

FILED
DEC 21 2005
DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

By S. C.

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NO. H-2985 SD

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on November 10, 2005, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

I

On April 26, 2004, J. Chris Graves made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense was mailed, by certified mail, to Respondent's last known mailing address on file with the Department on April 26, 2004 and on June 2, 2004.

On November 10, 2005, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

II

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a real estate salesperson.

III

On or about July 9, 2002, in the Superior Court, County of San Diego, State of California, Respondent was convicted of a violation of Section 487(b)(3) of the California Penal Code (Grand theft by employee or servant taking employers property, money or labor) and of Section 508 of the California Penal Code (Embezzlement: fraudulent appropriation by clerk, agent or servant), a felonies involving moral turpitude and/or which are substantially related under Section 2910, Chapter 6, Title 10, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and/or 10177(b).

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

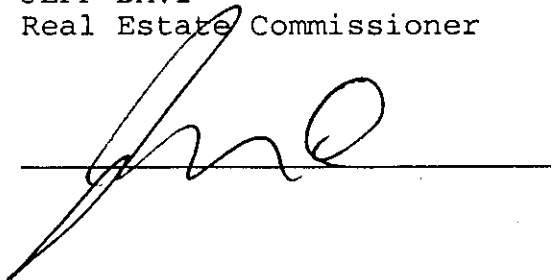
ORDER

All licenses and licensing rights of respondent TIFFANY CATHERINE THIELEMANN, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on
JAN 10, 2006.

DATED: 11-29, 2005

JEFF DAVI
Real Estate Commissioner



1 Department of Real Estate
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789

FILED
NOV 10 2005
DEPARTMENT OF REAL ESTATE

By J. E.

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12) NO. H-2985 SD
13 TIFFANY CATHERINE THIELEMANN,)
14) DEFAULT ORDER
Respondent.)

15 Respondent, TIFFANY CATHERINE THIELEMANN, having failed
16 to file a Notice of Defense within the time required by Section
17 11506 of the Government Code, is now in default. It is,
18 therefore, ordered that a default be entered on the record in
19 this matter.

20 IT IS SO ORDERED November 7, 2005, 2005.

21
22 JEFF DAVI
23 Real Estate Commissioner

24 By: Dolores Weeks
25 DOLORES WEEKS
26 Regional Manager
27

1 MICHAEL B. RICH, Counsel
2 State Bar No. 84257
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FILED
APR 26 2004

DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of)
12)
13 TIFFANY CATHERINE THIELEMANN,)
14)
Respondent.)

No. H-2985 SD

ACCUSATION

15 The Complainant, J. Chris Graves, a Deputy Real Estate
16 Commissioner of the State of California, for cause of accusation
17 against TIFFANY CATHERINE THIELEMANN is informed and alleges as
18 follows:

19 I

20 Respondent is presently licensed and/or has license
21 rights under the Real Estate Law (Part 1 of Division 4 of the
22 California Business and Professions Code) as a real estate
23 salesperson.

24 II

25 The Complainant, J. Chris Graves, a Deputy Real Estate
26 Commissioner of the State of California, makes this Accusation
27 against Respondent in his official capacity.

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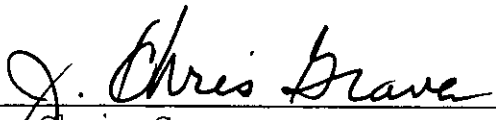
III

On or about May 6, 2003, in the Superior Court, County of San Diego, Respondent was convicted of a violation of Section 487(b)(3) of the California Penal Code (Grand theft by employee or servant taking employers property, money or labor) and Section 508 of the California Penal Code (Embezzlement: fraudulent appropriation by clerk, agent or servant), felonies involving moral turpitude which are substantially related under Section 2910, Title 10, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

IV

The facts alleged above constitute cause under Sections 490 and 10177(b) of the Code for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other provisions of law.


J. Chris Graves
Deputy Real Estate Commissioner

Dated at San Diego, California,
this 22nd day of April, 2004