Department of Real Estate
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Los Angeles, California 90013

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FILED

JUN 09 2011

DEPARTMENT OF REAL ESTATE
BY: _____

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To:	No. H-37324 LA
MOGUL GROUP INC.; and JASON MARTIN GAILLIOT	ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of MOGUL GROUP INC. ("MOGUL") and JASON MARTIN GAILLIOT ("GAILLIOT"), and has determined that they have each engaged in or are engaging in acts or practices constituting violations of the California Business and Professions Code ("Code") including engaging in the business of, acting in the capacity of, engaging in the business of, acting in the capacity of, advertising, or assuming to act, as a real estate broker in the State of California within the meaning of Section 10131(d) (soliciting borrowers or lenders or negotiating

loans) and Section 10131.2 (advance fee handling). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Code Section 10086.

FINDINGS OF FACT

1. At no time herein mentioned has MOGUL been licensed by the Department in any capacity.

2. GAILLIOT is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson.

3. Whenever acts referred to below are attributed to MOGUL, those acts are alleged to have been done by MOGUL by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including but not limited to GAILLIOT, and using any fictitious name unknown at this time.

4. At the time set forth below MOGUL and GAILLIOT engaged in the business of, acted in the capacity of, or advertised a loan modification service and/or foreclosure rescue service offering to perform and performing loan modification or negotiation services with respect to loans which were secured by liens on real property for compensation or in expectation of compensation and for fees collected in advance of the transaction, including but not limited to the activities described below.

a. On or about June 20, 2008, Jorge A. paid an advance fee of $1,000 to MOGUL and GAILLIOT for the purpose of obtaining mortgage loan modification services with respect to a

loan secured by the real property.

CONCLUSION OF LAW

5. Based on the information contained in Paragraph 4, above, MOGUL and GAILLIOT performed and/or participated in loan solicitation, negotiation and modification activities as well as advance fee handling which require a real estate broker license under the provisions of Code Sections 10131(d) and 10131.2 during a period of time when neither of them licensed by the Department as a real estate broker nor employed as a real estate salesperson by the broker on whose behalf the activities were performed, in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

IT IS HEREBY ORDERED that MOGUL GROUP INC. and JASON MARTIN GAILLIOT, whether doing business under the name Mogul Group Inc., or any other name, or any fictitious name, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular each of them is ORDERED TO DESIST AND REFRAIN from:

(i) charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, in any form, and under any conditions, with respect to the performance of loan modifications or any other form of mortgage loan forbearance service in connection with loans on residential property containing four or fewer dwelling units (Code Section 10085.6); and

(ii) charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, for any other real estate related services offered by them to others.

DATED: 6/6, 2011.

Barbara J. Bigby
Acting Real Estate Commissioner

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

cc: Mogul Group Inc.
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Murrieta, California 92563

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