

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
4 Telephone (213) 576-6982
5 (213) 576-6913 (Direct)
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FILED
DEC 11 2000
DEPARTMENT OF REAL ESTATE
By K. Niederholt

9 DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * * *

12 To:) No. H- 28904 LA
13))
14 ZOILA E. MOROTE,)
15 aka Zoila Salvador,)
16 dba Karmell Investment;)
17 aka Salvador Zoila,)
18 dba Real E. Concepts)
19)
20)

21 ORDER TO DESIST
22 AND REFRAIN

23 The Real Estate Commissioner of the State of California
24 (hereinafter "Department") has determined from the findings set
25 forth below that you, ZOILA E. MOROTE, have violated Section
26 10130 of the Business and Professions Code of the State of
27 California (hereinafter "Code").

I

You were originally licensed as a real estate
salesperson on April 5, 1994. On June 23, 1998, your
license was revoked.

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II

During 2000, in expectation of compensation, you, for another or others, solicited buyers to purchase real property, as follows:

a. The purchase of 167 Montara, Aliso Viejo by Moises and Jeramy Estrada.

b. The purchase of 26046 Via Perra, Mission Viejo, by Jaime and Veronica Mora.

c. The purchase of 26046 Via Perra, Mission Viejo, by Omar Lopez and Luisa Villavicencio.

d. The purchase of 22964 Via Pimiento, Mission Viejo, by Osvaldo and Mariano Navarro.

III

Your conduct, in soliciting said buyers and negotiating the sales, required a real estate license under Section 10131(a) of the Code.

IV

You violated Section 10130 of the Code by engaging in the above described conduct without first obtaining a real estate license from the Department.

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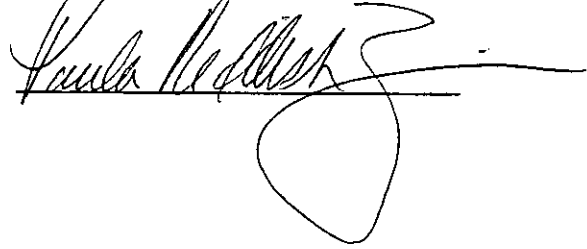
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NOW, THEREFORE, YOU, ZOILA E. MOROTE, ARE ORDERED
TO DESIST AND REFRAIN from performing any and all acts for
which a real estate license is required until such time as
you obtain the required license from the Department.

DATED: December 6, 2000

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: Zoila E. Morote
9027 Florence Ave., Ste. C
Downey, CA 90240

JRP:EC:kw