

4/20/05  
FILED

FILED  
MAY 27 2005

DEPARTMENT OF REAL ESTATE

*[Handwritten Signature]*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )	No. H-31091 LA
SEVARG FINANCIAL CORPORATION, )	L-2004080421
Respondent. )	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 21, 2004, an Accusation was filed in this matter against Respondent SEVARG FINANCIAL CORPORATION.

On March 14, 2005, Respondent, through its President Jackie Graves, petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent SEVARG FINANCIAL CORPORATION's petition for voluntary surrender of its corporate 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 March 14, 2005 (attached as Exhibit "A" hereto).

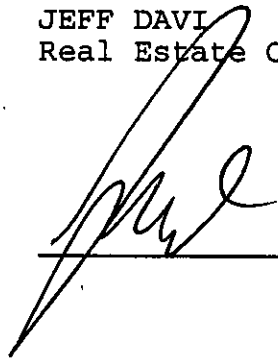
1 Respondent's license certificates, pocket cards and any  
2 branch office license certificates shall be sent to the below  
3 listed address so that they reach the Department on or before the  
4 effective date of this Order:

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

8 This Order shall become effective at 12 o'clock noon  
9 on June 16, 2005.

10 DATED: 4-7, 2005.

12 JEFF DAVIS  
13 Real Estate Commissioner



14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-31091 LA
SEVARG FINANCIAL CORPORATION,	)	
	)	
	)	
Respondent.	)	

DECLARATION

My name is JACKIE GRAVES and I am currently an officer of SEVARG FINANCIAL CORPORATION, which is licensed as a real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of SEVARG FINANCIAL CORPORATION. I am acting on behalf of SEVARG FINANCIAL CORPORATION in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Business and Professions Code) SEVARG FINANCIAL CORPORATION wishes to voluntarily surrender its real estate license issued by the Department of Real Estate

1 ("Department"), pursuant to Business and Professions Code  
2 Section 10100.2.

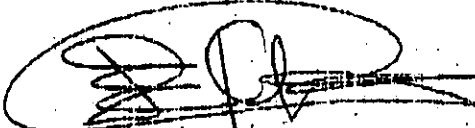
3 I understand that SEVARG FINANCIAL CORPORATION, by so  
4 voluntarily surrendering its license, can only have it reinstated  
5 in accordance with the provisions of Section 11522 of the  
6 Government Code. I also understand that by so voluntarily  
7 surrendering its license, SEVARG FINANCIAL CORPORATION agrees to  
8 the following:

9 The filing of this Declaration shall be deemed as its  
10 petition for voluntary surrender. It shall also be deemed to be  
11 an understanding and agreement by SEVARG FINANCIAL CORPORATION  
12 that it waives all rights it has to require the Commissioner to  
13 prove the allegations contained in the Accusation filed in this  
14 matter at a hearing held in accordance with the provisions of the  
15 Administrative Procedure Act (Government Code Sections 11400 et  
16 seq.), and that it also waives other rights afforded to it in  
17 connection with the hearing such as the right to discovery, the  
18 right to present evidence in defense of the allegations in the  
19 Accusation and the right to cross-examine witnesses. I further  
20 agree on behalf of SEVARG FINANCIAL CORPORATION that upon  
21 acceptance by the Commissioner, as evidenced by an appropriate  
22 order, all affidavits and all relevant evidence obtained by the  
23 Department in this matter prior to the Commissioner's acceptance,  
24 and all allegations contained in the Accusation filed in the  
25 Department Case No. H-31091 LA, may be considered by the  
26 Department to be true and correct for the purpose of deciding  
27

1 whether or not to grant reinstatement of SEVARG FINANCIAL  
 2 CORPORATION'S license pursuant to Government Code Section 11522.

3 I declare under penalty of perjury under the laws of  
 4 the State of California that the above is true and correct and  
 5 that I am acting freely and voluntarily on behalf of SEVARG  
 6 FINANCIAL CORPORATION to surrender its license and all license  
 7 rights attached thereto.

