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**STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION**

TO: Raymond & Sons Realty Capital Corporation
Mark Williams
Chippendale Way
Roseville, California 95661

**DESIST AND REFRAIN ORDER
(For violations of Financial Code section 22100)**

The Commissioner of Financial Protection and Innovation (Commissioner) finds that:

1. At all relevant times, Raymond & Sons Realty Capital Corporation is and was an entity of unknown form doing business in California, with a stated address of Chippendale Way, Roseville, California 95661, an email address of info@raysonfinancegroup.com, and a southern California telephone number of 818-330-6253. There is no record of any corporate filings for an entity named Raymond & Sons Realty Capital Corporation (Raymond & Sons) in California.

2. Raymond & Sons maintains a website at <https://raymondandsonscapi.wixsite.com/website/>. There, Raymond & Sons states that it offers a variety of personal and business credit cards, loans, real estate financing, and insurance services.

3. Raymond & Sons is not licensed as a finance lender with the Department of Financial Protection and Innovation, is not registered as a real estate broker with the California Department of Real Estate, and is not registered with the California Department of Insurance.

4. At all relevant times, Mark Williams is and was a purported employee of Raymond & Sons, with an email address of markiscalledwilliam@gmail.com. Williams represented to loan applicants that he was the Senior Business Development Consultant for Raymond & Sons, was the point of contact at Raymond & Sons, and oversaw Raymond & Sons' application and loan processes.

5. In May of 2020, Raymond & Sons and Williams engaged in the business of a finance lender and/or broker in California by soliciting applications from prospective borrowers for personal or business loans and entering into a loan agreement with at least one applicant for a loan of between \$18,000 and \$28,000.

1 6. As proof of registration, Williams provided the applicant with a copy of a forged California
2 Secretary of State certificate of incorporation bearing an invalid corporation number and the “file”
3 number of a California company operating with a different name and business form. Williams also
4 provided the applicant with a forged California driver’s license for Joel Alexandre, purported
5 employee of Raymond & Sons. The driver’s license falsely identifies a residential address of 2570
6 24th Street, Sacramento, California 95818 – the address occupied exclusively by the California
7 Department of Motor Vehicles.

8 7. As a prerequisite to Raymond & Sons issuing the loan funds to the applicant, Williams
9 informed the applicant that he would have to wire legal and administrative fees of \$889 to a bank in
10 Fresno, California identified as that of Raymond & Sons’ “nominee.” Applicant wired that amount to
11 the specified bank. Williams then pressed the applicant for a previously unspecified \$1,200 in “COT”
12 fees. Applicant wired that amount as well. When Williams pressed the applicant yet again for a
13 previously unspecified \$1,950 in “clearance” fees, the applicant looked into Raymond & Sons’
14 certificate of incorporation, discovered it was a forgery, and demanded the return of his money.

15 8. To date, the applicant has not received the loan, nor, despite numerous requests, repayment
16 for the advanced fees totaling \$2,089.

17 9. Raymond & Sons and Mark Williams have not been issued licenses by the Commissioner
18 authorizing them to engage in the business of a finance lender and/or broker under the California
19 Financing Law (Fin. Code, §22000 et seq.), nor are they exempt from the licensing requirements of
20 Financial Code section 22100.

21 By reason of the foregoing, Raymond & Sons and Mark Williams have engaged in the
22 business of a finance lender and/or broker without having first obtained a license from the
23 Commissioner in violation of Financial Code section 22100. Pursuant to Financial Code section
24 22712, Raymond & Sons and Mark Williams are ordered to desist and refrain from engaging in the
25 business of a finance lender and/or broker in the State of California without first obtaining a license
26 from the Commissioner, or otherwise being exempt.

27 This order is necessary, in the public interest, for the protection of California borrowers, and
28 is consistent with the purposes, policies, and provisions of the California Financing Law.

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Dated: November 5, 2020
Sacramento, California

MANUEL P. ALVAREZ
Commissioner of Financial Protection and Innovation

By: _____
MARY ANN SMITH
Deputy Commissioner
Enforcement Division