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

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FILED

DEC 14 2011

DEPARTMENT OF REAL ESTATE
BY: [illegible]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

To: TRINITY PROCESSING CENTER, TRINITY CAPITAL and ALONZO DAVIS	No. H-37736 LA 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 TRINITY PROCESSING CENTER ("TPC"), TRINITY CAPITAL ("TC") and ALONZO DAVIS ("DAVIS"). Based on that investigation the Commissioner has determined that TPC, TC and DAVIS have engaged in, or are engaging in, acts, or are attempting to engage in the business of, acting in the capacity of, and/or assuming to act as real estate brokers in the State of California within the meaning of Business and Professions Code Sections 10131(d) (negotiating loans or performing services for borrowers in connection with loans secured by real property) and 10131.2 (advance fee handling).

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

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

FINDINGS OF FACT

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

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

3. At the times set forth below, TPC, TC and DAVIS negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: engaged in the business of, acted in the capacity of, or advertised a loan modification and negotiation service and advance fee brokerage 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(Code Sections 10131(d) and 10131.2) .

Lloyd K. Transaction

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

CONCLUSIONS OF LAW

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

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DESIST AND REFRAIN ORDER

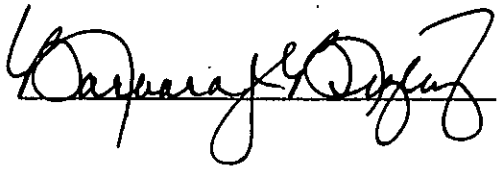
Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that:

TRINITY PROCESSING CENTER, TRINITY CAPITAL and ALONZO DAVIS immediately desist and refrain from: performing any acts within the State of California for which a real estate broker license is required, unless TRINITY PROCESSING CENTER, TRINITY CAPITAL and ALONZO DAVIS are so licensed.

IT IS FURTHER ORDERED THAT TRINITY PROCESSING CENTER, TRINITY CAPITAL and ALONZO DAVIS immediately desist and refrain from 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 modification or any other form of mortgage loan forbearance services in connection with loans on residential property containing four or fewer dwelling units.

DATED: 12/7/11,

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

TO: FLAG SECTION, SACTO.

FROM: LA LEGAL

RE: DESIST AND REFRAIN ORDER

ALONZO DAVIS

FILE NO. H-37736 LA DATED FILED: December 14, 2011

LICENSED

NO RECORD

ALONZO DAVIS