

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. Respondent was originally issued a real estate salesperson license by the Department on November 30, 2007.

3.

On or about March 4, 2010, in the Superior Court of California, County of Los Angeles, in Case No. EC 051047, a final judgment was entered against Respondent based on grounds of fraud, misrepresentation, or deceit with reference to a transaction for which a real estate license is required. Respondent was ordered to pay plaintiffs \$814,458.10 in damages, including punitive damages of \$250,000, as well as costs of the suit.

4.

The civil judgment against Respondent, as set forth above, constitutes cause for the revocation or suspension of Respondent's license and/or license rights pursuant to Code Section 10177.5.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Section 10177.5.

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

The license and license rights of Respondent,
ROSALBA MELCHOR, under the provisions of Part I of Division 4 of
the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock
noon on March 19, 2012

DATED: _____

2/16/12

BARBARA J. BIGBY
Acting Real Estate Commissioner



A handwritten signature in cursive script, appearing to read 'Barbara J. Bigby', written over a horizontal line.

FILED

AUG -8 2011

DEPARTMENT OF REAL ESTATE

BY: 

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2 Department of Real Estate
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4 Los Angeles, California 90013-1105

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H- 37432 LA
12 ROSALBA MELCHOR,)
13 Respondent.) A C C U S A T I O N
14

15 The Complainant, Robin Trujillo, a Deputy Real Estate
16 Commissioner of the State of California, acting in her official
17 capacity, for cause of Accusation against ROSALBA MELCHOR
18 (hereafter Respondent "MELCHOR"), is informed and alleges as
19 follows:

20 1.

21 Respondent MELCHOR is presently licensed and/or has
22 license rights under the Real Estate Law (Part 1 of Division 4
23 of the Business and Professions Code, hereinafter the "Code") as
24 a real estate salesperson.

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2.

At all times herein relevant, Respondent MELCHOR was engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker, within the meaning of Code Sections 10131(d), and 10131.2 of the Code. Her activities included soliciting borrowers or lenders for and/or negotiating loans, collecting payments and/or performing services for borrowers or lenders in connection with loans secured by liens on real property. Her activities also included claiming, demanding, charging, receiving, collecting or contracting for the collection of advance fees within the meaning of Code Sections 10026 and 10085.

(Civil Fraud Judgment)

3.

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