

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

FILED  
MAR 29 2010  
DEPARTMENT OF REAL ESTATE

By CR

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 To: ) NO. H-36561 LA  
12 TERESA MOREL. ) ORDER TO DESIST  
13 ) AND REFRAIN  
14 ) (B&P Code §10086)

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

22 I

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

27 ///

1 II

2 During a period of time from the last three years to  
3 the present, you engaged in the business of, acted in the  
4 capacity of, advertised or assumed to act as a real estate  
5 broker in the State of California, for another or others,  
6 including but not necessarily limited to, Sergio Aguila, within  
7 the meaning of Code Section 10131 for or in expectation of  
8 compensation. Your activities included, but were not  
9 necessarily limited to, soliciting prospective purchasers or  
10 sellers, negotiating the purchase, sale or exchange of real  
11 property, and performing services for borrowers in connection  
12 with loans secured by liens on real property. In particular,  
13 you assumed to act as an agent on behalf of Sergio Aguila in  
14 the purchase of real property located at 14128 Bendbow Street,  
15 Baldwin Park, California.

16 III

17 Your acts as described in Paragraph II, above, are  
18 acts requiring a real estate license under the provisions of  
19 Code Sections 10131(a) and (d).

20 IV

21 You violated Code Section 10130 by engaging in the  
22 activities described in Paragraph II, above, without first  
23 obtaining a real estate license from the Department.

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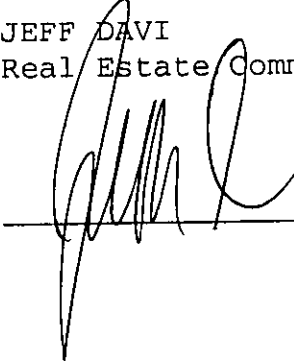
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1 NOW, THEREFORE, YOU, TERESA MOREL, ARE ORDERED TO  
2 DESIST AND REFRAIN from performing any and all acts requiring a  
3 real estate license in the State of California (individually  
4 and under any fictitious business name) until you obtain the  
5 required license from the Department.

6 DATED: \_\_\_\_\_

7 3/24/200  
8 JEFF DAVI  
9 Real Estate Commissioner  
10   
11 \_\_\_\_\_  
12  
13  
14

15 **Notice:** Business and Professions Code Section 10139 provides  
16 that "Any person acting as a real estate broker or real estate  
17 salesperson without a license or who advertises using words  
18 indicating that he or she is a real estate broker without being  
19 so licensed shall be guilty of a public offense punishable by a  
20 fine not exceeding twenty thousand dollars (\$20,000), or by  
imprisonment in the county jail for a term not to exceed six  
months, or by both fine and imprisonment; or if a corporation,  
be punished by a fine not exceeding sixty thousand dollars  
(\$60,000)."  
21  
22  
23  
24

25 cc: Teresa Morel  
26 14759 Foxfield Lane  
27 Fontana, CA 92336