

FILED

JUL - 1 2025

DEPT. OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:

) DRE No. H-05840 SD
) OAH No. 2025020901

)
) TOMAS E. SCHOFF, individually and as
) Designated Officer of TDE Capital Inc,
) **TDE CAPITAL INC. dba American Mortgage Bank,**
) **SUN PACIFIC MORTGAGE & REAL ESTATE,** and
) JAY T. KISTER, individually and as former Designated
) Officer of Sun Pacific Mortgage & Real Estate,
)

) Respondents.
)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 4, 2024, a First Amended Accusation was filed in this matter against Respondents TOMAS E. SCHOFF, TDE CAPITAL INC, SUN PACIFIC MORTGAGE & REAL ESTATE, and JAY T. KISTER.

On May 27, 2025, Respondent TDE CAPITAL INC petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent TDE CAPITAL INC's petition for voluntary surrender of its real estate broker license is accepted as of the effective date of this Order

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

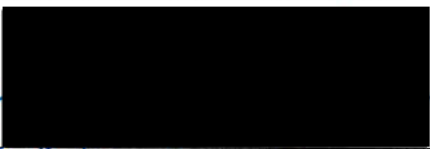
1 as set forth below, based upon the understanding and agreement expressed in Respondent's
2 Declaration dated May 27, 2025 (attached as Exhibit "A" hereto). Respondent's license certificate
3 and pocket card shall be sent to the below-listed address so that they reach the Department of Real
4 Estate on or before the effective date of this Order:

5 DEPARTMENT OF REAL ESTATE
6 Attention: Licensing Flag Section
7 651 Bannon Street, Suite 504
8 Sacramento, CA 95811

9 This Order shall become effective at 12 o'clock noon on JUL 27 2025.

10 DATED: 6/24/2025

11 CHIKA SUNQUIST
12 REAL ESTATE COMMISSIONER

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14 By: Marcus L. McCarther
15 Chief Deputy Real Estate Commissioner
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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against) DRE No. H-05840 SD
) OAH No. 2025020901
TOMAS E. SCHOFF, individually and as)
Designated Officer of TDE Capital Inc,)
TDE CAPITAL INC. dba American Mortgage Bank,)
SUN PACIFIC MORTGAGE & REAL ESTATE, and)
JAY T. KISTER, individually and as former Designated)
Officer of Sun Pacific Mortgage & Real Estate,)
)
)
Respondents.)

DECLARATION

My name is Tomas E. Schoff, and I am the President of TDE CAPITAL INC.
("TDECI"), which has license rights under the Real Estate Law, Part 1 of Division 4 of the
California Business and Professions Code, as a corporate real estate broker (License No.
01811734). I am authorized and empowered to sign this declaration on behalf of TDECI and legally
bind TDECI to the terms and conditions contained herein. TDECI is represented by
Kyle Niewoehner, attorney at Geraci LLP.

In lieu of proceeding in this matter in accordance with the provisions of the
Administrative Procedure Act (Sections 11400 et seq., of the Government Code), TDECI wishes to

DECLARATION

1 voluntarily surrender its real estate license(s) issued by the Department of Real Estate
2 ("Department"), pursuant to Business and Professions Code Section 10100.2.

3 Respondent TDECI understands that by voluntarily surrendering its Department
4 license(s), it may be relicensed only by petitioning for reinstatement pursuant to Section 11522 of
5 the Government Code. TDECI also understands that by so voluntarily surrendering its license(s), it
6 agrees to the following:

7 1. The filing of this Declaration shall be deemed as TDECI's petition for
8 voluntary surrender.

9 2. It shall also be deemed to be an understanding and agreement by TDECI that
10 it waives all rights it has to require the Commissioner to prove the allegations contained in the First
11 Amended Accusation filed on December 4, 2024, at a hearing held in accordance with the
12 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and
13 that it also waives other rights afforded to it in connection with the hearing such as the right to
14 discovery, the right to present evidence in defense of the allegations in the First Amended
15 Accusation, and the right to cross-examine witnesses.

16 3. TDECI further agrees that upon acceptance by the Commissioner, as
17 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the
18 Department in this matter prior to the Commissioner's acceptance, and all allegations contained in
19 the First Amended Accusation bearing Case No. H-05840 SD, may be considered by the
20 Department to be true and correct for the purpose of deciding whether to grant relicensure or
21 reinstatement pursuant to Government Code Section 11522.

22 4. TDECI agrees that prior to, and only as a condition of a petition for
23 reinstatement of its real estate license made pursuant to Government Code section 11522 being
24 granted, it will pay its pro rata share of the Commissioner's reasonable costs of the investigation
25 and enforcement that led to the disciplinary action in Department Case H-05840 SD. The total
26 amount of said pro rata costs is \$2,485.73.

27 ///

DECLARATION

1 5. TDECI further understands that it may petition for reinstatement after a
2 period of not less than one (1) year has elapsed from the effective date of the Decision accepting its
3 surrender.

4 6. TDECI freely and voluntarily surrenders all of its licenses and license rights
5 under the Real Estate Law.

6
7 I declare under penalty of perjury under the laws of the State of California that the
8 above is true and correct and that this declaration was executed May 27, 2025, at
9 San Diego, California.

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12 
13 TDE CAPITAL INC.
14 By: Tomas E. Schoff
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DECLARATION