

known mailing address on file with the Department on December 23, 2008. On August 11, 2010, the same documents were sent to Respondent's last known mailing address by regular mail. No response has been received to date.

On August 30, 2010, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

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 broker. Respondent was originally licensed as a broker on August 1, 1983. On September 7, 2008, Respondent's license expired.

3.

On or about July 11, 2008, in the Superior Court of California, County of Riverside, in case no. RIF138592, Respondent was convicted for violating California Penal Code Section 496d(a)(receipt of stolen vehicle), a misdemeanor.

4.

The evidence established that the crime of which Respondent was convicted, as set forth in paragraph 3 above, is substantially related to the qualifications, functions, and duties of a real estate licensee.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

2.

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

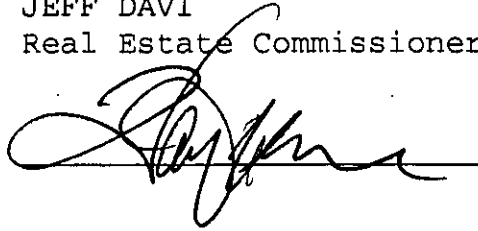
ORDER

The license and license rights of Respondent
ROBERT SAMUEL ZEMEL 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 SEP 28 2010.

DATED: 9/4/2010

JEFF DAVI
Real Estate Commissioner



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FILED

AUG 30 2010

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of) No. H-35561 LA
)
ROBERT SAMUEL ZEMEL,)
)
Respondent.)

DEFAULT ORDER

Respondent ROBERT SAMUEL ZEMEL, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED August 26, 2010

JEFF DAVI
Real Estate Commissioner

[Signature]
By: DOLORES WEEKS
Regional Manager

*Sacto
File*

FILED
DEC 23 2008
DEPARTMENT OF REAL ESTATE

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4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-6907

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9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)	No. H-35561 LA
13 ROBERT SAMUEL ZEMEL,)	<u>A C C U S A T I O N</u>
14 Respondent.)	
15 _____)	

16 The Complainant, Robin Trujillo, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against ROBERT SAMUEL ZEMEL, ("Respondent") alleges as follows:

19 1.

20 The Complainant, Robin Trujillo, a Deputy Real Estate
21 Commissioner of the State of California, makes this Accusation
22 in her official capacity.

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2.

1 Respondent is presently licensed and/or has license
2 rights under the Real Estate Law, Part 1 of Division 4 of the
3 California Business and Professions Code ("Code"), as a real
4 estate broker.
5

6 3.

7 (CRIMINAL CONVICTION)

8 On or about July 11, 2008, in the Superior Court of
9 California, County of Riverside, in case no. RIF138592,
10 Respondent was convicted of violating Penal Code Section 496D(A)
11 (Receipt of Stolen Vehicle), a misdemeanor. This crime is
12 substantially related under Section 2910, Title 10, Chapter 6,
13 California Code of Regulations to the qualifications, functions
14 or duties of a real estate licensee.
15

16 4.

17 The crime of which Respondent was convicted, as
18 described in Paragraph 3 above, constitutes cause under Sections
19 490 and 10177(b) of the Code for the suspension or revocation of
20 the license and license rights of Respondent under the Real
21 Estate Law.

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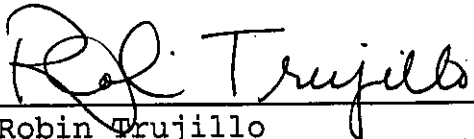
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, ROBERT SAMUEL ZEMEL, under the Real Estate Law (Part
6 1 of Division 4 of the Business and Professions Code) and for
7 such other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California *this 17 day of December 2008.*

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11 
12 Robin Trujillo
13 Deputy Real Estate Commissioner
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24 cc: ROBERT SAMUEL ZEMEL
25 Robin Trujillo
26 Sacto.
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