

When evaluating possible disciplinary sanctions, the Oklahoma Real Estate Commission takes into account a number of factors including, but not limited to: cooperation, communication, severity of the violation, harm to the public/consumer/complainant, repeated offenses and action taken in response to receiving a complaint. If you have any questions regarding how to stay in compliance with our Licensing Code and Rules, please e-mail [investigations@orec.ok.gov](mailto:investigations@orec.ok.gov).

Name	Date	Violations	Sanctions
<p>Goldtree Realty Chong (Alex) Phu Andrea Sheung C-2022-153</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Goldtree Realty violated <b>Title 59, Okla. Stat. §§ 858-312(3), 858-312(8)-(9), 858-312(22), 858-353(A)(1) and Okla. Admin. Code § 605:10-17-4(12)</b>. Respondent Goldtree Realty (1) engaged in conduct that demonstrated bad faith or incompetency by failing to make appropriate disclosures regarding contract assignments and Respondent Phu's role as the Buyer, (2) failed to treat all parties with honesty and reasonable care, and (3) created the appearance of paying the financial requirements for a purchase by writing the Earnest Money check on a check with the Brokerage name at the top.</p> <p>Respondent Chong (Alex) Phu violated <b>Title 59, Okla. Stat. §§ 858-312(3), 858-312(8)-(9), 858-312(22), 858-353(A)(1) and Okla. Admin. Code §§ 605:10-9-4(d), 605:10-17-4(12)</b>. Respondent Phu (1) engaged in conduct that demonstrated bad faith or incompetency by failing to make appropriate disclosures regarding contract assignments and Respondent Phu's role as the Buyer, (2) failed to disclose in writing on all purchase contracts pertaining to the transaction that he is a real estate licensee, (3) failed to treat all parties with honesty and reasonable care, and (4) created the appearance of paying the financial requirements for a purchase by writing the Earnest Money check on a check from a business entity the Respondent owns and operates.</p> <p>Respondent Andrea Sheung violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(12)</b>, in that, the Respondent demonstrated bad faith or incompetency by failing to make appropriate disclosures regarding contract assignment and Respondent Phu's role as the Buyer.</p>	<p>Respondent Goldtree Realty consents to pay an Administrative Fine totaling Twenty Thousand Dollars (\$20,000) and is suspended for eighteen (18) months.</p> <p>Respondent Chong (Alex) Phu consents to pay an Administrative Fine totaling Twenty Thousand Dollars (\$20,000) and will have his license suspended for eighteen (18) months. If Respondent seeks reinstatement upon the expiration of suspension, he must reinstate as a Sales Associate for a minimum of 2 years.</p> <p>Respondent Andrea Sheung consents to pay an administrative fine totaling Five Thousand Dollars (\$5,000) and must complete a 45-hour post license course.</p>

<p>Tucker McIntire Ayden Capitol, LLC Alex Montee C-2021-88</p>	<p>Dec 14<sup>th</sup>, 2022,</p>	<p>Respondent Tucker McIntire violated <b>Title 59, Okla. Stat. §§ 858-312(8), 858-353 and Okla. Admin. Code § 605:10-9-4 (22)</b>, in that, Respondent McIntire conducted himself in a manner which constitutes untrustworthy, improper, fraudulent, or dishonest actions, in that he was performing licensable activities outside his broker's supervision.</p> <p>Respondents Ayden Capitol, LLC and Alex Montee violated <b>Title 59, Okla. Stat. §§ 858-312(8), 858-353(1), 858-353(B)(2) and Okla. Admin. Code §§ 605:10-17-4(9), 605:10-17-4 (23)</b>, in that, the Respondents (1) failed to maintain documents relating to a trust account or real estate transaction for the time period, as required by Okla. Admin. Code 605:10-13-1(a)(1)(D), in that Earnest Money was not deposited within the requisite time period in either transaction, (2) failed to treat all parties with honesty and exercise reasonable skill and care, in that Respondent McIntire assigned a purchase contract which was unassignable, per paragraph one (1) of the contract, (3) failed to keep the party informed regarding the transaction, and (4) failed to file a written response to a complaint.</p>	<p>Respondent Tucker McIntire's license is revoked, and Respondent is ordered to pay an Administrative Fine totaling Two Thousand Five Hundred Dollars (\$2,500).</p> <p>Respondent Ayden Capital, LLC's business entity license is revoked and Respondent Ayden Capital is ordered to pay an Administrative Fine totaling Five Thousand Dollars (\$5,000).</p> <p>Respondent Alex Montee's license is revoked, and Respondent is ordered to pay an Administrative Fine totaling Five Thousand Dollars (\$5,000).</p>
<p>Emery Realty, LLC Penny Emery C-2022-1</p>	<p>June 14<sup>th</sup>, 2023</p>	<p>Respondent Penny Emery violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-2(b), 605:10-17-4(12), 605:10-17-4(18)</b>, in that, Respondent Emery exhibited conduct regarding the subject property that demonstrated bad faith or incompetency, in that, Respondent Emery served as a listing broker and entered into two (2) separate purchase contracts at the same time with different purchasers for the same property. Respondent's conduct after a complaint was filed with the Commission constitutes interference with the Commission's investigation, and Respondent failed to file an adequate written response within fifteen (15) days of receiving notice of a complaint.</p>	<p>Respondent Penny Emery consents to surrender of her Broker license with immediate reinstatement eligibility as a Sales Associate and to pay an Administrative Fine totaling Six Thousand Dollars (\$6,000).</p>

