

1 Department of Real Estate
2 320 West 4th St., Room 350
3 Los Angeles, California 90013

4 (213) 576-6913

FILED
DEC 27 2004
DEPARTMENT OF REAL ESTATE

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10 BEFORE THE DEPARTMENT OF REAL ESTATE

11 STATE OF CALIFORNIA

12 * * *

13 TO:) No. H-31604 LA
14)
15) CENTURY 21 RESORT MART REAL ESTATE,)
16) WWW.RESORTMART.COM, JOHN DUNN, HARRY) ORDER TO DESIST
17) DUNN, and VICKI STEPHENS.) AND REFRAIN
18) (B&P Code §10086)

19 The Real Estate Commissioner of the State of California
20 has determined through an investigation that you, and each of
21 you, have violated Sections 10085 and 10130 of the California
22 Business and Professions Code (hereinafter Code) and Section
23 2970, Title 10, California Code of Regulations (hereafter the
24 Regulation) by engaging in the business of a real estate broker
25 within the State of California without a real estate broker
26 license.

27 I

At no time herein mentioned have any of you been
licensed by the Department of Real Estate of the State of
California (hereinafter Department) as a real estate broker.

1 II

2 All further references herein to "you" include the
3 parties identified above, and also include the officers,
4 directors, employees and agents employed by or associated with
5 said parties and who at all times herein mentioned were engaged
6 in the furtherance of the business or operations of said parties
7 and were acting within the course and scope of their authority
8 and employment.

9 III

10 From time to time from 2003 to the present, you have
11 solicited within the State of California prospective sellers of
12 timeshare real property and assumed or offered to assist in the
13 listing and the negotiation of the sale of their timeshare real
14 property for compensation or in expectation of compensation.

15 IV

16 Beginning on or before April 29, 2003, in connection
17 with the acts described in paragraph III, you collected from
18 residents of California an advance fee. Said advance fees
19 include, but are not limited to, the following: Owner: Sigrid
20 Sorenson Wilk, Fee: \$1,539.00, Date: April 29, 2003.

21 V

22 You made use of materials in advertising and soliciting
23 said advance fee agreements without first having submitted said
24 materials to the Commissioner prior to use in violation of
25 Section 10085 of the Code and Section 2970 of the Regulations.

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1 VI

2 The acts described in paragraphs III and IV are acts
3 requiring a California real estate broker license under the
4 provisions of Section 10131 of the Code.

5 VII

6 You violated Section 10130 of the Code by engaging in
7 the activities described in paragraphs III and IV without first
8 obtaining a California real estate broker license from the
9 Department.

10
11 NOW, THEREFORE, YOU, CENTURY 21 RESORT MART REAL
12 ESTATE; YOU, WWW.RESORTMART.COM; YOU, JOHN DUNN; YOU, HARRY DUNN;
13 AND YOU, VICKI STEPHENS, ARE ORDERED TO DESIST AND REFRAIN from
14 performing any and all acts for which a California real estate
15 license is required until such time as you obtain the required
16 license from the Department and until you have complied with
17 Section 10085 of the Code and Section 2970 of the Regulations.

18 DATED: November 23, 2004.

19 JEFF DAVI
20 Real Estate Commissioner

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22 _____

23 cc: Century 21 Resort Mart Real Estate
24 14622 Highway 13
25 Branson West, MO 65737

26 www.ResortMart.Com
27 Highway 13, P. O. Box 255
Kimberling City, MO 65686

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JRP:JL