

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

FILED
APRIL 16, 2009
DEPARTMENT OF REAL ESTATE

By Cris

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:) NO. H-35880 LA
12)
13 GREGORY COLE, individually) ORDER TO DESIST
14 and doing business as) AND REFRAIN
15 Adiem Consultants, and)
16 MARIA ELENA LOCSIN.)

17 The Real Estate Commissioner of the State of
18 California (hereinafter "Commissioner") has caused an
19 investigation to be made of your activities requiring a real
20 estate license and, based on the findings of that investigation,
21 as set forth below, is of the opinion that you, GREGORY COLE,
22 aka Cris Cole, individually and doing business as Adiem
23 Consultants, and you, MARIA ELENA LOCSIN, have violated Section
24 10130 of the Business and Professions Code (hereinafter "Code")
25 by engaging in the business of a real estate broker within the
26 State of California without a real estate broker license.

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1 1.

2 You, GREGORY COLE and MARIA ELENA LOCSIN, are not now
3 and have never been licensed by the Department of Real Estate of
4 the State of California ("Department") as a real estate broker.
5 At all times material herein, you, GREGORY COLE were and are
6 doing business as Adiem Consultants, a business entity not
7 licensed by the Department.

8 2.

9 At all times material herein, you, GREGORY COLE, were
10 licensed and/or have license rights under the Code as a real
11 estate salesperson, not acting in the employ of a real estate
12 broker.

13 3.

14 At all times material herein, you, MARIA ELENA LOCSIN,
15 were licensed and/or have license rights under the Code as a
16 real estate salesperson acting in the employ of Jon Paul
17 Bourgault, a licensed real estate broker.

18 4.

19 All further references to "you" include the parties
20 identified in Paragraph 1, above, and also include the officers,
21 directors, employees, agents and real estate licensees employed
22 by or associated with said parties and who at all times herein
23 mentioned were engaged in the furtherance of the business or
24 operations of said parties and who were acting within the course
25 and scope of their authority and employment.

1 5.

2 During a period of time from September 15, 2008 and
3 continuing through to the present time, you, GREGORY COLE, and
4 you, MARIA ELENA LOCSIN, without your employing broker's
5 knowledge, have engaged in the business of, acted in the
6 capacity of, or advertised a loan modification service and
7 advance fee brokerage using the name Adiem Consultants, offering
8 and performing loan modification services with respect to loans
9 which were secured by liens on real property for compensation or
10 in expectation of compensation and for fees often collected in
11 advance as well as at the conclusion of the transaction. You
12 offered to or contacted lenders on behalf of distressed
13 homeowners seeking modification of the terms of their home
14 loans, principal reduction, foreclosure abatement, loan
15 refinance, and/or short sale services and advice.

16 6.

17 Your acts, GREGORY COLE, individually and dba Adiem
18 Consultants and MARIA ELENA LOCSIN, as described in Paragraph 5
19 above, are acts requiring a real estate broker license under the
20 provisions of Code Sections 10131(d) and 10131.2.

21 7.

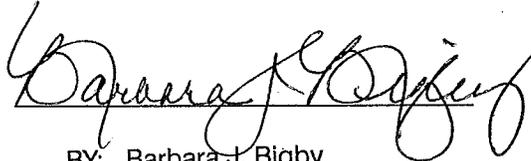
22 You, GREGORY COLE, individually and dba Adiem
23 Consultants and you, MARIA ELENA LOCSIN, violated Code Section
24 10130 by engaging in the activities described in Paragraph 5,
25 above, without first obtaining a real estate broker license from
26 the Department.

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1 NOW, THEREFORE, YOU, GREGORY COLE, individually and
2 doing business as Adiem Consultants and you, MARIA ELENA LOCSIN,
3 ARE ORDERED TO DESIST AND REFRAIN from performing any and all
4 acts (individually and/or under any fictitious business name)
5 within the State of California for which a real estate broker
6 license is required within the meaning of Code Sections 10131
7 and 10131.2, unless and until you obtain a real estate broker
8 license from the Department.

9 DATED: 4-13-09.

10 JEFF DAVI
11 Real Estate Commissioner

12 

13 BY: Barbara J. Bigby
14 Chief Deputy Commissioner

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21
22 cc: Gregory Cole
23 21115 Devonshire Street, #343
24 Chatsworth, California 91311

25 Maria Elena Locsin
26 6721 Kurl Way
27 Reseda, California 91335