

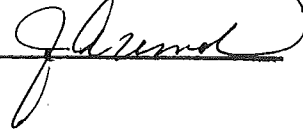
1 BUREAU OF REAL ESTATE
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED

JUN 13 2014

BUREAU OF REAL ESTATE

By 

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8
9 STATE OF CALIFORNIA

10 BUREAU OF REAL ESTATE

11 To:

12
13 TIMESHARE RESALE SOURCE

)
) NO. H- 4646 SD
)
) ORDER TO DESIST AND
) REFRAIN
) (B&P Code Section 10086)
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17 The Commissioner (Commissioner) of the California Bureau of Real Estate
18 (Bureau) caused an investigation to be made of the activities of TIMESHARE RESALE
19 SOURCE (TRS). Based on that investigation, the Commissioner has determined that TRS has
20 engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations
21 of the California Business and Professions Code (Code), including the business of, acting in the
22 capacity of, and/or assuming to act as a real estate broker in the State of California within the
23 meaning of Section 10131(a) (soliciting prospective sellers or purchasers of real property) of the
24 Code. Furthermore, based on the investigation, the Commissioner hereby issues the following
25 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of
26 Section 10086 of the Code.
27

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

4 FINDINGS OF FACT

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

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

11 3. Jackie T. Transaction

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

16 CONCLUSIONS OF LAW

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

22 DESIST AND REFRAIN ORDER

23
24 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
25 herein, it is hereby ordered that TIMESHARE RESALE SOURCE, whether doing business
26 under its own name, or any other name, IS HEREBY ORDERED to immediately desist and
27

1 refrain from performing any acts within the State of California for which a real estate broker
2 license is required.
3
4

5 DATED: MAY 21 2014
6

7 Real Estate Commissioner

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10 **JEFFREY MASON**
Chief Deputy Commissioner

11 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
12 real estate broker or real estate salesperson without a license or who advertises using words
13 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
14 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
15 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)."

16 cc: **TIMESHARE RESALE SOURCE**
17 **9625 Mission Gorge Road, Suite B2-393**
18 **Santee, CA 92071**
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