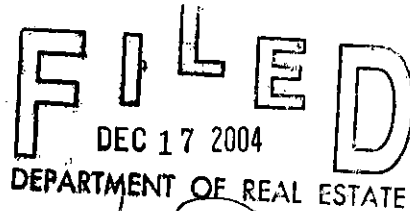


1 Department of Real Estate  
320 West Fourth Street, Ste. 350  
2 Los Angeles, California 90013

3 (213) 576-6982



8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:	)	No. H-31580 LA
	)	
12 JORGE MERCADO	)	<u>ORDER TO DESIST</u>
	)	<u>AND REFRAIN</u>
	)	(B&P Code § 10086)
14	)	

15 The Real Estate Commissioner of the State of California  
16 (hereinafter "Commissioner") has determined from the findings set  
17 forth below that you have violated Section 10130 of the Business  
18 and Professions Code (hereinafter "Code") by engaging in the  
19 business of a real estate broker within the State of California  
20 without a real estate broker license.

21 I

22 At no time herein mentioned have you been licensed by  
23 the Department of Real Estate of the State of California  
24 (hereinafter "Department") as a real estate broker.

25 //

26 //

27 //

1 II

2 In or about March, 2002, for or in expectation of  
3 compensation, you solicited and negotiated the sale of real  
4 property located at 3327 Hope St., Huntington Park, California,  
5 between buyers Iveth Acevedo and seller Lorenzo A. Godoy.

6 III

7 In or about August, 2001, for or in expectation of  
8 compensation, you negotiated the sale of real property at 9514  
9 Mallison, South Gate, California to David and Roberta Alvarez.

10 IV

11 In or about June, 2002, for or in expectation of  
12 compensation, you solicited and obtained a listing agreement from  
13 David and Marina Flores for property located at 10860 Standard,  
14 Lynwood, California.

15 V

16 Your acts as described in Paragraphs II, III, and IV,  
17 above, are acts requiring a real estate broker license under the  
18 provisions of Code Section 10131(a).

19 VI

20 You violated Section 10130 by engaging in the  
21 activities described in Paragraphs II, III, and IV, above,  
22 without first obtaining a real estate broker license from the  
23 Department.

24 //

25 //

1 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN  
2 from performing any and all acts requiring a real estate license  
3 in the State of California until you obtain the required license  
4 from the Department.

5 DATED: December 14, 2004

6 JEFF DAVI  
7 Real Estate Commissioner

8   
9

10 cc: Jorge Mercado  
11 8205 Alameda St.  
12 Downey, California 90242

13 JRP:LM (jrp)  
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