

1 DEPARTMENT OF REAL ESTATE  
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FILED

SEP 29 2011

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 STATE OF CALIFORNIA  
9 DEPARTMENT OF REAL ESTATE

10 \* \* \*

11 To: )  
12 ) NO. H-5690 SAC  
13 LOKMAN FINANCIAL GROUP, INC., )  
14 a Corporation, and ) ORDER TO DESIST AND REFRAIN  
15 REGINALD SYLVESTER. ) (B&P Code Section 10086)

16 The Commissioner (Commissioner) of the California Department of Real Estate  
17 (Department) caused an investigation to be made of the activities of LOKMAN FINANCIAL  
18 GROUP, INC. (LOKMAN) aka Lokman Financial Group, and REGINALD SYLVESTER  
19 (SYLVESTER). Based on that investigation, the Commissioner has determined that LOKMAN  
20 and SYLVESTER have engaged in, are engaging in, or are attempting to engage in, acts or  
21 practices constituting violations of the California Business and Professions Code (Code) and/or  
22 Title 10, Chapter 6, California Code of Regulations (Regulations), including obtaining advance  
23 fee agreements, in violation of Section of 10085 of the Code and Section 2970 of the Regulations  
24 and claiming, demanding, charging, and/or collecting advanced fees for performing services in  
25 connection with a loan to be secured directly or collaterally by a lien on real property before the  
26 borrower was obligated to complete the loan, in violation of Section 10085.5 of the Code.  
27 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings

1 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086  
2 of the Code.

3 Whenever acts referred to below are attributed to LOKMAN, those acts are  
4 alleged to have been done by LOKMAN, acting by itself, or by and/or through one or more  
5 agents, associates, affiliates, and/or co-conspirators, including but not limited to, SYLVESTER  
6 and using the names "LOKMAN FINANCIAL GROUP, INC" or "Lokman Financial Group" or  
7 other names or fictitious names unknown at this time.

8 FINDINGS OF FACT

9 1. LOKMAN is not now, and has never been, licensed by the Department in any  
10 capacity.

11 2. SYLVESTER is licensed by the Department as a real estate broker since  
12 January 23, 2009; his license expires January 22, 2013.

13 3. During the period of time set out below, LOKMAN, through SYLVESTER,  
14 solicited borrowers and negotiated to do one or more of the following acts for another or others,  
15 for or in expectation of compensation: negotiate one or more loans for, or perform services for,  
16 borrowers and/or lenders in connection with loans secured directly or collaterally by one or more  
17 liens on real property; and charge, demand or collect an advance fee for any of the services  
18 offered.

19 4. On about July 25, 2008, LOKMAN, through SYLVESTER, solicited  
20 Carlos M. in order to provide loan modification services to save Carlos M.'s home located at  
21 191 E. Heritage Dr., Mountain House, CA, from being lost in foreclosure.

22 5. In furtherance of LOKMAN's plan and scheme to provide loan modification  
23 services to Carlos M., LOKMAN collected an advance fee in the amount of about \$1,790.00  
24 from Carlos M.

25 6. On about April 23, 2009, LOKMAN, through SYLVESTER, solicited  
26 Jose and Blanca S. in order to provide loan modification services to save the Jose and Blanca's  
27 home located at 1805 Pin Oak Ct., Manteca, CA 95336, from being lost in foreclosure.



1 required by Section 10085 of the Code, and for claiming, demanding, charging, and/or collecting  
2 advanced fees prior to a borrower's obligation to complete a loan, in violation of Sections  
3 10085.5 of the Code.

4 12. Based on the Findings of Fact contained in Paragraphs 1 through 9,  
5 LOKMAN, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or  
6 co-conspirators, including but not limited to SYLVESTER, and using the names "LOKMAN  
7 FINANCIAL GROUP, INC." or "Lokman Financial Group", or other names or fictitious names  
8 unknown at this time, solicited borrowers and performed services for those borrowers and/or  
9 those borrowers' lenders in connection with loans secured directly or collaterally by one or more  
10 liens on real property, and charged, demanded or collected advance fees for the services to be  
11 provided, without first submitting advanced fee materials for approval to the Department, as  
12 required by Section 10085 of the Code, and for claiming, demanding, charging, and/or collecting  
13 advanced fees prior to a borrower's obligation to complete a loan, in violation of Section 10085.5  
14 of the Code.

15 DESIST AND REFRAIN ORDER

16  
17 LOKMAN FINANCIAL GROUP, INC., aka Lokman Financial Group, whether  
18 doing business under your own names, or any other names or fictitious names, based on the  
19 Findings of Fact and Conclusions of Law stated herein, YOU ARE HEREBY ORDERED to  
20 immediately desist and refrain from performing any acts within the State of California for which  
21 a real estate broker license is required; and,

22 REGINALD SYLVESTER and LOKMAN FINANCIAL GROUP, INC., aka  
23 Lokman Financial Group, whether doing business under your own names, or any other names  
24 or fictitious names, based on the Findings of Fact and Conclusions of Law stated herein,  
25 YOU ARE HEREBY ORDERED to immediately desist and refrain from charging, demanding,  
26 claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the  
27 Code, in any form, and under any conditions, with respect to the performance of loan modifications

1 or any other form of mortgage loan forbearance service in connection with loans on residential  
2 property containing four or fewer dwelling units (Code Section 10085.6).

3  
4 DATED: 9/20, 2011

5 BARBARA J. BIGBY  
6 Acting Chief Deputy Commissioner

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10  
11 **- NOTICE -**

12 Business and Professions Code Section 10139 provides that, "Any person acting  
13 as a real estate broker or real estate salesperson without a license or who advertises using words  
14 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
15 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
16 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
17 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
18 (\$60,000) . . ."

19  
20 cc: LOKMAN FINANCIAL GROUP, INC.  
21 Attn: Reginald Sylvester, Agent for Service  
22 811 E. March Lane, Ste B  
23 Stockton, CA 95207

24 LOKMAN FINANCIAL GROUP, INC.  
25 Attn: Reginald Sylvester, Agent for Service  
26 1010 Meadowlark Lane  
27 Tracy, CA 95376

REGINALD SYLVESTER  
811 E. March Lane, Ste B  
Stockton, CA 95207

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