

1 Department of Real Estate
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3 Los Angeles, California 90013-1105

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FILED
OCT 27 2010
DEPARTMENT OF REAL ESTATE

By _____

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10 BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

11 * * *

12 To:) NO. H-36885 LA
13)
14 DARNELL JACKSON and) ORDER TO DESIST
ETHEL DAVIS.) AND REFRAIN
) (B&P Code §10086)
)

15 The Real Estate Commissioner of the State of California ("Commissioner")
16 caused an investigation to be made of the activities of DARNELL JACKSON and ETHEL
17 DAVIS.

18 The Commissioner has determined from the findings set forth below that
19 DARNELL JACKSON and ETHEL DAVIS, have violated Section 10130 of the Business and
20 Professions Code ("Code") by engaging in the business of a real estate broker within the State
21 of California without a real estate broker license. Furthermore, based on the investigation, the
22 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist
23 and Refrain Order under the authority of Section 10086 of the Code.

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1 FINDINGS OF FACT

2 1. At no time herein mentioned, has DARNELL JACKSON been licensed by
3 the Department of Real Estate of the State of California ("Department") as a real estate broker
4 or salesperson.

5 2. At no time herein mentioned, has ETHEL DAVIS been licensed by the
6 Department as a real estate broker or salesperson.

7 3. At all times mentioned herein, in the State of California, DARNELL
8 JACKSON and ETHEL DAVIS engaged in the business of soliciting borrowers, negotiating
9 loans or offering to perform services for borrowers in connection with loans secured directly or
10 collaterally by liens on real property, for or in expectation of compensation within the meaning
11 of Code Section 10131(d).

12 a. In or around May, 2007, DARNELL JACKSON and ETHEL DAVIS, for
13 and in expectation of compensation, solicited and performed services for borrower Sandra B. in
14 connection with loans secured directly by liens on real property located in the city of Chula
15 Vista, California.

16 4. DARNELL JACKSON'S and ETHEL DAVIS' acts as described in
17 Paragraph 3, above, are acts requiring a real estate license under the provisions of Code
18 Section 10131(d).

19 CONCLUSIONS OF LAW

20 1. Based on the findings of fact contained in Paragraphs 1 through 4, above,
21 DARNELL JACKSON and ETHEL DAVIS, acting by or through one or more officers,
22 directors, agents, associates, affiliates, employees, and/or co-conspirators, performed acts
23 requiring a real estate license under the provisions of Code Section 10131(d).

24 2. DARNELL JACKSON and ETHEL DAVIS violated Code Section 10130 by
25 engaging in the activities described in Paragraphs 1 through 4, above, without first obtaining a
26 real estate license from the Department.

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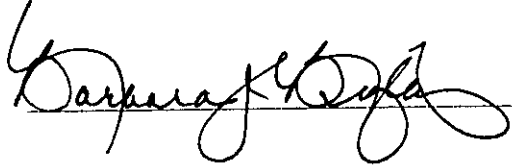
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DESIST AND REFRAIN ORDER

Based upon the findings of fact and conclusions of law stated herein, it is hereby ordered that DARNELL JACKSON and ETHEL DAVIS immediately desist and refrain from performing any and all acts requiring a real estate license in the State of California (individually and under any fictitious business name) until DARNELL JACKSON and ETHEL DAVIS obtain the required license from the Department.

DATED: 10/20, 2010.

JEFF DAVIS
Real Estate Commissioner



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

cc: Darnell Jackson
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