

FILED

JUL 14 2022

DEPT. OF REAL ESTATE

By _____

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013
4 Telephone: (213) 576-6982

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8 **BEFORE THE DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 To:) No. H-42257 LA
12)
13 JENNIFER NANCY SWEENEY) ORDER TO DESIST
14) AND REFRAIN
15) (B&P Code section 10086)

16 The Commissioner ("Commissioner") of the California Department of Real
17 Estate caused an investigation to be made of the activities of JENNIFER NANCY SWEENEY
18 aka Jennifer Nancy Wellzman ("SWEENEY"), has determined that SWEENEY has engaged in
19 acts or practices constituting violations of the California Business and Professions Code,
20 including, but not limited to, engaging in operating a real property management company by
21 being a signatory to a bank account with trust funds and accessing and withdrawing trust funds,
22 which are activities requiring a real estate license in the State of California within the meaning
23 of California Business and Professions Code section 10131(b). Based on the findings of that
24 investigation, set forth below, the Commissioner hereby issues the following Findings of Fact,
25 Conclusions of Law, and Desist and Refrain Order pursuant to California Business and
26 Professions Code section 10086.

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FINDINGS OF FACT

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2 1. SWEENEY was licensed by the Department of Real Estate as a real
3 estate salesperson (license no. 01758518) from on or about August 9, 2006 to August 8, 2010
4 and July 29, 2011 to July 28, 2015. At no other time has SWEENEY been licensed by the
5 Department of Real Estate in any capacity. SWEENEY's last sponsoring broker was Jeffrey
6 John Grice III (license no. 01919659), which was from on or about December 11, 2013 to
7 December 25, 2013. At no time has SWEENEY had a fictitious business name registered with
8 the Department of Real Estate.

9 2. Since on or about July 29, 2015, SWEENEY been not been authorized
10 by the Department of Real Estate to conduct licensed real estate activities in any capacity.

11 3. SWEENEY worked for JRG Realty and Property Management (license
12 no. 01938287) and Jeffrey John Grice III (license no. 01919659) as an office manager from on
13 or about December 3, 2013 to December 31, 2019.

14 4. From on or about July 29, 2015 to at least March 10, 2021, SWEENEY
15 has been providing real estate property management services that require a real estate license
16 for compensation. These activities include, but are not limited to, being a signatory to a bank
17 account with trust funds and accessing and withdrawing rent monies and other trust funds. As
18 a signatory to a bank account, SWEENEY stole and embezzled at least \$4,250.00 but possibly
19 \$16,690.41 or more.

20 5. On or about November 3, 2021, in the Superior Court of California,
21 County of Orange, case no. 21HF1972, a Felony Complaint was filed against SWEENEY
22 alleging Sweeney violated California Penal Code section 487(a) (grand theft), a felony, but
23 unlawfully taking money and personal property of Jeffrey John Grice III. To date, the case
24 remains open.

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1 CONCLUSIONS OF LAW

2 Based on the information contained in the Findings of Facts, Paragraphs 1
3 through 5, above, SWEENEY, acting by herself, or by and/or through one or more agents,
4 associates, affiliates, and/or co-conspirators, solicited real property management contracts and
5 collected a fee to do one or more of the following acts for another or others, for or in
6 expectation of compensation: lease or rent or offer to lease or rent, or place for rent, or solicit
7 listings of places for rent, or solicit for prospective tenants, or collect rents from real property,
8 or improvements thereon, all of which requires a real estate license under California Business
9 and Professions Code section 10131(b), when SWEENEY was not licensed by the Department
10 of Real Estate to conduct such activities, in violation of California Business and Professions
11 Code section 10130.

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13 DESIST AND REFRAIN ORDER

14 Based upon the Findings of Facts and Conclusions of Law stated herein, IT IS
15 HEREBY ORDERED THAT:

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JENNIFER NANCY SWEENEY whether under her own name or under any other name, immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, doing one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect rents from real property, or improvements thereon, or engage in rental property management activities of any kind whatsoever unless and until SWEENEY obtains a real estate broker license by the Department of Real Estate.

DATED: 7.8.22

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



Notice: California Business and Professions Code section 10139 provides, "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)."

Jennifer Nancy Sweeney
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San Clemente, CA 92672