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DEPARTMENT OF
REAL ESTATE
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PRESS RELEASE
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*DEPARTMENT OF REAL ESTATE ISSUES CEASE AND DESIST ORDER
AGAINST EIGHTY-SIX RESPONDENTS*

PHOENIX – Real Estate Commissioner Elaine Richardson today announced the Department's issuance of a **Cease and Desist Order** against **eighty-six individuals** who own or did own real property or participated in or assisted in the sale of property in the area in the Northwest Valley known as Greer Ranch.

The Department found the eighty-six respondents to be in violation of real estate subdivision laws. The Department also maintained throughout the course of its investigation that respondents divided or proposed to divide Greer Ranch into six or more lots and, by their actions, have created a Subdivision within the meaning of A.R.S. §32-2101(54), evaded or are attempting to evade compliance with Arizona Real Estate Subdivision law, made misrepresentations to purchasers and prospective purchasers or failed to disclose pertinent information; failed to make proper disclosures, and, acted in a manner to defraud the public by selling and continuing to offer for sale land, after being notified by the Department that Greer Ranch was a subdivision, did not comply with subdivision laws and rules of the state and county, and did not inform buyers of potential ramifications, including the county's ceasing to issue building permits for the Subdivision due to a pending administrative action.

The Cease and Desist Order was sent to the respondents by certified mail and recorded with Maricopa County this date. They may request an administrative hearing to contest this action. They have thirty (30) days from the date of service to request a hearing.

The Department of Real Estate continues to work to ensure the protection of the public by requiring accurate and timely disclosures in the Subdivision Public Report and by investigating complaints of non-compliance. Developers found to be in violation of real estate laws will be subject to investigation and possible disciplinary action to the fullest extent of the law.