

**FILED**

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**UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF FLORIDA  
ORLANDO DIVISION**

U.S. DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
ORLANDO, FLORIDA

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FEDERAL TRADE COMMISSION,	)
	)
	)
Plaintiff,	) Civ. No. 11-cv-1131-ORL-22-GJK
	)
v.	) Judge Annie C. Conway
	)
NATIONAL SOLUTIONS LLC, a Florida	) Magistrate Judge Gregory J. Kelly
limited liability company, also d/b/a Blue Scape	)
Timeshares International, Country Wide	)
Timeshares, Countrywide Timesharesales MA,	)
Landmark Timeshares, Propertys Direct, Quicksale	)
Propertys, Sun Property Networks, Sun Property's,	)
Universal Propertys, and VIM Timeshares;	)
LANDMARK MARKETING LLC, a Florida	)
limited liability company, also d/b/a Blue Scape	)
Timeshares, Country Wide Timeshares	)
International, Propertys DRK, Quick Sale	)
Advisers, Quick Sale International, and Universal	)
Propertys International; RED SOLUTIONS LLC,	)
a Florida limited liability company, also d/b/a City	)
Resorts, and Resort Advisors; ENTERPRISE	)
AMERICA, LLC, a Florida limited liability	)
company, also d/b/a American Timeshares, Exit	)
Week, and Resort Advisors International;	)
INVESTMENTS GROUP OF FLORIDA, LLC, a	)
Florida limited liability company, also d/b/a Resort	)
Advisors AM; MULTIGLOBE LLC, a Florida	)
limited liability company, also d/b/a Universal	)
Propertys; LEANDRO VELAZQUEZ; SAMUEL	)
VELAZQUEZ; JOEL VELAZQUEZ; KIOMARY	)
CRUZ; and EDGAR GONZALEZ,	)
	)
Defendants.	)

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**FINAL JUDGMENT AND ORDER FOR PERMANENT INJUNCTION AND  
MONETARY RELIEF AGAINST DEFENDANT LEANDRO VELAZQUEZ**

On July 11, 2011, Plaintiff, the Federal Trade Commission (“FTC” or “Commission”), filed a Complaint for Permanent Injunction and Other Equitable Relief pursuant to Sections 13(b) and 19 of the Federal Trade Commission Act (“FTC Act”), 15 U.S.C. §§ 53(b) and 57b, and the Telemarketing and Consumer Fraud and Abuse Prevention Act (“Telemarketing Act”), 15 U.S.C. § 6101-6108, to obtain temporary, preliminary, and permanent injunctive relief, rescission or reformation of contracts, restitution, the refund of monies paid, disgorgement of ill-gotten monies, and other equitable relief for Defendants’ acts or practices in violation of Section 5(a) of the FTC Act, 15 U.S.C. § 45(a), and the FTC’s Trade Regulation Rule entitled “Telemarketing Sales Rule” (“TSR”), 16 C.F.R. Part 310. Plaintiff filed a motion for summary judgment against Defendant Leandro Velazquez on August 31, 2012.

The Court, having granted summary judgment in favor of Plaintiff and against Defendant Leandro Velazquez, and having found that Plaintiff is entitled to the relief sought, as set forth in the Court’s Order, against Defendant Leandro Velazquez for his deceptive acts or practices in connection with the telemarketing, advertising, marketing, promotion, offering for sale, or sale of timeshare resale services, hereby makes findings and enters a Final Judgment and Order for Permanent Injunction and Monetary Relief Against Defendant Leandro Velazquez (“Order”) as follows:

#### **DEFINITIONS**

For purposes of this Order, the following definitions shall apply:

1. **“Asset” or “Assets”** means any legal or equitable interest in, right to, or claim to, any real or personal property, including, but not limited to, “goods,” “instruments,” “equipment,” “fixtures,” “general intangibles,” “inventory,” “checks,” or “notes,” (as these terms are defined in the Uniform Commercial Code), lines of credit, chattels, leaseholds, contracts, mail or other deliveries, shares of stock, lists of consumer names, accounts, credits, premises, receivables, funds, and all cash, wherever located.

