



2.

At all times relevant herein, Respondent VALLEY HEIGHTS FUNDING, INC., dba All Nations Realty (hereafter "Respondent") was licensed and/or had license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereafter "Code") as a corporate real estate broker. Respondent has been licensed by the Department of Real Estate of the State of California ("Department") as a corporate real estate broker since on or before September 29, 1994.

3.

Between on or about September 29, 1998 and September 28, 2002, Respondent was authorized to act by and through Charles Warren Merrill as the designated officer and broker responsible, pursuant to the provisions of Code Section 10159.2 for the supervision and control of the activities conducted on behalf of Respondent by Respondent's officers and employees. Between on or about September 29, 2002 and January 17, 2003, Respondent was authorized to act by and through Terry Hastings Merrill as its designated broker-officer. As of January 17, 2003, Terry Hastings Merrill notified the Department of his resignation as designated broker-officer of Respondent. Since that time, Respondent has not had a broker-officer designated pursuant to Code Section 10159.2.

Prior Discipline by Department of Real Estate

4.

Effective August 14, 2001, in Department of Real Estate Case No. H-27812 LA, Respondent's license was suspended for 60 days, all stayed on terms and conditions. It had been determined that Respondent was subject to discipline pursuant to Code Section 10177(d) for violation of Code Section 10145 and Sections 2831.1 and 2831.2 of Title 10, Chapter 6 of the California Code of Regulations.

Discipline by Department of Corporations

5.

On or about December 31, 1990, Respondent became incorporated under the laws of the State of California by filing its Articles of Incorporation (Corporate No. C1679215) with the Secretary of State.

6.

On or about January 2, 2002, pursuant to Section 23302 of the California Revenue and Taxation Code, Respondent's corporate powers, rights and privileges of were suspended by the Secretary of State due to Respondent's failure to pay taxes.

DETERMINATION OF ISSUES

1.

The suspension of Respondent's status as a California Corporation, as set forth above, constitutes grounds to discipline Respondent's real estate license pursuant to Business and Professions Code Sections 10177(f) and 10177(d) in conjunction with Section 2742, of Title 10, Chapter 6, California Code of Regulations.

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

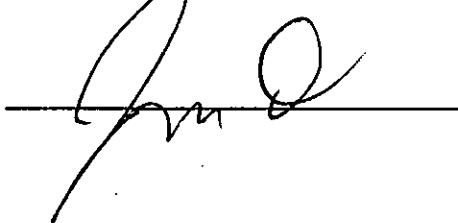
ORDER

The license and license rights of Respondent VALLEY HEIGHTS FUNDING, INC., dba All Nations Realty, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on September 29, 2005.

DATED: 8.30.05

JEFF DAVI  
Real Estate Commissioner



1 Department of Real Estate  
320 West Fourth Street, Suite 350  
2 Los Angeles, California 90013-1105  
(213) 576-6982

FILED  
AUG 18 2005  
DEPARTMENT OF REAL ESTATE

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation of )  
12 VALLEY HEIGHTS FUNDING, INC., ) NO. H-31839 LA  
13 dba All Nations Realty, ) DEFAULT ORDER  
14 Respondent. )

15 Respondent, VALLEY HEIGHTS FUNDING, INC.,  
16 dba All Nations Realty, having failed to file a Notice of  
17 Defense within the time required by Section 11506 of the  
18 Government Code, is now in default. It is, therefore, ordered  
19 that a default be entered on the record in this matter.  
20

21 IT IS SO ORDERED August 18, 2005.

22 JEFF DAVI  
Real Estate Commissioner

23  
24 Dolores Weeks  
25 By: DOLORES WEEKS  
Regional Manager  
26  
27



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2 Part 1 of Division 4 of the California Business and Professions  
3 Code (hereinafter "Code") as a corporate real estate broker.

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