

STATE OF OHIO
DEPARTMENT OF COMMERCE
DIVISION OF FINANCIAL INSTITUTIONS
77 South High Street, 21st Floor
Columbus, Ohio 43215-6120

In the matter of:

TRINA S. PATTERSON
26285 Brush Avenue
Euclid, OH 44132

)
) **Case No.** _____
)
)
) **Notice of Intent to Revoke**
) **Loan Officer License &**
) **Notice of Opportunity for a Hearing**
)

JURISDICTION

The Ohio Department of Commerce, by and through the Superintendent of the Division of Financial Institutions (“Division”), is charged with the responsibility of enforcing the Ohio Mortgage Broker Act, codified in Ohio Revised Code (“R.C.”) Chapter 1322 and the rules adopted thereunder.

RESPONDENT

Respondent Trina S. Patterson holds officer license (LO# 028472) issued by the Division pursuant to R.C. 1322. Respondent’s employer of record was TNN Financial dba iNet Mortgage, whose office operates under certificate of registration number MB 2793. Respondent’s home address of record is 26285 Brush Avenue, Euclid, OH 44132 and her date of birth is October 1, 1975.

NOTICE OF PROPOSED ACTION

In accordance with R.C. 1322.10, and pursuant to R.C. Chapter 119, the Division intends to REVOKE Respondent’s loan officer license.

ALLEGATIONS

Pursuant to R.C. 1322.10(B), the Division conducted an investigation into the affairs of Respondent, and as a result thereof, alleges the following:

1. On or about August 17, 2005, Respondent purchased real property located at 3099 Sawtell Road, Cleveland, Ohio 44127.
2. On or about August 19, 2005, Respondent purchased real property located at 3124 West 47th Street, Cleveland, Ohio 44102.

3. Respondent's purchase of the Sawtell Road property was funded by Delta Funding Corporation ("Delta").
4. Respondent's purchase of the West 47th Street property was funded by Aegis Mortgage Corporation ("Aegis").
5. On January 7, 2007, pursuant to a subpoena, the Division obtained a loan file from Aegis that related to Respondent's purchase of the West 47th Street property ("the Aegis loan documents").
6. The Aegis loan documents included a Uniform Residential Loan Application dated July 22, 2005 that Respondent signed attesting that the information in the application was true and correct.
7. The loan application submitted to Aegis listed that Respondent was employed as a nurse and her two most recent employers were Heritage Home Healthcare (January 2004 to present or July 2005) and Menorah Park (January 1, 1999 to December 2, 2003). The Aegis loan application further indicated that Respondent had worked in the nursing profession for ten years.
8. The Aegis loan documents included employment verifications from Heritage Home Healthcare signed by Queen Ward and from Menorah Park signed by Rose J. Crnjak that corresponded to the employment information provided on the Aegis loan application.
9. The Aegis loan documents included three pay stubs dated June 3, 2005, June 17, 2005 and July 1, 2005 and a 2004 W-2 tax form showing wages of \$42,368.98 all issued by Heritage Healthcare. The Aegis loan file also included a 2003 W-2 tax form showing wages of \$29,878.68 issued by Menorah Park.
10. On January 26, 2007, pursuant to a subpoena, the Division obtained a loan file from Delta Funding Corporation that related to Respondent's purchase of the Sawtell Road property ("the Delta loan documents").
11. The Delta loan documents included a Uniform Residential Loan Application dated August 17, 2005 that Respondent signed attesting that the information in the application was true and correct.
12. The loan application submitted to Delta listed that Respondent was employed as a nurse and that her two most recent employers were Heritage Home Health (no dates of employment provided) and Menorah Park (January 1, 1999 to December 4, 2003).
13. The Delta loan documents included the same employment verifications from Heritage Home Healthcare and Menorah Park that were submitted to Aegis.

14. The Delta loan documents included three pay stubs dated June 3, 2005, June 17, 2005 and July 1, 2005 and a 2004 W-2 tax form showing wages of \$42,368.98 all issued by Heritage Healthcare. The Aegis loan file also included a 2003 W-2 tax form issued by Menorah Park showing wages of \$29,878.68.
15. Through affidavits obtained by the Division, Heritage Home Healthcare admits that it once employed Respondent as a State Tested Nursing Assistant (STNA) in January of 2004. However, Heritage Home Healthcare indicates that Respondent's employment was terminated by February of 2004.
16. Heritage Home Healthcare denies receipt and completion of the Request for Employment Verification submitted on behalf of Respondent in connection with the Aegis and Delta mortgage loans.
17. Heritage Home Healthcare further denies issuance of the 2004 W-2 tax form and the three pay stubs dated for June and July of 2005 that Respondent provided in order to obtain the Aegis and Delta mortgage loans.
18. Through a letter submitted to the Division, Menorah Park admits that it once employed Respondent as a State Tested Nursing Assistant (STNA). However, Menorah Park indicates that Respondent's employment terminated in 1999.
19. Menorah Park denies receipt and completion of the Request for Employment Verification submitted on behalf of Respondent in connection with the Aegis and Delta mortgage loans.
20. Menorah Park further denies issuance of the 2003 W-2 tax form provided by Respondent in order to obtain the Aegis and Delta mortgage loans. In addition, Menorah Park informed the Division that the state and federal employer identification numbers on the 2003 W-2 tax form submitted by Respondent were incorrect.
21. In or about December of 2005, TNN Financial, Inc. dba iNet Mortgage hired Respondent to work as a loan processor.
22. In or about February of 2006, Respondent provided a client referral to Eric Hester (LO# 026784) for Margaret Bilyeu.
23. Respondent included all information and documentation necessary to obtain a mortgage loan as part of the Bilyeu referral she provided to Eric Hester.
24. On April 18, 2006, the Division received the Bilyeu loan file from TNN Financial, Inc.
25. The Bilyeu loan application indicated that Bilyeu had been employed by Heritage Healthcare as a State Tested Nursing Assistant (STNA) for three years.

