

1 Department of Real Estate  
2 320 West Fourth Street, #350  
3 Los Angeles, California 90013

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5 (213) 576-6914

FILED  
APR 14 2000  
DEPARTMENT OF REAL ESTATE

By K. Mederholt

8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To: ) No. H- 28486 LA  
12 ROSA PENA ) ORDER TO DESIST  
13 ) AND REFRAIN  
14 )

15 The Real Estate Commissioner of the State of California  
16 ("Commissioner") has caused an investigation to be conducted of  
17 your activities as described herein, and based upon the findings  
18 of that investigation, is of the opinion that you have violated  
19 Section 10130 of the Business and Professions Code (Code).

20 I

21 At no time mentioned were you, ROSA PENA, licensed by  
22 the Department of Real Estate of the State of California  
23 ("Department") as a real estate broker or licensed as  
24 a real estate salesperson and employed by a real estate broker.

25 II

26 During a period of time in 1998, you, for a \$1,000 fee  
27 collected in advance, represented Lugarda Tapia in unsuccessfully



1 negotiating the purchase of a condominium located at 1072 B.  
2 Cabrillo Park, Santa Ana, California.

3 III

4 Your conduct, as described in Paragraph II, is that of  
5 a real estate broker as set forth in Sections 10131(a) and  
6 10131.2 of the Code.

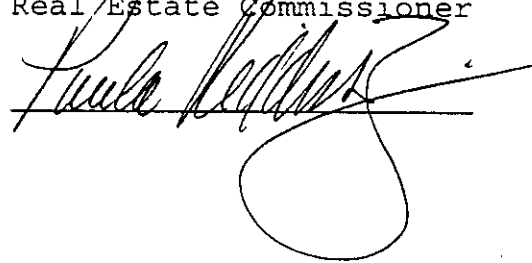
7 IV

8 You violated Section 10130 of the Code by acting in  
9 the capacity of a broker when you were neither licensed as a real  
10 estate broker nor were you licensed as a real estate salesperson  
11 and employed by a real estate broker.

12 NOW, THEREFORE, YOU, ROSA PENA, ARE ORDERED TO DESIST  
13 AND REFRAIN from performing any and all acts requiring a  
14 real estate license in California unless and until such time as  
15 you obtain the required license from the Department.

16 DATED: April 10, 2000

17 PAULA REDDISH ZINNEMANN  
18 Real Estate Commissioner

19   
20  
21  
22  
23

24 cc: ROSA PENA  
25 5430 Dunlop Avenue  
26 Riverside, California 92505

27 MJR/JP