2. **“Assisting Others”** includes, but is not limited to: (a) performing customer service functions, including, but not limited to, receiving or responding to consumer complaints; (b) formulating or providing, or arranging for the formulation or provision of, any sales script or other marketing material; (c) providing names of, or assisting in the generation of, potential customers; (d) performing or providing marketing or billing services of any kind; or (e) acting as an officer or director of a business entity.

3. **“Corporate Defendants”** means National Solutions LLC, also d/b/a Blue Scape Timeshares International, Country Wide Timeshares, Countrywide Timesharesales MA, Landmark Timeshares, Propertys Direct, Quicksale Propertys, Sun Property Networks, Sun Property’s, Universal Propertys, and VIM Timeshares; Landmark Marketing LLC, also d/b/a Blue Scape Timeshares, Country Wide Timeshares International, Propertys DRK, Quick Sale Advisers, Quick Sale International, and Universal Propertys International; Red Solutions LLC, also d/b/a City Resorts and Resort Advisors; Enterprise America, LLC, also d/b/a American Timeshares, Exit Week, and Resort Advisors International; Investments

Group of Florida, LLC, also d/b/a Resort Advisors AM; and MultiGlobe LLC, also d/b/a Universal Propertys, or any of them, and their successors and assigns, as well as any subsidiaries, and any fictitious business entities or business names created or used by these entities.

4. **“Defendants”** means all of the Individual Defendants and the Corporate Defendants, individually, collectively, or in any combination.

5. **“Document”** or **“Documents”** means any materials listed in Federal Rule of Civil Procedure 34(a) and includes writings, drawings, graphs, charts, photographs, audio and video recordings, computer records, and other data compilations from which information can be obtained and translated, if necessary, into reasonably usable form through detection devices. A draft or nonidentical copy is a separate Document within the meaning of the term.

6. **“Financial Institution”** means any bank, savings and loan institution, credit union, or any financial depository of any kind, including, but not limited to, any brokerage house, trustee, broker-dealer, escrow agent, title company, commodity trading company, or precious metal dealer.

7. **“Individual Defendants”** means Leandro Velazquez, Samuel Velazquez, Joel Velazquez, and Edgar Gonzalez, and by whatever other names each may be known.

8. **“Material”** means likely to affect a person’s choice of, or conduct regarding, goods or services.

9. **“Person”** means a natural person, an organization or other legal entity, including a corporation, partnership, sole proprietorship, limited liability company, association, cooperative, or any other group or combination acting as an entity.

10. **“Plaintiff”** means the Federal Trade Commission (“FTC” or “Commission”).

11. **“Receiver”** means the Permanent Equity Receiver Burton W. Wiand, of Wiand Guerra King, P.L., appointed over the Corporate Defendants by the August 9, 2011, Preliminary Injunction [DE 60], and over Globevestments, Inc., by order of the Court dated July 9, 2012 [DE 126].

12. **“Receivership Defendants”** means the Corporate Defendants and Globevestments, Inc., or any of them, and their successors and assigns, as well as any subsidiaries, and any fictitious business entities or business names created or used by these entities.

13. **“Telemarketing”** means any plan, program, or campaign (whether or not covered by the TSR, 16 C.F.R. Part 310) that is conducted to induce the purchase of goods or services or a charitable contribution by use of one or more telephones.

14. **“Timeshare”** means any right of ownership or occupancy in any vacation property or properties (including, but not limited to, condominiums, resorts, campgrounds, and cruise ships) that provides rights-holders with periodic usage or occupancy rights. The term shall include “points-based” programs that provide similar ownership or occupancy benefits.

