

STATE OF ALABAMA
ALABAMA SECURITIES COMMISSION

IN THE MATTER OF:

INTERNATIONAL REALTY & FINANCIAL)	ADMINISTRATIVE ORDER
SERVICES INC)	NO. CD-2012-0002
AUSTIN SHERIDAN LOWREY)	
)	
<u>RESPONDENTS</u>)	

CEASE AND DESIST ORDER

The Alabama Securities Commission ("Commission"), having authority to administer and provide for the enforcement of all provisions of Title 8, Chapter 6, Code of Alabama 1975, the Alabama Securities Act ("Act"), upon due consideration of the subject matter hereof, and having confirmed information of the offers for sale and/or sale of securities, into, within or from the state of Alabama, has determined as follows:

RESPONDENTS

1. INTERNATIONAL REALTY & FINANCIAL SERVICES, INC., ("IRFS") is a real estate corporation that was incorporated in the State of Florida on August 22, 2006, with a business address of 4507 Furling Lane, Suite 214, Destin, Florida 32541.

2. AUSTIN SHERIDAN LOWREY ("LOWREY"), is a resident, of Florida with a business address of 4507 Furling Lane, Suite 214, Destin, Florida 32541. LOWREY is listed as the President of INTERNATIONAL REALTY & FINANCIAL SERVICES, INC., and CELEBRITY REALTY INTERNATIONAL, INC.

STATEMENT OF FACTS

3. In 2007 LOWREY contacted a resident of Alabama by telephone soliciting an investment. Said solicitation was for an investment in IRFS, which was represented to finance short term loans to individuals as second mortgages and/or down payments. LOWREY represented to the Alabama resident that the investment would pay an interest rate of 18% over an eighteen (18) month period.

4. On March 23, 2007, the Alabama resident issued check # 1779 from a Colonial Bank Account in the amount of \$50,000.000 to LOWREY as an investment in IRFS. LOWREY deposited the check into his company's IRFS account held at First National Bank and Trust located in Ft. Walton Beach, Florida.

5. As acknowledgement of the investment LOWREY issued a promissory note to the Alabama resident promising to pay back the \$50,000.00 invested funds in addition to \$9,832.20 interest. As of this writing the principal investment has not yet been repaid as prescribed by the promissory note, nor has any interest return been realized.

6. On November 14, 2011, a review of the Registration files of the Alabama Securities Commission revealed no registration for INTERNATIONAL REALTY & FINANCIAL SERVICES, INC, nor for AUSTIN SHERIDAN LOWREY as a Securities Dealer, Securities Agent, Investment Advisor (IA) or Investment Advisor Representative (IAR) in the state of Alabama.

7. On November 14, 2011, a review of the Commission's registration files disclosed no record of registration, or any perfected exemption from registration for the promissory note issued by LOWREY.

CONCLUSIONS OF LAW

8. Pursuant to Section 8-6-2(2) Code of Alabama 1975, defines an Agent as any individual other than a Dealer who represents a Dealer or Issuer in effecting or attempting to effect sales of securities. LOWREY in effecting sales of securities, to wit: the promissory note, of IRFS is an Agent as defined in the Act.

9. Pursuant to Section 8-6-2(10) Code of Alabama 1975, the definition of a “security” includes any “note, stock, treasury stock..... or investment contract...”. The “promissory note”, issued to the Alabama resident by LOWREY is a security as defined in the Act.

10. Pursuant to Code of Alabama 1975, § 8-6-3(a), it is unlawful for any person to transact business in this state as an agent or dealer for securities unless such person is registered under the Act. LOWREY by offering and selling securities, to wit: the promissory note issued to an Alabama resident, acted as an agent in Alabama without benefit of registration with the Commission in violation of the Act.

11. Pursuant to Code of Alabama 1975, §8-6-4, it is unlawful for any person to offer or sell any security in this state unless: it is registered under the Act; the security is exempt from registration under §8-6-10; or the transaction is exempt under §8-6-11. The securities offered and/or sold by LOWREY, to wit: the promissory note, issued by IRFS is neither registered nor exempt from registration in violation of the Act.

This Order does not prevent the Commission from seeking such other civil or criminal remedies that are available to it under the Act.

This Order is appropriate in the public interest for the protection of investors and is consistent with the purposes of the Act.

Additionally, if the allegations set forth herein are found to be true, through either administrative adjudication, failure of the RESPONDENTS to make a timely request for hearing, or default of the RESPONDENTS, it is the intention of the Commission to impose sanctions upon the RESPONDENTS. Such sanctions may include, inter alia, an administrative assessment imposed on RESPONDENTS, an additional administrative assessment for investigative cost arising from the investigation of the violation(s) described herein against RESPONDENTS, and a permanent order to bar RESPONDENTS from participation in any securities related industry in the state of Alabama.

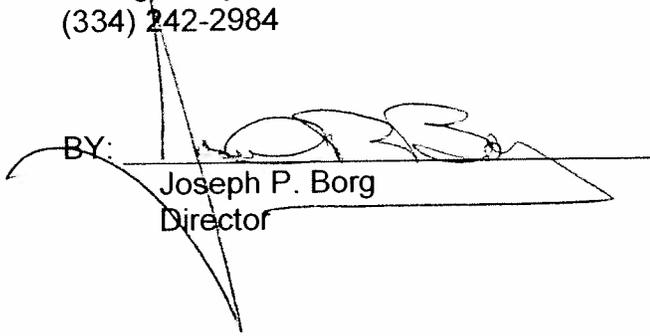
ACCORDINGLY, IT IS HEREBY ORDERED that RESPONDENTS immediately **CEASE AND DESIST** from further offers or sales of any security into, within or from the state of Alabama.

Entered at Montgomery, Alabama, this 5th day of January, 2012.

ALABAMA SECURITIES COMMISSION
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BY:


Joseph P. Borg
Director