and Order in this matter."

This Order shall become effective immediately.

IT IS SO ORDERED 7/22/2025

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

FILED

JUL - 8 2025

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 Against

12 CCR PROPERTIES INC and
13 PATRICIA LEE CROCKETT, individually and as
14 Designated Officer of CCR Properties Inc,

15 Respondents.
16

) DRE Case No. H-42844 LA
) OAH Case No. 2024070410
)

) STIPULATION AND AGREEMENT
) IN SETTLEMENT AND ORDER
)

17 It is hereby stipulated by and between Respondents CCR PROPERTIES INC and
18 PATRICIA LEE CROCKETT, individually and as Designated Officer of CCR Properties Inc,
19 (collectively "Respondents") acting by and through their attorney Mary E. Work, and the
20 Complainant, acting by and through Judith A. Buranday, Counsel for the Department of Real
21 Estate, as follows for the purpose of settling and disposing of the Accusation ("Accusation")
22 filed on May 21, 2024, 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 ("Agreement").

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

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

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

4. Respondents hereby admit that the factual allegations of the Accusation filed in this proceeding are true and correct and the Real Estate Commissioner shall not be required to provide further evidence of such allegations.

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

6. It is understood by the parties that the Real Estate Commissioner may adopt this Agreement as her Decision in this matter thereby imposing the penalty and sanctions on Respondents' real estate licenses and license rights as set forth in the below "Order." In the event that the Commissioner, in her discretion, does not adopt the Agreement, the Agreement shall be void and of no effect and Respondents shall retain the right to a hearing and proceed on the Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver made herein.

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

DETERMINATION OF ISSUES

By reason of the foregoing, it is stipulated and agreed that the following determination of issues shall be made:

The conduct, acts or omissions of Respondents, as set forth in the Accusation, are in violation of California Business and Professions Code ("Code") section 10145 and Sections 2831, 2831.1, 2831.2, 2832, 2832.1, 2834, and 2835 of Title 10, Chapter 6 of the California Code of Regulations ("Regulations") are a basis for discipline of Respondents' licenses and licensing rights pursuant to Code sections 10176(e), 10177(d) and/or 10177(g).

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

(CCR PROPERTIES INC)

I.

All licenses and licensing rights of Respondent CCR PROPERTIES 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:

A. The initial fifteen (15) days of said suspension shall be stayed upon the following terms and conditions:

1. Respondent shall pay a monetary penalty pursuant to Code section 10175.2 at the rate of \$75.00 per day for each of the fifteen (15) days of suspension for a total monetary penalty of \$1,125.00.

2. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. Said check must be delivered to the Department of Real Estate,

1 Flag Section, at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date
2 of this Decision and Order.

3 3. No further cause for disciplinary action against the real estate licenses of
4 Respondents occurs within one (1) year from the effective date of the Decision and Order in this
5 matter.

6 4. If Respondent fails to pay the monetary penalty in accordance with the
7 terms and conditions of the Decision and Order, the suspension shall go into effect automatically.
8 Respondent shall not be entitled to any repayment nor credit, prorated or otherwise, for money
9 paid to the Department under the terms of this Decision and Order.

10 5. If Respondent pays the monetary penalty and if no further cause for
11 disciplinary action against the real estate licenses of Respondent occurs within one (1) year from
12 the effective date of the Decision and Order, the entire stay hereby granted pursuant to this
13 Decision and Order shall become permanent.

14 B. The remaining fifteen (15) days shall be stayed for one (1) year upon the
15 following terms and conditions:

16 1. That Respondent shall obey all laws, rules and regulations governing the
17 rights, duties and responsibilities of a real estate licensee in the State of California; and

18 2. That no final subsequent determination be made after hearing or upon
19 stipulation, that cause for disciplinary action occurred within one (1) year from the effective date
20 of this Decision and Order. Should such a determination be made, the Commissioner may, in her
21 discretion, vacate and set aside the stay order and re-impose all or a portion of the stayed
22 suspension. Should no such determination be made under this section, the stay imposed herein
23 shall become permanent.

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(PATRICIA LEE CROCKETT)

II.

All licenses and licensing rights of Respondent PATRICIA LEE CROCKETT 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:

A. The initial fifteen (15) days of said suspension shall be stayed upon the following terms and conditions:

1. Respondent shall pay a monetary penalty pursuant to Code section 10175.2 at the rate of \$75.00 per day for each of the fifteen (15) days of suspension for a total monetary penalty of \$1,125.00.

2. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. Said check 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.

3. No further cause for disciplinary action against the real estate licenses of Respondents occurs within one (1) year from the effective date of the Decision and Order in this matter.

4. If Respondent fails to pay the monetary penalty in accordance with the terms and conditions of the Decision and Order, the suspension shall go into effect automatically. Respondent shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms of this Decision and Order.

5. If Respondent pays the monetary penalty and if no further cause for disciplinary action against the real estate licenses of Respondent occurs within one (1) year from the effective date of the Decision and Order, the entire stay hereby granted pursuant to this Decision and Order shall become permanent.

