

1 Department of Real Estate
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3 Los Angeles, California 90013
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FILED

JUL 19 2022

DEPT. OF REAL ESTATE
By *[Signature]*

7 DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

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10 To:
11 RBL LEGAL CENTERS, LLC and
12 SEBASTIAN OLESKE,
13 Respondents.

DRE No. H-42171 LA

ORDER TO DESIST AND REFRAIN
(B&P Code section 10086)

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16 The Commissioner (“Commissioner”) of the California Department of Real Estate
17 (“Department”) caused an investigation to be made of the activities of RBL LEGAL
18 CENTERS, LLC and SEBASTIAN OLESKE (collectively “Respondents”), and has
19 determined that Respondents have engaged in, are engaging in, or are attempting to engage in,
20 acts or practices constituting violations of the California Business and Professions Code
21 (“Code”), including the business of, acting in the capacity of, and/or advertising or assuming
22 to act as a real estate broker in the State of California within the meaning of Section 10131(d)
23 (performing services for borrowers in connection with loans secured by real property) and
24 Section 10131.2 (advance fee handling) of the Code. Furthermore, based on the investigation,
25 the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and
26 Desist and Refrain Order pursuant to Section 10086 of the Code.

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1 Whenever acts referred to below are attributed to Respondents, those acts are alleged
2 to have been done by Respondents, acting by themselves, or by and/or through one or more
3 agents, associates, affiliates, co-conspirators, and/or other names or fictitious names unknown
4 at this time.

5 FINDINGS OF FACT

6 1. Respondents are not now, and have never been, licensed by the Department in
7 any capacity.

8 2. Respondents do not hold Mortgage Loan Originator (“MLO”) license
9 endorsements.

10 3. From at least March 16, 2021, through the present, Respondents have operated a
11 website at <https://www.legalrbcenters.com>, through which Respondents solicited one or more
12 of the following acts for another or others, for or in expectation of compensation: perform
13 services for borrowers and/or lenders in connection with loans secured directly or collaterally
14 by one or more liens on real property; and charge, demand or collect an advance fee for any of
15 the services offered. RBL LEGAL CENTERS, LLC’s address is listed as 303 Glenoaks Blvd.
16 Suite 200, Burbank, California 91502.

17 3. At all times herein mentioned, Respondents engaged in the business of claiming,
18 demanding, charging receiving, collecting or contracting for the collection of advance fees,
19 within the meaning of Section 10026 of the Code including, but not limited to, the following
20 loan activities with respect to loans which were secured by liens on real property.

21 4 At the time set forth below, and continuing to the present, Respondents have
22 engaged in the business of, acted in the capacity of, or advertised through others, of mortgage
23 loan modification or forbearance services and advance fee brokerage, offering to perform
24 mortgage loan modification or forbearance services with respect to loans secured by liens on
25 real property for compensation or in expectation of compensation and for fees collected in
26 advance as well as at the conclusion of the transaction.
27

1 DESIST AND REFRAIN ORDER

2 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it
3 is hereby ordered that RBL LEGAL CENTERS, LLC and SEBASTIAN OLESKE, whether
4 doing business under their own names, or any other names or fictitious names, ARE HEREBY
5 ORDERED to immediately desist and refrain from performing any acts within the State of
6 California for which a real estate broker license is required unless and until Respondents obtain
7 a real estate broker license issued by the Department. In particular, it is ordered to desist and
8 refrain from:

- 9 1. charging, demanding, claiming, collecting and/or receiving advance fees, as that
10 term is defined in Section 10026 of the Code, in any form, and under any
11 conditions, with respect to the performance of loan modifications or any other form
12 of mortgage loan forbearance service in connection with loans on residential
13 property containing four or fewer dwelling units; and
14 2. charging, demanding, claiming, collecting and/or receiving advance fees, as that
15 term is defined in Section 10026 of the Code, for any other real estate related
16 services offered by them to others.

17 DATED: 7.8.22, 2022.

18 REAL ESTATE COMMISSIONER

19
20 
21 DOUGLAS R. MCCAULEY

22 cc: RBL Legal Centers, LLC and Sebastian Oleske

23 **Notice: California Business and Professions Code section 10139 provides, "Any person**
24 **acting as a real estate broker or real estate salesperson without a license or who advertises**
25 **using words indicating that he or she is a real estate broker without being so licensed shall**
26 **be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars**
27 **(\$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)."