

**FILED**

DEC 14 2011

1 Department of Real Estate  
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3 Los Angeles, California 90013-1105

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DEPARTMENT OF REAL ESTATE  
BY: *Martha Valencia*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To:	)	No. H-37736 LA
	)	
12 TRINITY PROCESSING CENTER,	)	<u>ORDER TO DESIST</u>
13 TRINITY CAPITAL and ALONZO	)	<u>AND REFRAIN</u>
14 DAVIS	)	
	)	(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 TRINITY PROCESSING  
18 CENTER ("TPC"), TRINITY CAPITAL ("TC") and ALONZO DAVIS ("DAVIS"). Based on  
19 that investigation the Commissioner has determined that TPC, TC and DAVIS have engaged in,  
20 or are engaging in, acts, or are attempting to engage in the business of, acting in the capacity of,  
21 and/or assuming to act as real estate brokers in the State of California within the meaning of  
22 Business and Professions Code Sections 10131(d) (negotiating loans or performing services for  
23 borrowers in connection with loans secured by real property) and 10131.2 (advance fee  
24 handling).

25 In addition, based on that investigation, the Commissioner has determined that  
26 TPC, TC and DAVIS have engaged in, or are engaging in, acts, or are attempting to engage in  
27 practices constituting violations of the California Business and Professions Code ("Code").

1 Based on the findings of that investigation, set forth below, the Commissioner hereby issues the  
2 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the  
3 authority of Section 10086 of the Code.

4 FINDINGS OF FACT

5 1. TPC, TC and DAVIS are not now, nor have they ever been, licensed by  
6 the Department in any capacity.

7 2. DAVIS is registered with the Secretary of State for the State of California  
8 as the Chief Executive Officer, Secretary, Chief Financial Officer and as a Director for TPC.

9 3. At the times set forth below, TPC, TC and DAVIS negotiated to do one or  
10 more of the following acts for another or others, for or in expectation of compensation: engaged  
11 in the business of, acted in the capacity of, or advertised a loan modification and negotiation  
12 service and advance fee brokerage with respect to loans which were secured by liens on real  
13 property for compensation or in expectation of compensation and for fees collected in advance of  
14 the transaction(Code Sections 10131(d) and 10131.2) .

15 Lloyd K. Transaction

16 4. In or about December 2008, Lloyd K. contacted DAVIS and TC regarding  
17 a modification of Lloyd K.'s loan, which was secured by real property. On December 3, 2008  
18 Lloyd K. entered into a "Residential Loan Modification Agreement" with TC, in which TC  
19 agreed to negotiate a loan modification for Lloyd K., in exchange for payment of advance fees  
20 by Lloyd K. On December 9, 2008, Lloyd K. issued a \$1,500 check to TPC as an advance fee  
21 for loan modification services.

22 CONCLUSIONS OF LAW

23 5. Based on the information contained in Paragraphs 1 through 4 above, TPC,  
24 TC and DAVIS violated Code Section 10130 by engaging in activities requiring a broker  
25 license without first obtaining a broker license from the Department.

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cc: TRINITY PROCESSING CENTER  
TRINITY CAPITAL  
ALONZO DAVIS  
9229 Utica Avenue, Suite 100  
Rancho Cucamonga, CA 91730

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