B. The remaining fifteen (15) days shall be stayed for one (1) year upon the following terms and conditions:

1 1. That Respondent shall obey all laws, rules and regulations governing
2 the rights, duties and responsibilities of a real estate licensee in the State of California; and

3 2. That no final subsequent determination be made after hearing or upon
4 stipulation, that cause for disciplinary action occurred within one (1) year from the effective date
5 of this Decision and Order. Should such a determination be made, the Commissioner may, in her
6 discretion, vacate and set aside the stay order and re-impose all or a portion of the stayed
7 suspension. Should no such determination be made under this section, the stay imposed herein
8 shall become permanent.

9 (TRUST FUND ACCOUNTING AND HANDLING COURSE)

10 III.

11 All licenses and licensing rights of Respondent PATRICIA LEE CROCKETT are
12 indefinitely suspended unless or until Respondent provides proof satisfactory to the
13 Commissioner, of having taken and successfully completed the continuing education course on
14 trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Code section
15 10170.5. Proof of satisfaction of these requirements includes evidence that Respondent has
16 successfully completed the trust fund account and handling continuing education course, no
17 earlier than 120 days prior to the effective date of the Decision and Order in this matter. Proof of
18 completion of the trust fund accounting and handling course must be delivered to the Department
19 of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the
20 effective date of this Decision and Order.

21 (RETURN OF TRUST FUNDS)

22 IV.

23 Respondents shall return \$3,281.07 withdrawn from "BA 2" (Chase Account
24 ending 1116) and place such funds into a trust account and maintain records in accordance with
25 Code section 10145 and Regulations sections 2831, 2831.1 and 2831.2. Proof of satisfaction,
26 including, but not limited to, a bank statement evidencing the deposit of funds into a trust
27 account, of this requirement must be delivered to the Department of Real Estate's Legal

Division, attention: Judith A. Buranday, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105, prior to the effective date of this Decision and Order. If Respondents fail to satisfy this condition in a timely manner as provided for herein, the Department of Real Estate automatically will suspend Respondents' real estate licenses until satisfactory proof is submitted or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

(AUDIT COSTS)

V.

Pursuant to Code section 10148, Respondents shall, jointly and severally, pay the Commissioner's reasonable costs for the audit which led to this disciplinary action in the amount of \$9,719.00. Respondents shall pay such costs within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the audit costs should not be made until Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

(SUBSEQUENT AUDIT COSTS)

VI.

Pursuant to Code section 10148 of the Code, Respondents shall, jointly and severally, pay the Commissioner's reasonable costs not to exceed \$12,148.75 for a subsequent audit to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers and shall include an allocation for travel time to and from the auditor's place of work. Respondents shall pay such costs within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the subsequent audit costs should not be made until Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely manner as provided

for herein, Respondents' real estate license shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

(INVESTIGATION AND ENFORCEMENT COSTS)

VII.

Respondents shall, jointly and severally, pay the Commissioner's reasonable costs of the investigation and enforcement which led to this disciplinary action. The total amount of said investigation (\$2,404.97) and enforcement (\$884.40) costs is \$3,289.37. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigation 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. If Respondents fail to satisfy this condition in a timely manner as provided for herein, all licenses and licensing rights of Respondents shall be automatically suspended unless or until Respondents pay the costs of the investigation and enforcement.

DATED: 5/21/2025


Judith A. Buranday, Counsel for
Department of Real Estate

EXECUTION OF THE AGREEMENT

We have read the Agreement, and its terms are understood by us and are agreeable and acceptable to us. We understand that we are waiving rights given to us by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and we willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which we would have the right to cross-examine witnesses against us and to present evidence in defense and mitigation of the charges.

Respondents shall mail the original signed signature page of the stipulation herein to Judith A. Buranday, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St.,

Suite 350, Los Angeles, California 90013-1105.

In the event of time constraints before an administrative hearing, Respondents can signify acceptance and approval of the terms and conditions of this Agreement by emailing a scanned copy of the signature page, as actually signed by Respondents, to the Department counsel assigned to this case. Respondents agree, acknowledge and understand that by electronically sending the Department a scan of Respondents' actual signatures as it appears on the Agreement that receipt of the scan by the Department shall be binding on Respondents as if the Department had received the original signed Agreement. Respondents shall also mail the original signed signature page of this Agreement to the Department counsel.

Respondents' signatures below constitute acceptance and approval of the terms and conditions of this Agreement. Respondents agree, acknowledge and understand that by signing this Agreement, Respondents are bound by its terms as of the date of such signatures and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

DATED: 5/16/2025


CCR PROPERTIES INC
Respondent
By: Patricia Crockett

DATED: 5/16/2025


PATRICIA LEE CROCKETT, individually and
as Designated Officer of CCR Properties Inc,
Respondent

DATED: 5/19/2025


Mary E. Work, Esq.
Counsel for Respondents
Approved as to Form and Content

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1 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
2 Respondents CCR PROPERTIES INC and PATRICIA LEE CROCKETT and shall become
3 effective at 12 o'clock noon on JUL 28 2025.

4 IT IS SO ORDERED 6/30/2025.

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6 CHIKA SUNQUIST
7 REAL ESTATE COMMISSIONER



10 By: Marcus L. McCarther
11 Chief Deputy Real Estate Commissioner