<p>Shelley Koster Real Estate, Inc.  Shelley Koster  Kenny Peery  K&amp;B Realty, LLC (Unlicensed)  Kim Taylor  C-2022-143  C-2022-162  C-2022-198</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Shelley Koster violated <b>Title 59, Okla. Stat. §§ 858-312(7), 858-312(8), 858-312(9), 858-312(14), 858-312(21), and Okla. Admin Code §§ 605:10-17-4(6), 605:10-17-2(b), 605:10-17-4(21), 605:10-7-7-4(e)</b>, in that, Respondent Koster (1) failed to supervise and/or manage the activities of 18 associates at a branch office without a branch broker from April 3, 2022 to July 5, 2022, (2) failed to re-appoint a branch broker within the prescribed time period pursuant to the Oklahoma Real Estate License Code and Administrative Rules, (3) failed to file an adequate written response to a complaint within 15 days of receiving notice, (4) failed to properly supervise the activities of an associate, Respondent Taylor, who performed licensable activities after her sales associate license expired, (5) failed to properly supervise the activities of K&amp;B Realty as the company continued to perform licensable activities for 2+ years after the business entity license expired, (6) paying commission(s) to Respondent Taylor after the expiration of Respondent Taylor's license, (7) failed to maintain all records associated with K&amp;B Realty activities.</p> <p>Respondent Kenny Peery and K&amp;B Realty, LLC violated <b>Title 59 Okla. Stat. §§ 858-301, 858-312(8), 858-312(9), and Okla. Admin Code § 605:10-17- 4(12)</b> , in that, the Respondents continued to perform licensable real estate activities without holding an active business entity license issued by the Oklahoma Real Estate Commission and may have demonstrated conduct that is improper.</p> <p>Respondent Kim Taylor violated <b>Title 59, Okla. Stat. § 858-301</b>, in that, Respondent Taylor performed activities requiring a real estate license while her license was expired.</p>	<p>Respondent Shelley Koster consents to pay an Administrative Fine totaling Fifteen Thousand Dollars (\$15,000) and voluntarily surrenders her broker license and is immediately reinstated as a Sales Associate.</p> <p>Respondent Kenny Peery consents to pay an administrative fine totaling Two Thousand Dollars (\$2,000).</p> <p>Respondent Kim Taylor consents to pay an Administrative Fine totaling Five Hundred Dollars (\$500) and completion of a one (1) hour continuing education course on utilizing the online portal and available resources administered by the Oklahoma Real Estate Commission.</p>
<p>Chamberlain Realty, LLC  Grant Wortman  Colby Rycroft  C-2022-137</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Grant Wortman violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-15-1</b>, in that, Respondent Wortman engaged in conduct which constitutes untrustworthy, improper or dishonest dealings by: (1) failing to disclose in writing to all parties on both sides of the transaction his beneficial interest in Celebration Title Company, an entity which provided closing/financial services in the transaction, and (2) failing to properly supervise the actions of an associate.</p>	<p>Respondent Grant Wortman consents to pay an Administrative Fine totaling Five Thousand Dollars (\$5,000) and the completion of three (3) Code and Rules continuing education hours.</p> <p>Respondent Colby Rycroft consents to pay an Administrative Fine totaling</p>

