

1 DEPARTMENT OF REAL ESTATE  
2 320 W. 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, CA 90013

**FILED**

JUL 18 2011

4 Telephone: (213) 576-6982

5 DEPARTMENT OF REAL ESTATE  
6 BY: 

7  
8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

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11 To: )  
12 ) NO. H- 37395 LA  
13 TIMESHARE ACQUISITIONS LLC; )  
14 and JOHN R. ZENTNER, ) ORDER TO DESIST AND  
15 ) REFRAIN  
16 Respondents. ) (B&P Code Section 10086)  
17 )  
18 )

19 The Commissioner (Commissioner) of the California  
20 Department of Real Estate (Department) caused an investigation to  
21 be made of the activities of TIMESHARE ACQUISITIONS LLC ("TAL")  
22 aka Timeshare Acquisitions, and JOHN R. ZENTNER aka John R.  
23 Zentner III ("ZENTNER"). Based on the investigation, the  
24 Commissioner has determined that TAL and ZENTNER have engaged in,  
25 are engaging in, or are attempting to engage in, acts or  
26 practices constituting violations of the California Business and  
27 Professions Code ("Code") and/or Title 10, Chapter 6, California  
Code of Regulations ("Regulations"), including the business of,  
acting in the capacity of, and/or advertising or assuming to act

1 as, a real estate broker in the State of California within the  
2 meaning of Code Sections 10131(a) (soliciting and obtaining  
3 listings, and negotiating the purchase, sale or exchange of real  
4 property) and 10131.2 (charging an advance fee in connection with  
5 the purchase, sale, exchange or listing of real property).

6 Furthermore, based on the investigation, the Commissioner hereby  
7 issues the following Findings of Fact, Conclusions of Law, and  
8 Desist and Refrain Order under the authority of Section 10086 of  
9 the Code.

10 Whenever acts referred to below are attributed to TAL  
11 or ZENTNER, those acts are alleged to have been done by TAL or  
12 ZENTNER, acting by themselves, or by and/or through one or more  
13 agents, associates, affiliates, and/or co-conspirators.

14 FINDINGS OF FACT

15 1. At no time herein mentioned has TAL or ZENTNER been  
16 licensed by the Department in any capacity.

17 2. During the period of time set out below, TAL and/or  
18 ZENTNER solicited real property listings and collected an  
19 advance fee to do one or more of the following acts for another  
20 or others, for or in expectation of compensation: offer to list  
21 for sale, and negotiate the purchase, sale or exchange of  
22 interests in real property, to wit: timeshares.

23 3. For an unknown period of time prior to January, 2008,  
24 through and including the present time, TAL and ZENTNER  
25 advertised, and continue to advertise, their services under the  
26 business name TIMESHARE ACQUISITIONS LLC on a website located  
27 at <http://www.timeshareacquisitions.net>. Those advertisements

1 solicited, and continue to solicit for sale listings and offer  
2 to arrange purchases, sales or exchanges of timeshare  
3 properties in exchange for the payment of an advance fee.

4 4. On or about January 18, 2008, TAL and ZENTNER entered  
5 into a written agreement with Thomas and Beverly G. ("Thomas &  
6 Beverly") concerning the sale or exchange of their timeshare  
7 property located in Mexico, obligating Thomas & Beverly to pay  
8 to TAL and ZENTNER as their advance fee for services \$3,000 in  
9 violation of Code Sections 10130, 10131(a) and 10131.2.

10 5. On or about March 30, 2008, TAL and ZENTNER entered into  
11 a written agreement with Charlotte S. ("Charlotte") concerning  
12 the listing of her timeshare property located in Palm Springs,  
13 California, obligating Charlotte to pay to TAL and ZENTNER as  
14 her advance fee for services \$2,595 in violation of Code  
15 Sections 10130, 10131(a) and 10131.2.

16 CONCLUSIONS OF LAW

17 6. Based on the findings of fact contained in paragraphs 1  
18 through 5, TAL and ZENTNER, acting by themselves, or by and/or  
19 through one or more agents, associates, affiliates, and/or co-  
20 conspirators solicited real property listings and collected an  
21 advance fee to do one or more of the following acts for another  
22 or others, for or in expectation of compensation: offer to list  
23 for sale, and/or negotiate the purchase, sale or exchange of  
24 interests in real property, to wit: timeshares, which requires  
25 a real estate license under Code Sections 10131(a) and 10131.2,  
26 during a period of time when neither TAL nor ZENTNER were  
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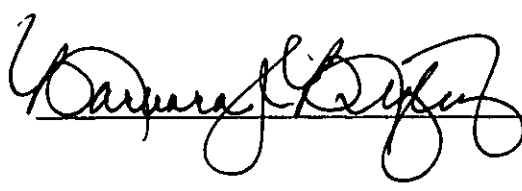
1 licensed by the Department in any capacity, in violation of  
2 Code Section 10130.

3 DESIST AND REFRAIN ORDER

4 Based on the Findings of Fact and Conclusions of Law  
5 stated herein, TIMESHARE ACQUISITIONS LLC and JOHN R. ZENTNER,  
6 ARE HEREBY ORDERED to immediately desist and refrain from  
7 performing any acts within the State of California for which a  
8 real estate broker license is required, and in particular, doing  
9 one or more of the following acts for another or others, for or  
10 in expectation of compensation: offer to list for sale, and/or  
11 negotiate the purchase, sale or exchange of interests in real  
12 property, unless and until TIMESHARE ACQUISITIONS LLC and JOHN R.  
13 ZENTNER obtain a real estate broker license issued by the  
14 Department.

15 DATED: 7/12, 2011.

16 BARBARA J. BIGBY  
17 Acting Real Estate Commissioner

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1 **Notice:** Business and Professions Code Section 10139 provides  
2 that "Any person acting as a real estate broker or real estate  
3 salesperson without a license or who advertises using words  
4 indicating that he or she is a real estate broker without being  
5 so licensed shall be guilty of a public offense punishable by a  
6 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)."

7 cc: TIMESHARE ACQUISITIONS LLC  
8 c/o MY CORPORATION BUSINESS SERVICES INC.  
9 23586 Calabasas Road, Suite 102  
Calabasas, CA 91302

10 TIMESHARE ACQUISITIONS LLC  
11 c/o John R. Zentner  
12 12006 Nelson Road  
13 Moorpark, CA 93021-8770

14 JOHN R. ZENTNER  
15 12006 Nelson Road  
16 Moorpark, CA 93021-8770

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