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DEPARTMENT OF REAL ESTATE
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FILED

MAY 16 2012

DEPARTMENT OF REAL ESTATE
BY:

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

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To: INSTANT RESULTS 2 MARKETING, LLC; INSTANT RESULTS FINANCIAL; CARL HUGHLEY; and MIKE DAVIDSON, Respondents.	NO. H-38141 LA ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of INSTANT RESULTS 2 MARKETING, LLC ("IRM"), INSTANT RESULTS FINANCIAL ("IRF"), CARL HUGHLEY ("HUGHLEY"), and MIKE DAVIDSON ("DAVIDSON"). Based on the investigation, the Commissioner has determined that IRM, IRF, HUGHLEY and DAVIDSON have engaged in, are engaging in, or are 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 advertising or assuming to act as, a real estate broker in

the State of California within the meaning of Code Sections 10131(a)(soliciting and obtaining listings, and negotiating the purchase, sale or exchange of real property) and 10131.2 (charging an advance fee in connection with the purchase, sale, exchange or listing of real property). 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 to TG or WEST, those acts are alleged to have been done by IRM, IRF, HUGHLEY or DAVIDSON, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators.

FINDINGS OF FACT

1. At no time herein mentioned has IRM, IRF, HUGHLEY or DAVIDSON been licensed by the Department in any capacity.

2. During the period of time set out below, IRM, IRF, HUGHLEY and/or DAVIDSON solicited real property listings and collected an advance fee to do one or more of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and negotiate the purchase, sale or exchange of interests in real property, to wit: timeshares.

3. For an unknown period of time prior to December, 2010, through and including the present time, IRM, IRF, HUGHLEY and DAVIDSON advertised, and continue to advertise, their services

under the business names INSTANT RESULTS 2 MARKETING, LLC and INSTANT RESULTS FINANCIAL by telephone and on a website located at http://www.instantresults2marketing.com. Those advertisements solicited, and continue to solicit for sale listings and offer to arrange purchases, sales or exchanges of timeshare properties in exchange for the payment of an advance fee.

4. On or about December 16, 2010, IRM, IRF, HUGHLEY and DAVIDSON entered into a written agreement with Abraham H. concerning the sale or exchange of his timeshare property located in Florida, obligating Abraham H. to pay to IRM, IRF, HUGHLEY and DAVIDSON as their advance fee for services $2,037 in violation of Code Sections 10130, 10131(a) and 10131.2.

5. On or about December 23, 2010, IRM, IRF, HUGHLEY and DAVIDSON entered into a written agreement with LuAnn G. concerning the sale or exchange of her timeshare property located in Las Vegas, Nevada, obligating LuAnn G. to pay to IRM, IRF, HUGHLEY and DAVIDSON as their advance fee for services $1,861 in violation of Code Sections 10130, 10131(a) and 10131.2.

CONCLUSIONS OF LAW

6. Based on the findings of fact contained in paragraphs 1 through 5, IRM, IRF, HUGHLEY and DAVIDSON, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators solicited real property listings and collected an advance fee to do one or more of the following acts

for another or others, for or in expectation of compensation: offer to list for sale, and/or negotiate the purchase, sale or exchange of interests in real property, to wit: timeshares, which requires a real estate license under Code Sections 10131(a) and 10131.2, during a period of time when neither IRM, IRF, HUGHLEY nor DAVIDSON were licensed by the Department in any capacity, in violation of Code Section 10130.

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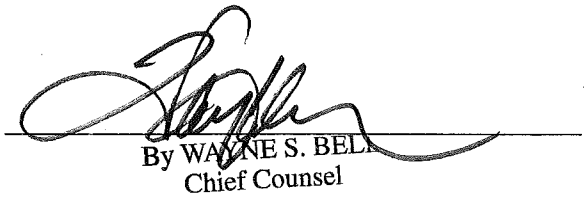
DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, INSTANT RESULTS 2 MARKETING, LLC, INSTANT RESULTS FINANCIAL, CARL HUGHLEY, and MIKE DAVIDSON ARE 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, and in particular, doing one or more of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and/or negotiate the purchase, sale or exchange of interests in real property, unless and until INSTANT RESULTS 2 MARKETING, LLC, INSTANT RESULTS

FINANCIAL, CARL HUGHLEY, and MIKE DAVIDSON obtain a real estate broker license issued by the Department.

DATED: May 7, 2012.

Real Estate Commissioner



By WAYNE S. BELL
Chief Counsel

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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: INSTANT RESULTS 2 MARKETING, LLC
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