		Respondent Colby Rycroft violated <b>Title 59 Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code § 605:10-17-4(12)</b> , in that, Respondent Rycroft engaged in conduct which constitutes untrustworthy, improper or dishonest dealings by failing to disclose in writing to all parties on both sides of the transaction her broker's beneficial interest and ownership of Celebration Title Company which was the closing company for the transaction.	One Thousand Five Hundred Dollars (\$1,500).
Sage Realty Partners, LLC Robert Allen Emoly Walters C-2022-294	March 22 <sup>nd</sup> , 2023	Respondent Emoly Walters violated <b>Title 59, Okla. Stat. §§ 858-312(2), 858-312(8), 858-312(9) and Okla. Admin Code §§ 605:10-17-4(7), 605:10-17-5(2), 605:10-17-4(20)</b> , in that, Respondent Walters demonstrated conduct which constitutes untrustworthy, improper, or dishonest dealings by failing to disclose her immediate family relationship to the purchaser in the transaction for which the broker is providing service and failing to disclose in writing to any purchaser any interest she may have in the property she was selling and by failing to disclose known material defects regarding the condition of the subject property of which the broker or associate had knowledge.  Respondent Robert Allen violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code § 605:10-17-4(6)</b> , in that, Respondent Allen failed to properly supervise the activities of an associate.	Respondent Emoly Walters consents to pay an Administrative Fine totaling Seven Thousand Five Hundred Dollars (\$7,500).  Respondent Robert Allen consents to pay an Administrative Fine totaling One Thousand Five Hundred Dollars (\$1,500).
Coldwell Banker Select, LLC Coldwell Banker Select, LLC (BO) Bryan Sheppard Amy McReynolds Jewel Jackson C-2022-141	March 22 <sup>nd</sup> , 2023	Respondent Jewell Jackson violated <b>Title 59, Okla. Stat. §§ 858-312(6), 858-312(8), 858-312(9), 858-312(16) and Okla. Admin Code § 605:10-13-2(1), 605:10-13-2(3)</b> , in that, Respondent Jackson engaged in conduct which constitutes untrustworthy, improper, or dishonest dealings by: (1) failing within a reasonable time, to account for or remit any monies, documents, or other property coming into possession of the licensee which belong to others as she failed to turn over rental proceeds held for tenants and/or property owners to the proper escrow/trust account associated with her broker/brokerage, (2) opening and maintaining an unauthorized and unregistered trust or escrow account in order to	Respondent Jewell Jackson consents to pay an Administrative Fine totaling Seven Thousand Dollars (\$7,000).  Respondents, Coldwell Banker Select, LLC, Bryan Sheppard (BM), Coldwell Banker Select, LLC (BO), and Amy McReynolds are dismissed.

		continue operating a business outside of her brokers knowledge, and (3) commingling funds or property with the money or property of others which was received and held by the licensee.	
Patty Dingle Proprietorship Patty Dingle Glenda McBride	March 22 <sup>nd</sup> , 2023	<p>Respondent Patty Dingle violated <b>Title 59 Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4 (6), 605:10-17-4(12), 605:10-17-4(16), 605:10-17-4(17)</b>, in that, Respondent Dingle (1) engaged in conduct demonstrating bad faith or incompetence by allowing access to, or control of, real property without the owner's authorization, (2) failed to properly supervise the activity of her sales associate, and (3) provided false or misleading information to the Commission during its investigation by claiming she received legal advice from an attorney who denied in writing providing any such advice.</p> <p>Respondent Glenda McBride violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4(12), 605:10-17-4(16)</b>, in that, Respondent McBride allowed access to a property without the owner's consent and engaged in conduct that demonstrated bad faith or incompetence.</p>	<p>Respondent Patty Dingle consents to pay an Administrative Fine totaling Two Thousand Five Hundred Dollars (\$2,500).</p> <p>Respondent Glenda McBride consents to pay an Administrative Fine totaling One Thousand Five Hundred Dollars (\$1,500).</p>
Chamberlain Realty, LLC Grant Wortman Jamey Holmes C-2022-417	March 22 <sup>nd</sup> , 2023	<p>Respondent Grant Wortman violated <b>Title 59, Okla. Stat. § 858-312 (9) and Okla. Admin. Code § 605:10-17-4(6)</b>, in that, Respondent Wortman failed to properly supervise the actions of his real estate licensee, Jamey Holmes.</p> <p>Respondent Jamey Holmes violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code § 605:10-17-4(16)</b>, in that, Respondent Holmes allowed access to, or control of, real property without the owner's authorization.</p>	<p>Respondent Grant Wortman consents to pay an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750).</p> <p>Respondent Jamey Holmes to pay an Administrative Fine totaling Two Thousand Five Hundred Dollars (\$2,500).</p> <p>Respondent Chamberlain Realty LLC is dismissed.</p>

