BUREAU OF REAL ESTATE
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FILED

JUN 13 2014

BUREAU OF REAL ESTATE

By

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

To:	
TIMESHARE RESALE SOURCE	NO. H- 4646 SD
	ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau) caused an investigation to be made of the activities of TIMESHARE RESALE SOURCE (TRS). Based on that investigation, the Commissioner has determined that TRS has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code), including the business of, acting in the capacity of, and/or assuming to act as a real estate broker in the State of California within the meaning of Section 10131(a) (soliciting prospective sellers or purchasers of real property) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

Whenever acts referred to below are attributed TRS, those acts are alleged to have been done by TRS, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators.

FINDINGS OF FACT

1. TRS is not now, nor has it ever been, licensed by the Bureau in any capacity.

2. Beginning at an unknown time and continuing to at least April 24, 2014, TRS operated a website at http://timeshareresalesource.com. Under a page labeled "timeshare liquidation" the website stated that TRS provided various services to the sellers of real property, including statements that they "Professionally draft the documents necessary to transfer ownership (typically a deed)", and "provide a purchase contract and/or settlement statement".

3. Jackie T. Transaction

In or about October 2012, Jackie T. was solicited by TRS with an offer to sell a timeshare owned by Jackie T. On or about October 17, 2012, TRS entered into a contract with Jackie T, in which TRS stated it would provide marketing services for the sale of Jackie T's timeshare, in exchange for payment of an advance fee.

CONCLUSIONS OF LAW

4. Based on the findings of fact contained in paragraphs 1 through 3, TRS, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, solicited prospective sellers or purchasers of real property, which acts require a real estate broker license under Section 10131(a) of the Code, during a period of time TRS was not licensed by the Bureau as a real estate broker, in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that TIMESHARE RESALE SOURCE, whether doing business under its own name, or any other name, IS HEREBY ORDERED to immediately desist and

refrain from performing any acts within the State of California for which a real estate broker license is required.

DATED: MAY 21 2014

Real Estate Commissioner

JEFFREY MASON
Chief Deputy Commissioner

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a 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)."

cc: TIMESHARE RESALE SOURCE
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