

FILED

JAN - 9 2008

1 Department of Real Estate
320 West 4th Street, Ste. 350
2 Los Angeles, California 90013-1105

3 DEPARTMENT OF REAL ESTATE
4 BY: *A. Fred [Signature]*

5
6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:

12 LAWRENCE ROBERT MILLER, doing
13 business as TL Escrow, Trinity
14 Lending and Trinity Real Estate
15 Inland Empire

) No. H-34632 LA

) ORDER TO DESIST

) AND REFRAIN

16
17 The Real Estate Commissioner of the State of California
18 ("Commissioner") has caused an investigation to be conducted of
19 your activities, as described herein, and based upon the findings
20 of that investigation, is of the opinion that YOU,
21 LAWRENCE ROBERT MILLER dba as TL Escrow, Trinity Lending
22 and Trinity Real Estate Inland Empire have violated Sections
23 14701, 14702 and 10235 of the California Business and
24 Professions Code ("Code"), and Sections 2848(a)(5) and
25 2848(a)(16) of Title 10, Chapter 6, of the California Code of
26 Regulations ("Regulations").
27

1.

1 At all times mentioned, you, LAWRENCE ROBERT MILLER
2 ("MILLER"), were licensed or had license rights issued by the
3 Department of Real Estate ("Department") as a real estate broker.
4

2.

5 At all times mentioned, in the City of Rancho
6 Cucamonga, County of San Bernardino, you, MILLER acted as a real
7 estate broker and conducted licensed activities within the
8 meaning of:
9

10 A. Code Section 10131(a). You operated a real estate
11 resale brokerage dba Trinity Real Estate Inland Empire.

12 B. Code Section 10131(d). You operated a mortgage and
13 loan brokerage dba Trinity Lending; and

14 C. Conducted licensed activities by means of broker-
15 controlled escrows through its escrow division, TL Escrow, under
16 the exemption set forth in California Financial Code Section
17 17006(a)(4) for real estate brokers performing escrows incidental
18 to a real estate transaction where the broker is a party and
19 where the broker is performing acts for which a real estate
20 license is required.
21

3.

22 You, MILLER, with respect to your letter to Mr. Jay B.
23 Newman, Case #C13891347, re the "Chase Manhattan Mortgage Corp.
24 Original Loan of \$293,500", knowingly advertised, printed,
25 displayed, published, distributed, or caused or permitted to be
26
27

1 advertised, printed, displayed, published, distributed,
2 statements or representations with regard to the rates, terms, or
3 conditions for making, purchasing, or negotiating loans on real
4 property which were false, misleading, or deceptive.

5 4.

6 Your conduct, MILLER, as described in Paragraph 3, is
7 in violation of California Business and Professional Code
8 Sections 14701, 14702 and 10235 of the California Business and
9 Professions Code and Sections 2848(a)(5) and 2848(a)(16).

10 NOW, THEREFORE, YOU, LAWRENCE ROBERT MILLER dba
11 TL Escrow, Trinity Lending and Trinity Real Estate Inland Empire,
12 ARE ORDERED TO DESIST AND REFRAIN from performing any and all
13 activities for which a real estate broker license is required
14 until you comply with all provisions of the Real Estate Law as
15 set forth in this Order.
16

17 DATED _____

1-2-08

18
19 JEFF DAVIS
Real Estate Commissioner
20
21
22
23

24 cc: Lawrence Robert Miller
25 7664 Covey Run Ct.
26 Rancho Cucamonga, CA 91739
27