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**FILED**

NOV - 7 2011

DEPARTMENT OF REAL ESTATE  
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of

) No. H-37646 LA

12 GLOBAL VACATIONS MARKETING CORP,  
13 as a corporation and doing  
14 business as Global Exchange  
15 Vacation Club; and RICHARD DALE  
16 SARGENT individually and as  
17 designated officer of Global  
18 Vacations Marketing Corp,

) A C C U S A T I O N

19 Respondents.

20 The Complainant, Maria Suarez, a Deputy Real Estate  
21 Commissioner of the State of California, for cause of Accusation  
22 against GLOBAL VACATIONS MARKETING CORP as a corporation and  
23 doing business as Global Exchange Vacation Club; and RICHARD DALE  
24 SARGENT individually and as designated officer of Global  
25 Vacations Marketing Corp, alleges as follows:

26 1.

27 The Complainant, Maria Suarez, a Deputy Real Estate  
Commissioner of the State of California, makes this Accusation in  
her official capacity.

1 2.

2 All references to the "Code" are to the California  
3 Business and Professions Code and all references to "Regulations"  
4 are to Title 10, Chapter 6, California Code of Regulations.

5 3.

6 At all times mentioned, Respondent GLOBAL VACATIONS  
7 MARKETING CORP ("GVMC") was licensed or had license rights issued  
8 by the Department of Real Estate ("Department") as a corporate  
9 real estate broker by and through Respondent RICHARD DALE SARGENT  
10 ("SARGENT"). GVMC was originally licensed as a corporate real  
11 estate broker on May 8, 2001, by and through SARGENT as  
12 designated officer. To date, the designated officer of GVMC is  
13 SARGENT. GVMC registered the licensed fictitious business name  
14 "Global Exchange Vacation Club" beginning May 8, 2001, and  
15 continuing to the present.

16 4.

17 Respondent SARGENT is licensed by the Department as a  
18 real estate broker. Respondent SARGENT was originally licensed  
19 as a real estate salesperson on January 25, 1986, and as a real  
20 estate broker on June 15, 1995.

21 5.

22 At all times herein relevant, Respondents engaged in  
23 the business of, acted in the capacity of, advertised or assumed  
24 to act as real estate brokers in the State of California within  
25 the meaning of Code Sections 10131(a). Their activities included  
26 acting for another or others in the purchase, sale, or exchange  
27 of real property interests, to wit: timeshares.

1 6.

2 On or about December 3, 2008 Respondents negotiated and  
3 completed the sale of 30,000 membership points in Global Exchange  
4 Vacation Club ("GEVC"), a time share subdivision, to Mr. & Mrs.  
5 Turner for a purchase price of \$11,385.00.

6 7.

7 At the close of escrow on December 3, 2008, Respondents  
8 provided Mr. & Mrs. Turner with an expired Final Time Share Plan  
9 Public Report. Respondents failed to provide the buyers with the  
10 current Public Report, in violation of Code Sections 11018.1(a),  
11 11234, and 11245.

12 8.

13 Respondents' activities constitute a course of conduct  
14 which includes the consumers alleged above by way of example, but  
15 is by no means limited to those named consumers and their  
16 experience.

17 9.

18 In addition, Respondent SARGENT, failed to exercise  
19 reasonable supervision over the activities of GVMC, and over his  
20 employees, to ensure compliance with the Real Estate Laws and the  
21 Commissioner's Regulations in violation of Code Sections 10159.2,  
22 10177(h), 10177(g) and Regulation 2725.

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24 ///

25 ///

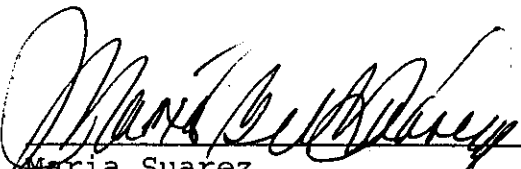
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The conduct, acts and omissions of Respondents, as alleged above, are cause for the suspension or revocation of the licenses and license rights of said Respondents pursuant to Code Sections 10176(a), 10176(i), 10177(d), 10177(g) and/or 10177(h) (for SARGENT).

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondents GLOBAL VACATIONS MARKETING CORP and RICHARD DALE SARGENT under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California, 4 November, 2011.

  
Maria Suarez  
Deputy Real Estate Commissioner

cc: Global Vacations Marketing Corp  
Richard Dale Sargent  
Maria Suarez  
Sacto.