

1 BUREAU OF REAL ESTATE  
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3 P. O. Box 137007  
4 Sacramento, CA 95813-7007  
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FILED  
JAN 14 2015  
BUREAU OF REAL ESTATE  
By L. Frost

8 STATE OF CALIFORNIA  
9 BUREAU OF REAL ESTATE

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11 To: )  
12 )  
13 MICHAEL ROBERT RUSSELL )  
14 )

NO. H-2931 FR

ORDER TO DESIST AND REFRAIN  
(B&P Code Section 10086)

15 The Real Estate Commissioner (Commissioner) of the California Bureau of Real  
16 Estate (Bureau) has caused an investigation to be made of the activities of MICHAEL ROBERT  
17 RUSSELL (RUSSELL). Based on that investigation, the Commissioner has determined that  
18 RUSSELL has engaged in, is engaging in or is attempting to engage in, acts or practices  
19 constituting violations of the California Business and Professions Code (Code) including acting  
20 in the capacity of acting as a real estate broker in the State of California within the meaning of  
21 Section 10131(a) (business opportunities sales) of the Code. Furthermore, based on the  
22 investigation, the Commissioner hereby issues the following Findings of Fact and Desist and  
23 Refrain Order under the authority of Code Section 10086.

24 FINDINGS OF FACT

25 1. RUSSELL has been licensed as a restricted real estate salesperson by the  
26 Bureau beginning about June 5, 2007.

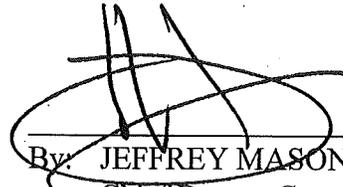
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1 required, and in particular, immediately Desist and Refrain from soliciting for the sale or purchase  
2 of business opportunities for others for compensation or in the expectation of compensation unless  
3 or until his current license suspension is stayed by the Bureau and upon obtaining an employing  
4 broker.

5 DATED: JAN 09 2015

6 REAL ESTATE COMMISSIONER

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9 By: JEFFREY MASON  
10 Chief Deputy Commissioner

11 **- NOTICE -**

12  
13 Business and Professions Code Section 10139 provides that, "Any person acting  
14 as a real estate broker or real estate salesperson without a license or who advertises using words  
15 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
16 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
17 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
18 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
19 (\$60,000) . . ."