15. “**Timeshare Resale Service**” means any good, service, plan or program represented, expressly or by implication, to assist an individual in advertising, marketing, promoting, offering for sale or rent, or selling or renting the individual’s timeshare.

**ORDER**

**I.**

**PERMANENT BAN ON TELEMARKETING**

**IT IS THEREFORE ORDERED** that Defendant Leandro Velazquez, whether acting directly or through any Person, business entity, trust, corporation, partnership, limited liability company, subsidiary, division, or other device, is hereby permanently restrained and enjoined from Telemarketing, or Assisting Others engaged in Telemarketing.

**II.**

**PERMANENT BAN ON TIMESHARE RESALE SERVICES**

**IT IS FURTHER ORDERED** that Defendant Leandro Velazquez, whether acting directly or through any Person, business entity, trust, corporation, partnership, limited liability company, subsidiary, division, or other device, is hereby permanently restrained and enjoined from engaging in, participating in, or Assisting Others in the advertising, marketing, promotion, offering for sale, or sale of any Timeshare Resale Service.

**III.**

**PROHIBITED PRACTICES RELATING TO ANY GOODS OR SERVICES**

**IT IS FURTHER ORDERED** that Defendant Leandro Velazquez, and his officers, agents, servants, employees, and attorneys, and all other Persons in active concert or participation with any of them who receive actual notice of this Order by personal service or otherwise, whether acting directly or through any Person, business entity, trust, corporation, partnership, limited liability company, subsidiary, division, or other device, in connection with the advertising, marketing, promotion, offering for sale, or sale of any good or service, are hereby permanently restrained and enjoined from misrepresenting, or Assisting Others in misrepresenting, expressly or by implication, any material fact, including, but not limited to:

- A. The total cost to purchase, receive, or use the good or service;
- B. Any Material restriction, limitation, or condition to purchase, receive, or use the good or service;
- C. Any Material aspect of the nature or terms of a refund, cancellation, exchange, or repurchase policy for the good or service; and
- D. Any Material aspect of the performance, efficacy, nature, or central characteristics of the good or service.

**IV.**

**MONETARY JUDGMENT**

**IT IS FURTHER ORDERED** that:

- A. Judgment is hereby entered in favor of the Commission and jointly and severally against Defendant Leandro Velazquez and Defendants for equitable monetary

relief, including, but not limited to, a reasonable approximation of the Defendants' net sales of their timeshare resale services, in the amount of six-million, two-hundred ninety-three thousand, nine-hundred thirty-one dollars and eleven cents (\$6,293,931.11);

B. Upon entry of this Order, this monetary judgment shall become immediately due and payable by Defendant Leandro Velazquez and Defendants, and interest, computed pursuant to 28 U.S.C. § 1961(a), as amended, immediately shall begin to accrue upon the unpaid balance;

C. Payment shall be made to the Commission by wire transfer in accordance with the directions provided by counsel for the Commission, or by certified check or other guaranteed funds payable to and delivered to the Commission;

D. The Commission shall be entitled to immediately exercise any and all rights and remedies against Defendant Leandro Velazquez and his Assets to collect the judgment and interest thereon, less any amounts already paid; and

E. All funds paid pursuant to this Order shall be deposited into a fund administered by the Commission or its agent to be used for equitable relief, including, but not limited to, consumer redress, and any attendant expenses for the administration of such equitable relief. If the Commission determines, in its sole discretion, that direct redress to consumers is wholly or partially impracticable or funds remain after redress is completed, the Commission may apply any remaining funds for such other equitable relief (including consumer information remedies) as it determines to be reasonably related to Defendants'



practices alleged in the Complaint. Any funds not used for such equitable relief shall be deposited to the United States Treasury as disgorgement. Defendant Leandro Velazquez shall have no right to challenge the Commission's choice of remedies under this Section. Defendant Leandro Velazquez shall have no right to contest the manner of distribution chosen by the Commission. This judgment for equitable monetary relief is solely remedial in nature and is not a fine, penalty, punitive assessment or forfeiture.

