

1 Among those terms, conditions and restrictions, the
2 failure of which the Real Estate Commissioner may by appropriate
3 order suspend the right to exercise any privileges granted under
4 the restricted license is the requirement that:

5 V. Respondent DAVID PATRICK ROMERO, shall within nine(9)
6 months from the effective date of the Decision, present
7 evidence satisfactory to the Real Estate Commissioner that
8 Respondent has, since the most recent issuance of an
9 original or renewal real estate license, taken and
10 successfully completed the continuing education requirements
11 of Article 2.5 of Chapter 3 of the Real Estate Law for
12 renewal of a real estate license. If Respondent fails to
13 satisfy this condition, the Commissioner may order the
14 suspension of Respondent's license until Respondent presents
15 such evidence. The Commissioner shall afford Respondent the
16 opportunity for a hearing pursuant to the Administrative
17 Procedure Act to present such evidence.

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19 The Commissioner has determined that as of August 5,
20 2013, Respondent has failed to satisfy this condition, and as
21 such, is in violation of the Commissioner's Order of November 5,
22 2012.

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1 NOW, THEREFORE, IT IS ORDERED under authority of the
2 Order issued in this matter that the real estate broker license
3 heretofore issued to Respondent and the exercise of any
4 privileges thereunder is hereby suspended until such time as
5 Respondent provides proof satisfactory to the Bureau of
6 compliance with the condition referred to above, or pending final
7 determination made after hearing (see "Hearing Rights" set forth

8 IT IS FURTHER ORDERED that all license certificates and
9 identification cards issued by Bureau which are in the possession
10 of Respondent be immediately surrendered by personal delivery or
11 by mailing in the enclosed, self-addressed envelope

12 to: Bureau of Real Estate
13 Attn: Flag Section
14 P. O. Box 137013
Sacramento, CA 95813-7013

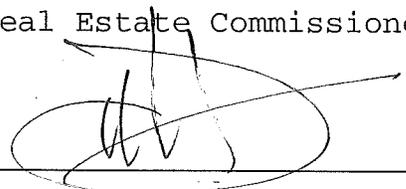
15 HEARING RIGHTS: Pursuant to the provisions of Section 10156.7 of
16 the Business and Professions Code, you have the right to a
17 hearing to contest the Commissioner's determination that you are
18 in violation of the Order in Case No. H-37776 LA. If you desire
19 a hearing, you must submit a written request. The request may be
20 in any form, as long as it is in writing and indicates that you
21 want a hearing. Unless a written request for a hearing, signed
22 by or on behalf of you, is delivered or mailed to the Bureau
23 at 320 W. 4th Street, Suite 350, Los Angeles, California, 90013,
24 within 20 days after the date that this Order was mailed to or
25 served on you, the Bureau will not be obligated or required
26 to provide you with a hearing.

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This Order shall be effective immediately.

DATED: OCT 30 2013.

Real Estate Commissioner



A handwritten signature in black ink, appearing to read 'JM', is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval.

By: JEFFREY MASON
Chief Deputy Commissioner