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Los Angeles, California 90013
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FILED

JAN 14 2015

BUREAU OF REAL ESTATE
By: *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-39710 LA
)	
TRACY ANN GREENFIELD,)	<u>ACCUSATION</u>
)	
Respondent.)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against TRACY ANN GREENFIELD, a.k.a. Tracy Ann Wiemann or Tracy Wieman or Tracy Ann Wieman or Tracy Ann Benjamin or Tracy Ann Kramer or Tracy Wiemann ("Respondent") alleges as follows:

1.

The Complainant, Maria Suarez, 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, license number 01227994.

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1 FIRST CAUSE FOR DISCIPLINE

2 (CRIMINAL CONVICTION)

3 3.

4 On or about May 22, 2013, in the Superior Court of the State of California, in
5 Ventura County Case Number 2012045284, Respondent pled guilty to and was convicted for
6 violation of Penal Code Section 245(A)(1) (assault with a deadly weapon), a misdemeanor. On
7 July 24, 2014, Respondent was sentenced to 48 months probation; 120 days in jail; and ordered
8 to pay fines and complete Alcoholics Anonymous/Narcotics Anonymous counseling on a
9 weekly basis until termination is allowed by the probation officer. In addition, Respondent was
10 ordered to stay away from the victim and complete 52 weekly sessions of domestic violence
11 counseling.

12 4.

13 The crime of which Respondent was convicted, by its facts and circumstances,
14 bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of
15 Regulations to the qualifications, functions or duties of a real estate licensee.

16 5.

17 The crime of which Respondent was convicted constitutes cause under
18 California Business and Professions Code Sections 490 and 10177(b) for the suspension or
19 revocation of the license and license rights of Respondent under the Real Estate Law.

20 SECOND CAUSE FOR DISCIPLINE

21 (FAILURE TO REPORT)

22 6.

23 Respondent did not report in writing to the Bureau of Real Estate ("Bureau") the
24 conviction described in Paragraph 3, within 30 days of the conviction date. Respondent's
25 failure to timely report the conviction constitutes cause for discipline under Business and
26

1 Professions Code Section 10186.2¹ of the license and license rights of Respondent under the
2 Real Estate Law.

3 AGGRAVATION

4 (OTHER CRIMINAL CONVICTIONS)

5 7.

6 On or about January 9, 1996, in the Superior Court of the State of California, in
7 Ventura County Case Number CR37451, Respondent pled guilty to and was convicted for
8 violation of Health and Safety Code Section 11377(A) (possession of a controlled substance -
9 methamphetamine), a felony, and 11550(A) (under the influence of a controlled substance), a
10 misdemeanor. Respondent was sentenced to 36 months probation; 120 days in jail; and ordered
11 to pay fines. In addition, Respondent was ordered to complete an AIDS education class and her
12 driver's license was restricted for a period of six months. On or about October 2, 1998,
13 Respondent's conviction for violation of Health and Safety Code Section 11377(A) was
14 reduced to a misdemeanor and dismissed pursuant to Penal Code Section 1203.4.

15 8.

16 On or about September 1, 1995, in the Superior Court of the State of California,
17 in Ventura County Case Number 95S002382, Respondent was convicted for violation of
18 Vehicle Code Section 20002(A) (hit and run) and Section 12500(A) (unlicensed driver), both
19 misdemeanors. Respondent was sentenced to 36 months probation; two days in jail; and
20 ordered to pay fines.

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23 ¹ Pursuant to Business and Professions Code 10186.2: (a)(1) A licensee shall report any of the following to the
24 Bureau: (A) The bringing of an indictment or information charging a felony against the licensee. (B) The
25 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or
26 misdemeanor. (c) Any disciplinary action taken by another licensing entity or authority of this state or of another
27 state or an agency of the federal government. (2)The report required by this subdivision shall be made in writing
within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the
disciplinary action. (b) Failure to make a report required by this section shall constitute a cause for discipline.

1 COSTS

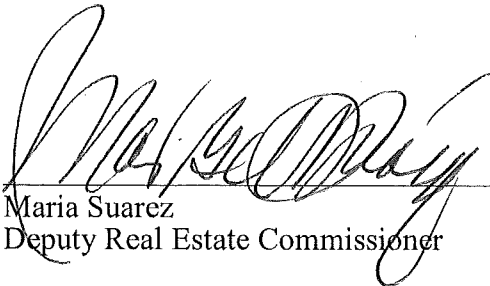
2 9.

3 California Business and Professions Code Section 10106 provides, in pertinent
4 part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the
5 Commissioner may request the administrative law judge to direct a licensee found to have
6 committed a violation of this part to pay a sum not to exceed the reasonable costs of
7 investigation and enforcement of the case.

8 WHEREFORE, Complainant prays that a hearing be conducted on the
9 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
10 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of
11 Division 4 of the California Business and Professions Code) of Respondent TRACY ANN
12 GREENFIELD, for the cost of investigation and enforcement as permitted by law, and for such
13 other and further relief as may be proper under applicable provisions of law.

14 Dated at Los Angeles, California

15 this 13th day of January, 2015.

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Maria Suarez
Deputy Real Estate Commissioner

23
24 cc: TRACY ANN GREENFIELD
25 K R Realty Inc.
26 Maria Suarez
27 Sacto.