26. The documents provided by Respondent related to the Bilyeu mortgage loan application included a Request for Employment Verification from Heritage Home Healthcare purportedly signed by Shaunte Marshall which indicated Bilyeu was a current employee.
27. The documents provided by Respondent to TNN Financial, Inc. as part of the Bilyeu mortgage loan application included two pay stubs dated January 13 and 27, 2006 and 2004 and 2005 W-2 tax forms all issued by Heritage Healthcare.
28. In affidavits, Heritage Home Healthcare denies that it has ever employed Margaret Bilyeu.
29. On May 22, 2006, Respondent terminated her employment with TNN Financial, Inc.
30. On July 7, 2006, Respondent applied to transfer her license to First Service Home Loans, Inc. (MB# 803508) and began employment as a loan officer there.
31. The Ohio Revised Code 1322.07 states in part:

No...licensee or applicant for a...license under sections 1322.01 to 1322.12 of the Revised Code shall...

(C) [e]ngage in conduct that constitutes improper, fraudulent, or dishonest dealings.... [or]

(E) [k]nowingly make, propose, or solicit fraudulent, false, or misleading statements on any mortgage document or on any document related to a mortgage, including a mortgage application, real estate appraisal, or real estate settlement or closing document.
32. Respondent has violated R.C. 1322.07(E) by knowingly making false and misleading statements on documents related to a mortgage when Respondent provided false information and documents concerning her income and employment, and the income and employment of Margaret Bilyeu, in order to obtain mortgage loans.
33. Respondent has violated R.C. 1322.07(C) by misleading a lender as to her income and employment, and the income and employment of Margaret Bilyeu, in order to obtain mortgage loans.
34. According to R.C. 1322.10(A)(1), the Superintendent of Financial Institutions may revoke a loan officer license if the superintendent finds a violation of or failure to comply with any provision of R.C. 1322.01 to R.C. 1322.12.

FINDINGS

1. By knowingly providing false documents and making false and misleading statements upon documents related to a mortgage loan in order to obtain mortgage loans, Respondent has violated R.C. 1322.07(E).
2. By misleading a lender as to her income and employment, and the income and employment of Margaret Bilyeu, in order to obtain mortgage loans, Respondent has violated R.C. 1322.07(C).
3. Based upon the authority granted pursuant to R.C. § 1322.10(A)(1) by Respondent's violations of R.C. 1322.07(E) and (C), the superintendent may revoke Respondent's loan officer license.

PROPOSED ACTION

Based upon the allegations and findings above, the Division intends to REVOKE the loan officer license of Trina S. Patterson (LO# 028472).

NOTICE OF OPPORTUNITY FOR A HEARING ON PROPOSED ACTION

Therefore, pursuant to R.C. Chapters 1322 and 119, Respondent is hereby notified that thirty-one (31) days from the date of the mailing of this Notice, the Superintendent intends to issue an ORDER REVOKING the loan officer license of Trina S. Patterson (LO# 028472).

Respondent is further notified, pursuant to R.C. Chapter 119, that Respondent is entitled to a hearing on this matter. If Respondent desires to request a hearing, the request must be made in writing, and must be received in the offices of the Ohio Division of Financial Institutions within thirty (30) days of the time of the mailing of this Notice. Hearing requests should be addressed to:

**State of Ohio
Department of Commerce
Division of Financial Institutions
Attn: Attorney Timothy C. Winslow
77 South High Street, 21st Floor
Columbus, Ohio 43215-6120**

At the hearing, Respondent may appear in person, by Respondent's attorney, or by such other representative as is permitted to practice before the Agency, or Respondent may present her position, arguments, or contentions in writing, and, at the hearing, may present evidence and examine witnesses appearing for and against Respondent.

If the Ohio Division of Financial Institutions does not receive a written request for a hearing in its offices within thirty (30) days of the time of the mailing of this Notice, the

Superintendent will issue an ORDER REVOKING the loan officer license of Trina S. Patterson (LO# 028472).

Signed and Sealed this _____ day of _____, 2007.

Richard F. Keck
Acting Deputy Superintendent of Financial Institutions

cc: Timothy C. Winslow, In House Counsel—Division of Financial Institutions
Matthew J. Lampke, Assistant Attorney General, Executive Agencies