


1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED
DEC 29 2008
DEPARTMENT OF REAL ESTATE

By 

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-35566 LA
)	
12 CURTIS HIXSON)	<u>ORDER TO DESIST</u>
)	<u>AND REFRAIN</u>
)	(B&P Code § 10086)
)	

15 The Real Estate Commissioner of the State of California
16 (hereinafter "Commissioner") has determined from the findings set
17 forth below that you have violated Section 10130 of the Business
18 and Professions Code (hereinafter "Code") by engaging in the
19 business of a real estate broker within the State of California
20 without a real estate broker license.

21 I

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

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II

In or about June, 2006, for or in expectation of compensation, you solicited Larry and Sonya Martin to sell their home located at 11540 Countryside Drive, Fontana, California.

III

Your acts as described in Paragraph II, above, are acts requiring a real estate broker license under the provisions of Code Section 10131(a).

IV

You violated Section 10130 by engaging in the activities described in Paragraph II above, without first obtaining a real estate broker license from the Department.

NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in the State of California, individually and under any fictitious name, until you obtain the required license from the Department, including a license to do business under a fictitious name.

DATED: 12-12-08

JEFF DAVI
Real Estate Commissioner
Barbara J. Bigby

BY: Barbara J. Bigby
Chief Deputy Commissioner

cc: Curtis Hixson
13636 Jeremy Court
Rancho Cucamonga, Cal. 91739

JRP:NC (jrp)

DEPARTMENT OF REAL ESTATE

State of California

To:

CURTIS HIXSON

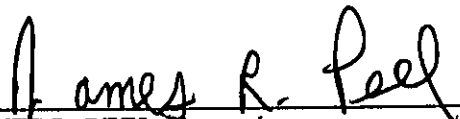


Case No. H-35566 LA

NOTICE OF SERVICE

This DESIST AND REFRAIN ORDER NO. H-35566 LA is served pursuant to Section 415.30 of the California Code of Civil Procedure. Failure to complete this form and return it to the sender within 20 days may subject you (or the party on whose behalf you are being served) to liability for the payment of any expenses incurred in effecting service upon you in any other manner permitted by law. If you are served on behalf of a corporation, unincorporated association (including a partnership), or other entity, this form must be signed in the name of such entity by you or by a person authorized to receive service of process on behalf of such entity. In all other cases, this form must be signed by you personally or by a person authorized by you to acknowledge receipt of this Order. Section 415.30 provides that this Order is deemed served on the date of execution of an acknowledgment of receipt.

Dated: December 29, 2008



JAMES R. PEEL, Counsel

ACKNOWLEDGMENT OF RECEIPT

This acknowledges receipt on the _____ day of _____, _____, of a copy of the DESIST AND REFRAIN ORDER NO. _____ at _____.

Signature

Date

Title