V.

**TURNOVER OF ASSETS HELD BY THIRD PARTIES**

**IT IS FURTHER ORDERED** that, in order to partially satisfy the monetary judgment set forth in Section IV above, any financial or brokerage institution, escrow agent, title company, commodity trading company, automated clearing house, network transaction processor, payment processor, business entity, or Person that holds, controls, or maintains custody of any account or asset of Defendant Leandro Velazquez, or any account or asset held on behalf of, or for the benefit of, Defendant Leandro Velazquez, or any account or asset frozen pursuant to the Preliminary Injunction as to Defendant Leandro Velazquez [DE 60], previously entered in this matter, shall turn over such account or asset to the Commission, by wire transfer in accordance with the directions provided by counsel for the Commission, by certified check or other guaranteed funds payable to and delivered to the Commission, or as otherwise instructed by counsel for the Commission, within ten (10)

business days of receiving notice of this Order by any means, including, but not limited to, via facsimile.

**VI.**

**PROHIBITION ON COLLECTING ON ACCOUNTS**

**IT IS FURTHER ORDERED** that Defendant Leandro Velazquez, and his officers, agents, servants, employees, and attorneys, and all other Persons in active concert or participation with any of them who receive actual notice of this Order by personal service or otherwise, whether acting directly or through any trust, corporation, subsidiary, division, or other device, are hereby permanently restrained and enjoined from attempting to collect, collecting, selling, assigning, or otherwise transferring any right to collect payment from any consumer who purchased or agreed to purchase any Timeshare Resale Service from any Defendant.

**VII.**

**PROHIBITIONS REGARDING CONSUMER INFORMATION**

**IT IS FURTHER ORDERED** that Defendant Leandro Velazquez, and his officers, agents, servants, employees, and attorneys, and all other Persons in active concert or participation with any of them who receive actual notice of this Order by personal service or otherwise, whether acting directly or through any trust, corporation, subsidiary, division, or other device, are hereby permanently restrained and enjoined from:

A. Disclosing, using, or benefitting from customer information, including the name, address, telephone number, email address, social security number, other identifying information, or any data that enables access to a customer's account (including a credit card, bank account, or other financial account), of any Person which any Defendant obtained prior to entry of this Order in connection with the marketing or sale of any Timeshare Resale Service; and

B. Failing to dispose of such customer information in all forms in their possession, custody, or control within thirty (30) days after entry of this Order. Disposal shall be by means that protect against unauthorized access to the customer information, such as by burning, pulverizing, or shredding any papers, and by erasing or destroying any electronic media, to ensure that the customer information cannot practicably be read or reconstructed. *Provided, however,* that customer information need not be disposed of, and may be disclosed, to the extent requested by a government agency or required by a law, regulation, or court order.

## VIII.

### **ORDER ACKNOWLEDGMENTS**

**IT IS FURTHER ORDERED** that Defendant Leandro Velazquez obtain acknowledgments of receipt of this Order:

A. Defendant Leandro Velazquez, within seven (7) days of entry of this Order, must submit to the Commission an acknowledgment of receipt of this Order sworn under penalty of perjury.

B. For five (5) years after entry of this Order, Defendant Leandro Velazquez for any business that he, individually or collectively with any other Defendant, is the majority owner or directly or indirectly controls, must deliver a copy of this Order to: (1) all principals, officers, directors, and managers; (2) all employees, agents, and representatives who participate in conduct related to the subject matter of the Order; and (3) any business entity resulting from any change in structure as set forth in the Section titled Compliance Reporting. Delivery must occur within seven (7) days of entry of this Order for current personnel. To all others, delivery must occur before they assume their responsibilities. In any other business, such as those in which Defendant Leandro Velazquez is an employee without any ownership or control, Defendant Leandro Velazquez must deliver a copy of this Order to all principals and managers of the business before participating in conduct related to the subject matter of this Order.

