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Department of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013

Telephone: (213) 576-6982

FILED

MAR 17 2011

DEPARTMENT OF REAL ESTATE
BY: R. Niederholt

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To: MIGUEL ANGEL ROMERO, Respondent.	No. H-37060 LA BAR ORDER (B&P § 10087)

TO: MIGUEL ANGEL ROMERO
P.O. Box 446
Vista, California 92085

Pursuant to the provisions of Section 10087 of the California Business and Professions Code ("Code"), you, Respondent MIGUEL ANGEL ROMERO ("Respondent"), are hereby notified that the California Real Estate Commissioner ("Commissioner") makes the following findings:

FINDINGS OF FACT

1. Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code, as a real estate broker.

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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.

3. On February 4, 2011, the Commissioner filed a Notice of Intention to Issue Bar Order against Respondent on the grounds set forth in Section 10087(a)(2) of the Code. The Notice of Intention to Issue Bar Order, which included a Notice of Right and Opportunity for Hearing pursuant to Section 10087(b) of the Code, was mailed to Respondent by certified mail to Respondent's last known mailing address on file with the Department of Real Estate ("Department") on February 4, 2011. An additional copy of the Notice of Intention to Issue Bar Order was mailed to Respondent's attorney in the criminal case on that same date.

4. Respondent failed to request a hearing within fifteen (15) days from the mailing of the Notice of Intention to Issue Bar Order.

LEGAL CONCLUSIONS

5. Based on the information contained in Paragraph 2, above, Respondent was convicted of the type of crime described in Section 10087(a)(2) of the Code in that Respondent's crime involves dishonesty, fraud, or deceit. Respondent's crime also

is reasonably related to the qualifications functions, or duties of a person engaged in the real estate business in accordance with the Real Estate Law.

6. Respondent's failure to request a hearing pursuant Code Section 10087(b) constitutes a waiver of the right to a hearing.

BAR ORDER

Based on the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is HEREBY ORDERED that Respondent MIGUEL ANGEL ROMERO is barred and prohibited for a period of thirty-six (36) months from the effective date of this ORDER from performing any of the following activities in the State of California:

(a) Participating in any capacity to further the business activity of a real estate salesperson or real estate broker, or engaging in any business activity involving real estate that is subject to regulation under Division 4 (Sections 10000 through 11288) of the Code;

(b) Participating in any activity for which a real estate salesperson or a real estate broker license is required;

(c) Engaging in any real estate related business activity on the premises where a real estate salesperson or real estate broker is conducting business which requires a real estate license;

(d) Participating in any real estate related business activity of a finance lender, residential mortgage lender, bank, credit union, escrow company, title company, or underwritten title company; and

(e) Holding any position of employment, management, control, or ownership, as a real estate broker, a real estate salesperson, or an unlicensed person, in any business involving any of the activities mentioned in paragraphs (a) through (d) above.

This order shall be effective immediately.

It is so ordered this 7th day of March, 2011.

JEFF DAVI
Real Estate Commissioner

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DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982

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DEPARTMENT OF REAL ESTATE
BY: R. Niederholz

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

To: MIGUEL ANGEL ROMERO Respondent.	No. H-37060 LA NOTICE OF INTENTION TO ISSUE BAR ORDER

TO: MIGUEL ANGEL ROMERO (sometimes referred to as "Respondent")

P.O. Box 446

Vista, California 92085

Pursuant to Section 10087(b) of the California Business and Professions Code (hereinafter "the Code"), you, Respondent, are hereby notified of the intention of the California Real Estate Commissioner (hereinafter "Commissioner") to issue a Bar Order pursuant to Section 10087(a)(2) of the California Business and Professions Code on the following grounds:

On or about January 7, 2011, in the Superior Court of California, County of San Diego, in Case No. CD229925, you were

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., which are crimes involving dishonesty, fraud, or deceit, and/or are reasonably related to the qualifications, functions, or duties of a person engaged in the real estate business in accordance with the provisions of the Real Estate Law.

Please take notice that the Commissioner seeks to bar and prohibit you for a period of thirty-six (36) months from the effective date of Bar Order from engaging in any of the following activities in the State of California:

(A) Holding any position of employment, management, or control in a real estate business;

(B) Participating in any business activity of a real estate broker or a real estate salesperson;

(C) Engaging in any real estate related business activity on the premises where a real estate broker or real estate salesperson is conducting business; and,

(D) Participating in any real estate related business activity of a finance lender, residential mortgage lender, bank, credit union, escrow company, title company, or underwritten title company.

NOTICE OF RIGHT AND OPPORTUNITY FOR A HEARING

Pursuant to Section 10087 of the Code, you have the right to request a hearing under the California Administrative Procedure Act (Chapter 4.5 - commencing with Section 11400 of the Government Code). If you desire a hearing, you must submit a written request within fifteen (15) days after the mailing or service of this "Notice of Intention to Issue Bar Order." The request may be in any form provided it is in writing, includes your current return address, and indicates that you want a hearing, is signed by you or on your behalf, and is delivered or mailed to the Department of Real Estate, 320 West Fourth Street, Ste. 350, Los Angeles, California 90013, Attention Legal Section, or is delivered personally to the offices of the Department of Real Estate, 320 West Fourth Street, Ste. 350, Los Angeles, California.

If no hearing is requested within said fifteen (15) day time period, your failure to request a hearing shall constitute a waiver of the right to a hearing.

YOU ARE IMMEDIATELY PROHIBITED FROM ENGAGING IN ANY BUSINESS ACTIVITY INVOLVING REAL ESTATE THAT IS SUBJECT TO REGULATION UNDER THE REAL ESTATE LAW.

It is so ordered this _____ day of

2-1, 2011.

JEFF DAVI
Real Estate Commissioner