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

Telephone: (213) 576-6982

FILED
APRIL 16, 2009
DEPARTMENT OF REAL ESTATE
By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: GREGORY COLE, individually and doing business as Adiem Consultants, and MARIA ELENA LOCSIN.	NO. H-35880 LA ORDER TO DESIST AND REFRAIN

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

///

///

1.

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

2.

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

3.

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

4.

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

5.

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

6.

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

7.

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

///

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

DATED: 4-13-09.

JEFF DAVI
Real Estate Commissioner

BY: Barbara J. Bigby
Chief Deputy Commissioner

cc: Gregory Cole
21115 Devonshire Street, #343
Chatsworth, California 91311

Maria Elena Locsin
6721 Kurl Way
Reseda, California 91335