C. From each individual or entity to which Defendant Leandro Velazquez delivered a copy of this Order, Defendant Leandro Velazquez must obtain, within thirty (30) days, a signed and dated acknowledgment of receipt of this Order.

## **IX.**

### **COMPLIANCE REPORTING**

**IT IS FURTHER ORDERED** that Defendant Leandro Velazquez make timely submissions to the Commission:

A. One (1) year after entry of this Order, Defendant Leandro Velazquez must submit a compliance report, sworn under penalty of perjury. Defendant Leandro Velazquez must: (1) identify all telephone numbers and all email, Internet, physical, and postal addresses, including all residences; (2) identify all titles and roles in all business activities, including any business for which Defendant Leandro Velazquez performs services whether as an employee or otherwise and any entity in which he has any ownership interest; (3) describe in detail Defendant Leandro Velazquez's involvement in each such business, including title, role, responsibilities, participation, authority, control, and any ownership; (4) designate at least one telephone number and an email, physical, and postal address as points of contact, which representatives of the Commission may use to communicate with Defendant Leandro Velazquez; (5) identify all of Defendant Leandro Velazquez's businesses by all of their names, telephone numbers, and physical, postal, email, and Internet addresses; (6) describe the activities of each business, including the products and services offered, the means of advertising, marketing, and sales, and the involvement of any other Defendant (which Defendant Leandro Velazquez must describe if he knows or should know due to his own involvement); (7) describe in detail whether and how Defendant Leandro Velazquez is in compliance with each Section of this Order; and (8) provide a copy of each Order

Acknowledgment obtained pursuant to this Order, unless previously submitted to the Commission.

B. For five (5) years following entry of this Order, Defendant Leandro Velazquez must submit a compliance notice, sworn under penalty of perjury, within 14 days of any change in the following: (1) name, including aliases or fictitious name, or residence address; (2) title or role in any business activity, including any business for which Defendant Leandro Velazquez performs services whether as an employee or otherwise and any entity in which he has any ownership interest, and identify its name, physical address, and Internet address, if any; (3) any designated point of contact; or (4) the structure of any Corporate Defendant or any entity that Defendant Leandro Velazquez has any ownership interest in or directly or indirectly controls that may affect compliance obligations arising under this Order, including: creation, merger, sale, or dissolution of the entity or any subsidiary, parent, or affiliate that engages in any acts or practices subject to this Order.

C. Defendant Leandro Velazquez must submit to the Commission notice of the filing of any bankruptcy petition, insolvency proceeding, or any similar proceeding by or against Defendant Leandro Velazquez within fourteen (14) days of its filing.

D. Any submission to the Commission required by this Order to be sworn under penalty of perjury must be true and accurate and comply with 28 U.S.C. § 1746, such as by concluding: "I declare under penalty of perjury under the laws of the United States of

America that the foregoing is true and correct. Executed on: \_\_\_\_\_” and supplying the date, signatory’s full name, title (if applicable), and signature.

E. Unless otherwise directed by a Commission representative in writing, all submissions to the Commission pursuant to this Order must be emailed to [DEbrief@ftc.gov](mailto:DEbrief@ftc.gov) or sent by overnight courier (not the U.S. Postal Service) to: Associate Director for Enforcement, Bureau of Consumer Protection, Federal Trade Commission, 600 Pennsylvania Avenue NW, Washington, DC 20580. The subject line must begin: FTC v. Leandro Velazquez; FTC File No. X110042.

X.

