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FILED

JUL 26 2013

BUREAU OF REAL ESTATE

By

K. Contreras

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

JAMES LEE LANKFORD,

Respondent.

NO. H-2767 FR

ORDER ACCEPTING VOLUNTARY SURRENDER

On June 22, 2012, an Accusation was filed in this matter against Respondent JAMES LEE LANKFORD.

By Declaration signed by Respondent JAMES LEE LANKFORD, dated May 7, 2013, Respondent JAMES LEE LANKFORD petitioned the Real Estate Commissioner to voluntarily surrender his real estate licenses pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED, the petition of Respondent JAMES LEE LANKFORD for voluntary surrender of his real estate licenses is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in the Declaration of Respondent JAMES LEE LANKFORD dated May 7, 2013 (attached hereto as Exhibit "A"). The license certificate and pocket card issued to Respondent JAMES LEE

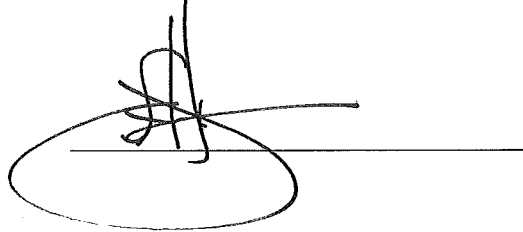
1 LANKFORD shall be sent to the below listed address so that they reach the Bureau of Real
2 Estate on or before the effective date of this Order:

3
4 **BUREAU OF REAL ESTATE**
5 **Attn: Licensing Flag Section**
6 **P. O. Box 137013**
7 **Sacramento, CA 95813-7013**

8 This Order shall become effective at 12 o'clock noon on AUG 15 2013.

9 DATED: July 19, 2013

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11 REAL ESTATE COMMISSIONER

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16 **JEFFREY MASON**
17 **Chief Deputy Commissioner**
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7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

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11 In the Matter of the Accusation of
12 JAMES LEE LANKFORD,

No. H-2767 FR

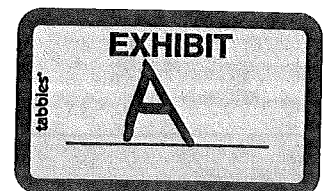
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14 Respondent.

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16 DECLARATION

17
18 My name is JAMES LEE LANKFORD, and I was licensed as a real estate broker
19 until December 27, 2012, however, I have license rights with respect to said license. I am
20 representing myself in this matter.

21 In lieu of proceeding in this matter in accordance with the provisions of the
22 Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to
23 voluntarily surrender my real estate license and license rights issued by the Department of Real
24 Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

25 I understand that by so voluntarily surrendering my license and license rights, I
26 may be relicensed as a broker or as a salesperson only by petitioning for reinstatement pursuant
27



1 to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering
2 my license and license rights, I agree to the following:

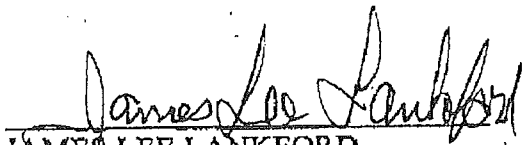
3 1. The filing of this Declaration shall be deemed as my petition for voluntary
4 surrender.

5 2. It shall also be deemed to be an understanding and agreement by me that I
6 waive all rights I have to require the Commissioner to prove the allegations that might have been
7 contained in the Accusation filed in this matter at a hearing held in accordance with the
8 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and
9 that I also waive other rights afforded to me in connection with the hearing such as the right to
10 discovery, the right to present evidence in defense of the allegations in the Accusation and the
11 right to cross-examine witnesses.

12 3. I further agree that upon acceptance by the Commissioner, as evidenced by
13 an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
14 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation
15 filed in the Department Case No. H-2767 FR, may be considered by the Department to be true
16 and correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
17 Government Code Section 11522.

18 4. I freely and voluntarily surrender my license and license rights under the
19 Real Estate Law.

20 I declare under penalty of perjury under the laws of the State of California that the
21 above is true and correct and that this declaration was executed May 7, 2013, at
22 Pacific Grove, California.

23
24 
JAMES LEE LANKFORD

