

III

At all times herein mentioned, Respondent FAVATA was licensed by the Department of Real Estate as a real estate salesperson employed by Respondent REYES, a licensed real estate broker.

IV

During 2005 through 2008, Respondent FAVATA arranged or caused the arrangement of one or more loans totaling approximately \$700,000 on behalf of Mr. and Mrs. Nava ("Lender"). Respondent FAVATA assured the Lender that the loans were secured by real properties.

V

Subject transactions were a sham in that the loans were never secured by real properties.

VI

The conduct of Respondent FAVATA caused the Lender to be defrauded of their entire investment funds.

VII

During 2005 through 2008, Respondent FAVATA arranged or caused the arrangement of one or more loans totaling approximately \$150,000 on behalf of Ernesto Vera ("Lender").

VIII

Subject transactions were a sham in that the loans were never secured by real properties.

IX

The conduct of Respondent FAVATA caused the Lender to be defrauded of his entire investment funds.

X

During 2005 through 2008, Respondent FAVATA arranged or caused the arrangement of one or more loans totaling \$575,000 on behalf of Melissa Miller ("Lender").

XI

Subject transactions were a sham in that the loans were never secured by real properties.

XII

The conduct of Respondent FAVATA caused the Lender to be defrauded of her entire investment funds.

DETERMINATION OF ISSUES

I

The conduct of Respondent FAVATA, as alleged above, subjects her real estate license and license rights to suspension or revocation pursuant to Sections 10177(f) and 10177(j) of the Code.

II

The conduct of Respondent REYES in allowing and permitting the above activities subjects his real estate license and license rights to suspension or revocation pursuant to Sections 10177(g) and 10177(h) of the Code.

III

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

ORDER

All licenses and license rights of Respondents RUDOLPH W. REYES and SANDRA LYNN FAVATA are revoked.

This Decision shall become effective at 12 o'clock noon on MAR 16 2010

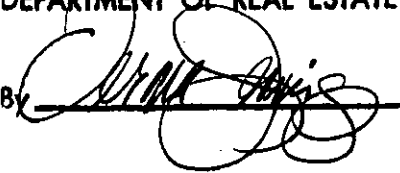
DATED: 11-17-09

JEFF DAVI
Real Estate Commissioner

Sandra Lynn Favata

1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
3 320 West Fourth Street, Suite 350
4 Los Angeles, CA 90013-1105
5 Telephone: (213) 576-6982
6 -or- (213) 576-6913 (Direct)

FILED
DEC - 9 2008
DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-35523 LA
12 RUDOLPH W. REYES)
13 and SANDRA LYNN FAVATA,) A C C U S A T I O N
14 Respondents.)

15 The Complainant, Robin L. Trujillo, a Deputy Real
16 Estate Commissioner of the State of California, for cause of
17 Accusation against RUDOLPH W. REYES and SANDRA LYNN FAVATA,
18 alleges as follows:

19 I

20 The Complainant, Robin L. Trujillo, acting in her
21 official capacity as a Deputy Real Estate Commissioner of the
22 State of California, makes this Accusation against RUDOLPH W.
23 REYES and SANDRA LYNN FAVATA.

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II

RUDOLPH W. REYES and SANDRA LYNN FAVATA (hereinafter referred to as "Respondents") are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter Code).

III

At all times herein mentioned, Respondent FAVATA was licensed by the Department of Real Estate of the State of California as a real estate salesperson employed by Respondent REYES, a licensed real estate broker.

IV

During 2005 through 2008, Respondent FAVATA arranged or caused the arrangement of one or more loans totaling approximately \$700,000 on behalf of Mr. and Mrs. Nava ("Lender"). Respondent FAVATA assured the Lender that the loans were secured by real properties.

V

Subject transactions were a sham in that the loans were never secured by real properties.

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The conduct of Respondent FAVATA caused the Lender to be defrauded of their entire investment funds.

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During 2005 through 2008, Respondent FAVATA arranged or caused the arrangement of one or more loans totaling approximately \$150,000 on behalf of Ernesto Vera ("Lender").

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The conduct of Respondent FAVATA, as alleged above, subjects her real estate license and license rights to suspension or revocation pursuant to Sections 10177(f) and 10177(j) of the Code

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of respondents RUDOLPH W. REYES and SANDRA LYNN FAVATA under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California
this 8 day of December, 2008.


ROBIN L. TRUJILLO
Deputy Real Estate Commissioner

cc: Rudolph W. Reyes
Sandra Lynn Favata
Robin L. Trujillo
Sacto.