**RECORD KEEPING**

**IT IS FURTHER ORDERED** that Defendant Leandro Velazquez must create certain records for five (5) years after entry of the Order, and retain each such record for five (5) years. Specifically, Defendant Leandro Velazquez for any business in which he, individually or collectively with any other Defendant, is a majority owner or directly or indirectly controls, must maintain the following records:

A. Accounting records showing the revenues from all goods or services sold, all costs incurred in generating those revenues, and the resulting net profit or loss;

B. Personnel records showing, for each person providing services, whether as an employee or otherwise, that person’s: name, addresses, and telephone numbers; job title or position; dates of service; and, if applicable, the reason for termination;

C. Complaints and refund requests, whether received directly or indirectly, such as through a third party, and any response;

D. All records necessary to demonstrate full compliance with each provision of this Order, including all submissions to the Commission; and

E. Copies of all sales scripts, training materials, advertisements, or other marketing materials.

**XI.**

**COMPLIANCE MONITORING**

**IT IS FURTHER ORDERED** that, for the purpose of monitoring Defendant Leandro Velazquez's compliance with this Order and any failure to transfer any assets as required by this Order:

A. Within twenty-one (21) days of receipt of a written request from a representative of the Commission, Defendant Leandro Velazquez must: submit additional compliance reports or other requested information, which must be sworn under penalty of perjury; appear for depositions; and produce documents, for inspection and copying. The Commission is also authorized to obtain discovery, without further leave of court, using any of the procedures prescribed by Federal Rules of Civil Procedure 29, 30 (including telephonic depositions), 31, 33, 34, 36, 45, and 69.

B. For matters concerning this Order, the Commission is authorized to communicate directly with Defendant Leandro Velazquez. Defendant Leandro Velazquez



must permit representatives of the Commission to interview any employee or other person affiliated with him who has agreed to such an interview. The person interviewed may have counsel present.

C. The Commission may use all other lawful means, including posing, through its representatives, as consumers, suppliers, or other individuals or entities, to Defendant Leandro Velazquez or any individual or entity affiliated with him, without the necessity of identification or prior notice. Nothing in this Order limits the Commission's lawful use of compulsory process, pursuant to Sections 9 and 20 of the FTC Act, 15 U.S.C. §§ 49, 57b-1.

## XII.

### **DISSOLUTION OF ASSET FREEZE**

**IT IS FURTHER ORDERED** that the freeze on the Assets of Defendant Leandro Velazquez shall remain in effect until the Commission has received the total amount required by Section IV above, *provided, however*, that Defendant Leandro Velazquez may transfer funds to the extent necessary to make all payments required by Section IV. Upon payment to the Commission of the total amount required by Section IV above, the freeze against the assets of Defendant Leandro Velazquez shall be lifted permanently.

## XIII.

### **COOPERATION WITH RECEIVER**

**IT IS FURTHER ORDERED**, that Defendant Leandro Velazquez shall cooperate fully with the Receiver in: (A) pursuing any and all claims by the Receiver against persons or

entities other than Defendant Leandro Velazquez; (B) assisting the Receiver in defending any and all actions or claims brought against the Receiver, the receivership estate or the Receivership Defendants by persons or entities other than Defendant Leandro Velazquez; (C) executing any documents necessary to transfer assets or ownership interests to the Receiver pursuant to the terms of this Order, or any other such order that has been or may be entered by the Court; and (D) refraining from any act that would interfere or impede the Receiver in execution of the performance of his duties.

**XIV.**

**SEVERABILITY**

**IT IS FURTHER ORDERED** that the provisions of this Order are separate and severable from one another. If any provision is stayed or determined to be invalid, the remaining provisions shall remain in full force and effect.

**XV.**


**RETENTION OF JURISDICTION**

**IT IS FURTHER ORDERED** that this Court retains jurisdiction of this matter for purposes of construction, modification, and enforcement of this Order.

**JUDGMENT IS THEREFORE ENTERED** in favor of the Plaintiff and against Defendant Leandro Velazquez, pursuant to all the terms and conditions recited above.

**IT IS SO ORDERED.**

Dated: 1/2/13

  
\_\_\_\_\_  
HONORABLE ANNE C. CONWAY  
United States District Judge