

FILED
JUN 22 2005

DEPARTMENT OF REAL ESTATE

By S. E. [Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	No. H-1765 FR
LEROY JOSEPH LOUCHART,)	
)	
Respondent.)	
)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 17, 2005, an Accusation was filed in this matter against Respondent LEROY JOSEPH LOUCHART.

On June 7, 2005, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent LEROY JOSEPH LOUCHART's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated June 7, 2005 (attached as Exhibit "A" hereto). Respondent's

1 license certificate and pocket card shall be sent to the below
2 listed address so that they reach the Department on or before
3 the effective date of this Order:

4
5 DEPARTMENT OF REAL ESTATE
6 Attn: Licensing Flag Section
7 P. O. Box 187000
8 Sacramento, CA 95818-7000

9 This Order shall become effective at 12 o'clock noon
10 on JUL 12, 2005.

11 DATED: June 17, 2005.

12
13 JEFF DAVI
14 Real Estate Commissioner

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17 BY: John R. Liberator
18 Chief Deputy Commissioner

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1 Declaration: ACCUSATION Filed - Broker, Broker Officer or
Salesperson
2 Revised 2/1/00

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11 BEFORE THE DEPARTMENT OF REAL ESTATE
12 STATE OF CALIFORNIA

13 * * *

14 In the Matter of the Accusation of) No. H-1765 FR
15)
16 LEROY J. LOUCHART,)
17 Respondent.)
18

19 DECLARATION

20 My name is LEROY J. LOUCHART and I am currently
21 licensed as a real estate broker and/or have license rights with
22 respect to said license. I am representing myself in this
23 matter.

24 In lieu of proceeding in this matter in accordance
25 with the provisions of the Administrative Procedure Act
26 (Sections 11400 et seq., of the Business and Professions Code) I
27 wish to voluntarily surrender my real estate license(s) issued



1 by the Department of Real Estate ("Department"), pursuant to
2 Business and Professions Code Section 10100.2.

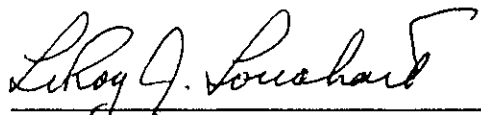
3 I understand that by so voluntarily surrendering my
4 license(s), that it can only be reinstated in accordance with
5 the provisions of Section 11522 of the Government Code. I also
6 understand that by so voluntarily surrendering my license(s), I
7 agree to the following:

8 The filing of this Declaration shall be deemed as my
9 petition for voluntary surrender. It shall also be deemed to be
10 an understanding and agreement by me that, I waive all rights I
11 have to require the Commissioner to prove the allegations
12 contained in the Accusation filed in this matter at a hearing
13 held in accordance with the provisions of the Administrative
14 Procedure Act (Government Code Sections 11400 et seq.), and that
15 I also waive other rights afforded to me in connection with the
16 hearing such as the right to discovery, the right to present
17 evidence in defense of the allegations in the Accusation and the
18 right to cross-examine witnesses. I further agree that upon
19 acceptance by the Commissioner, as evidenced by an appropriate
20 order, all affidavits and all relevant evidence obtained by the
21 Department in this matter prior to the Commissioner's
22 acceptance, and all allegations contained in the Accusation
23 filed in the Department Case No. H-1765 FR, may be considered by
24 the Department to be true and correct for the purpose of
25 deciding whether or not to grant reinstatement of my license(s)
26 pursuant to Government Code Section 11522.

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I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that I freely and voluntarily surrender my license(s) and all license rights attached thereto.

<u>June 7, 2005 Turlock, CA</u>	<u></u>
Date and Place	LEROY J. LOUCHART

1 MICHAEL B. RICH, Counsel
State Bar No. 84257
2 Department of Real Estate
P.O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789
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7

FILED
MAR 17 2005

DEPARTMENT OF REAL ESTATE

By S. Elzy

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12) NO. H-1765 FR
13 LEROY JOSEPH LOUCHART,) ACCUSATION
14) Respondent.)

15
16 The Complainant, JOHN W. SWEENEY, a Deputy Real
17 Estate Commissioner of the State of California, for cause of
18 Accusation against LEROY JOSEPH LOUCHART (hereinafter
19 "Respondent"), is informed and alleges as follows:

20 I

21 Respondent is presently licensed and/or has
22 license rights under the Real Estate Law (Part 1 of Division 4
23 of the Business and Professions Code) (hereafter "Code") as a
24 real estate broker.

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under the provisions of law.


JOHN W. SWEENEY
Deputy Real Estate Commissioner

Dated at Fresno, California,
this 14th day of March, 2005.