8 ~~12/12/05~~



9 Date and Place

SEVARG FINANCIAL CORPORATION  
 By Jackie Graves, President

10 3/14/05

11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

Sacto.  
Clay

FILED  
FEB - 1 2005

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE  
*[Signature]*

In the Matter of the Accusation of

SEVARG FINANCIAL CORPORATION

*Respondent*

}  
}

Case No. H-31091 LA

OAH No. L-2004080421

**CONTINUED  
NOTICE OF HEARING ON ACCUSATION**

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on March 21, 2005, at the hour of 9:00 a.m., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: February 1, 2005.

DEPARTMENT OF REAL ESTATE  
By *James R. Peel*  
JAMES R. PEEL, Counsel

cc: Sevarg Financial Corp.  
c/o Jackie Graves  
Sacto./OAH

Sacto. File

FILED  
OCT 27 2004

**BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

DEPARTMENT OF REAL ESTATE  
*[Signature]*

*In the Matter of the Accusation of*

SEVARG FINANCIAL CORPORATION

}  
}

Case No. H-31091 LA

OAH No. L-2004080421

*Respondent*

**NOTICE OF HEARING ON ACCUSATION**

**To the above named respondent:**

**You are hereby notified** that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on December 8, 2004, at the hour of 10:00 a.m., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: October 27, 2004

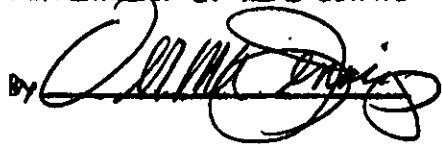
By

*James R. Peel*  
JAMES R. PEEL, Counsel

cc: Sevarg Financial Corp.  
c/o Jackie Graves  
Sacto./OAH

SACD.  
Clay

1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Suite 350  
4 Los Angeles, CA 90013-1105  
5 Telephone: (213) 576-6982  
6 -or- (213) 576-6913 (Direct)

**FILED**  
JUL 21 2004  
DEPARTMENT OF REAL ESTATE  
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of	)	No. H-31091 LA
12 SEVARG FINANCIAL CORPORATION,	)	A C C U S A T I O N
13 Respondent.	)	

14  
15 The Complainant, Janice A. Waddell, a Deputy Real  
16 Estate Commissioner of the State of California, for cause of  
17 accusation against SEVARG FINANCIAL CORPORATION, alleges as  
18 follows:

19 I

20 The Complainant, Janice A. Waddell, acting in her  
21 official capacity as a Deputy Real Estate Commissioner of the  
22 State of California, makes this Accusation against SEVARG  
23 FINANCIAL CORPORATION.

24 II

25 SEVARG FINANCIAL CORPORATION (hereinafter referred to  
26 as "Respondent") is presently licensed and/or has license rights  
27 under the Real Estate Law (Part 1 of Division 4 of the Business



1 and Professions Code, hereinafter "Code").

2 III

3 At all times herein mentioned, respondent SEVARG  
4 FINANCIAL CORPORATION was licensed by the Department of Real  
5 Estate of the State of California as a corporate real estate  
6 broker.

7 IV

8 On July 3, 2000, pursuant to the provisions of the  
9 California Bank and Corporation Tax Law, more particularly  
10 Section 23302 of the Revenue and Taxation Code, the Franchise Tax  
11 Board transmitted a list to the Office of the Secretary of State  
12 containing the names of foreign corporations, the exercise of  
13 whose powers, rights and privileges in this State had been  
14 forfeited under that law, which included the above-named  
15 corporation.

16 V

17 The conduct of respondent SEVARG FINANCIAL CORPORATION,  
18 as alleged above, was in violation of Section 2742, Title 10,  
19 Chapter 6, California Code of Regulations, and subjects its real  
20 estate license and license rights to suspension or revocation  
21 pursuant to Section 10177(d) and/or Section 10177(f) of the Code.

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

