

Soto *Flas*

FILED

JUL 19 2012

DIANE LEE, Counsel (SBN 247222)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013

Telephone: (213) 576-6982
(Direct) (213) 576-6907

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-38278 LA
)	
KAREN ANN THELIN,)	<u>A C C U S A T I O N</u>
)	
Respondent.)	
)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California for cause of Accusation against KAREN ANN THELIN ("Respondent") alleges as follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

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 as a real estate salesperson.

///

1 (CRIMINAL CONVICTIONS)

2 3.

3 On or about June 7, 2010, in the Superior Court of
4 California, County of Los Angeles, in case no. 0PY01029-01,
5 Respondent was convicted of violating California Penal Code
6 Section 484(a) (theft) and California Vehicle Code Section
7 20002(a) (hit and run with property damage), both misdemeanors.
8 These crimes are substantially related to the qualifications,
9 functions, or duties of a real estate licensee under Section
10 2910, Title 10, Chapter 6, California Code of Regulations.

11 4.

12 The crimes of which Respondent was convicted, as
13 described above, constitute cause under California Business and
14 Professions Code Sections 490 and 10177(b) for the suspension or
15 revocation of the license and license rights of Respondent under
16 the Real Estate Law.

17 California Business and Professions Code Section 10106
18 provides, in pertinent part, that in any order issued in
19 resolution of a disciplinary proceeding before the department,
20 the Commissioner may request the administrative law judge to
21 direct a licensee found to have committed a violation of this
22 part to pay a sum not to exceed the reasonable costs of
23 investigation and enforcement of the case.

24 WHEREFORE, Complainant prays that a hearing be
25 conducted on the allegations of this Accusation and that upon
26 proof thereof, a decision be rendered imposing disciplinary
27 action against all licenses and/or license rights under the Real

1 Estate Law (Part 1 of Division 4 of the California Business and
2 Professions Code) of Respondent KAREN ANN THELIN for the cost of
3 investigation and enforcement as permitted by law, and for such
4 other and further relief as may be proper under applicable
5 provisions of law.

6 Dated at Los Angeles, California: July 18, 2012.

7
8 
9 Robin Trujillo
10 Deputy Real Estate Commissioner
11
12
13
14
15
16
17
18
19
20
21
22
23
24

25 cc: Karen Ann Thelin
26 Pickford Real Estate, Inc.
27 Robin Trujillo
Sacto.