

*Handwritten initials/signature in top left corner.*

**FILED**

APR 13 2011

DEPARTMENT OF REAL ESTATE  
BY: *R. Frederick*

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	NO. H-37015 LA
MIGUEL ANGEL ROMERO,	)	
Respondent.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On January 13, 2011, an Accusation was filed in this matter against Respondent MIGUEL ANGEL ROMERO.

On February 24, 2011, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent MIGUEL ANGEL ROMERO's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated February 24, 2011 (attached as Exhibit "A" hereto). Respondent's license

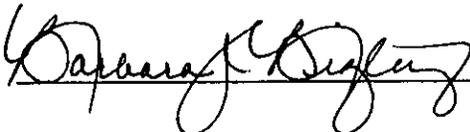
1 certificate and pocket card shall be sent to the below listed  
2 address so that they reach the Department on or before the  
3 effective date of this Order:

4 Department of Real Estate  
5 Attn: Licensing Flag Section  
6 P.O. Box 187000  
7 Sacramento, CA 95818-7000

7 This Order shall become effective at 12 o'clock noon  
8 MAY - 3 2011  
9 on \_\_\_\_\_.

9 IT IS SO ORDERED 3/25/11

11 JEFF DAVI  
12 Real Estate Commissioner

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16 BY: Barbara J. Bigby  
17 Chief Deputy Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	NO. H-37015 LA
MIGUEL ANGEL ROMERO,	)	
	)	
Respondent.	)	

DECLARATION

My name is MIGUEL ANGEL ROMERO. I am a licensed real estate broker. I am representing myself in this matter.

I have been informed by the Department of Real Estate that I am the subject of an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Real Estate Commissioner (Title 10, Chapter 6, of the California Code of Regulations) which could result in the filing of an Accusation to revoke or suspend my real estate license; and pursuant to Business and Professions Code Section 10100.2, I wish to voluntarily surrender my real estate broker license issued by the

1 Department.

2 I understand that by so voluntarily surrendering my  
3 license, I may be relicensed as a broker or salesperson only by  
4 petitioning for reinstatement pursuant to Section 11522 of the  
5 Government Code.

6 I agree also that the filing of this Declaration shall  
7 be deemed to be my petition to voluntarily surrender my real  
8 estate license and shall also be deemed to be an understanding  
9 and agreement by me that upon acceptance by the Commissioner, as  
10 evidenced by an appropriate order, all affidavits and all other  
11 relevant statements, declarations and evidence obtained during  
12 the course of the investigation prior to the Commissioner's  
13 acceptance may be considered by the Department to be true and  
14 correct for the purpose of deciding whether or not to grant  
15 reinstatement of my license pursuant to the provisions of  
16 Government Code Section 11522. This understanding and agreement  
17 is made without admitting or denying the truth or contents of the  
18 aforementioned documents.

19 I declare under penalty of perjury under the laws of  
20 the State of California that the above is true and correct and  
21 that I freely and voluntarily surrender my license and all  
22 license rights attached thereto.

23 2/24/11 SAN DIEGO, CA  
24 Date and Place

Miguel Romero  
MIGUEL ANGEL ROMERO

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*Photo given*

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AMELIA V. VETRONE, Counsel (SBN 134612)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6982  
(Direct) (213) 576-6940

**FILED**

JAN 13 2011

DEPARTMENT OF REAL ESTATE  
BY: *R. Vederholt*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )	No. H- 37015 LA
MIGUEL ANGEL ROMERO, )	<u>A C C U S A T I O N</u>
Respondent. )	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, acting in his official capacity, for cause of Accusation against MIGUEL ANGEL ROMERO, ("Respondent") alleges as follows:

1.

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 ("Code"), as a real estate broker.

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(CRIMINAL CONVICTION)

2.

On or about January 7, 2011, in the Superior Court of California, County of San Diego, in Case No. CD229925, Respondent was convicted of violating two counts of Penal Code Section 182(a)(1) (Conspiracy to Commit a Crime), two counts of Penal Code Section 487(a) (Grand Theft), two counts of Civil Code Section 2945.4 (Deceitful Practices as a Foreclosure Consultant), and two counts of Penal Code Section 136.1(b)(1) (Attempting to Dissuade a Witness from Reporting a Crime), all felonies. These crimes are substantially related to the qualifications, functions or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

3.

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

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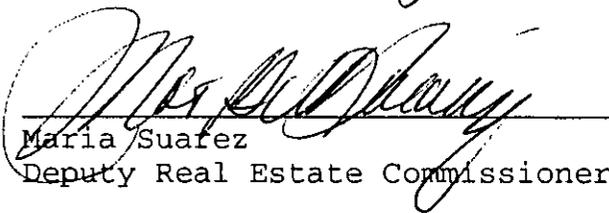
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1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all the licenses and license rights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

9                   Dated at Los Angeles, California: 13 January, 2011.

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14                   Maria Suarez  
15                   Deputy Real Estate Commissioner

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25                   cc: MIGUEL ANGEL ROMERO  
26                   Earll M. Pott, Attorney for Respondent  
27                   Maria Suarez  
                  Sacto.