<p>Neo Realty, Inc. David Davis C-2022-407</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent David Davis violated <b>Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-13-1(n)</b>, in that, Respondent Davis (1) failed to properly perform cessation of real estate activities for NEO Realty Group Inc., (2) failed to notify the Commission in writing of the cessation of activities for NEO Realty, Inc.; and (3) failed to file releases with the Commission for all licensed associates in NEO Realty, Inc.</p>	<p>Respondent David Davis consents to pay an Administrative Fine totaling Three Thousand Dollars (\$3,000).</p>
<p>John Rains (Unlicensed) C-2022-284</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent John Rains violated <b>Title 59, Okla. Stat. §§ 858-301 and 858-401 (B)(1)</b>, in that Respondent Rains engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by unlawfully acting as a real estate licensee, or holding himself out as such, without having been licensed to do so under the Oklahoma Real Estate License Code and managing the properties of others without possessing a real estate license.</p>	<p>Respondent John Rains consents to pay Administrative Fine totaling Three Thousand Dollars (\$3,000).</p>
<p>Bernard Uechtriz (Unlicensed) C-2022-359</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Bernard Uechtriz violated <b>Title 59, Okla. Stat. §§ 858-301, 858-312(8)-(9), and Okla. Admin. Code § 605:10-17-4(12)</b>, as Respondent Uechtriz listed and marketed a property for sale for another person or entity without first obtaining an Oklahoma real estate license.</p>	<p>Respondent Bernard Uechtriz consents to pay Administrative Fine totaling Three Thousand Dollars (\$3,000).</p>
<p>KMZ Properties, LLC Saga Group, LLC Gary Dunlap Karen Cox C-2022-6</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Gary Dunlap violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-7-8(a), 605:10-7-8(b), 605:10-17-4(22)</b>, in that, Respondent Dunlap (1) operated a business entity (Saga Group LLC) without having a corporate broker who holds a separate license as a real estate broker, (2) performed licensable activities outside the supervision of his broker, and (3) acted as the managing broker for all acts of Saga Group, LLC, including the acts of all associates associated with the Saga Group LLC.</p>	<p>Respondent, Gary Dunlap consents to pay an Administrative Fine totaling Three Thousand Dollars (\$3,000).</p> <p>Respondents KMZ Properties LLC, Saga Group LLC, and Karen Cox are dismissed.</p>

<p>Select Management, LLC Leon (Ken) Rutherford Kimberly Vining Janelle Nicolay C-2022-6</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondents Select Management, LLC and Respondent Leon (Ken) Rutherford violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9), and Okla. Admin. Code § 605:10-17- 4(6)</b>, in that, the Respondents failed to supervise the activities of their associates.</p> <p>Respondent Kimberly Vining violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-15- 1(2), 605:10-17-5(2)</b>, in that, Respondent Vining engaged in conduct which constitutes untrustworthy, improper, or dishonest dealings by failing to disclose her beneficial interest in Reliance Pro and failed to disclose a known defect (plumbing) at the subject property.</p> <p>Respondent Janelle Nicolay violated <b>Title 59, Okla. Stat. § 858-312 (8) and Okla. Admin. Code § 605:10-15- 1(2)</b>, as Respondent Nicolay failed to disclose to all parties that Respondent Vining’s husband was the owner of the company which provided the estimate for the cost of repairs &amp; that Respondent Vining owned a beneficial interest in the company.</p>	<p>Respondent Select Management Group LLC consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p> <p>Leon (Ken) Rutherford consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p> <p>Respondent Kimberly Vining consents to pay an Administrative Fine totaling One Thousand Five Hundred Dollars (\$1,500).</p> <p>Respondent Janelle Nicolay consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).</p>
<p>Homeworx, LLC Worx Property Management, LLC Johnny Spence C-2022-341</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Johnny Spence violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-17-7 (e)</b>, in that, Respondent Spence (1) failed to designate a broker in place to oversee the operations of Respondent Homeworx, LLC and Worx Property Management, LLC, (2) failed to properly supervise the activities of associates by allowing Respondent’s Homeworx, LLC and Worx Property Management, LLC to operate without a branch broker in place, and (3) failed to appoint a new branch office broker and file the appropriate documents with the Commission within thirty (30) days of the occurrence of the event or vacancy.</p>	<p>Respondent Johnny Spence consents to pay an Administrative Fine totaling Three Thousand Dollars (\$3,000).</p> <p>Respondents Homeworx, LLC and Worx Property Management, LLC are dismissed.</p>

<p>Unique Properties of Oklahoma, LLC Douglas Jones Jacqueline Varela C-2022-129</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Jacqueline Varela violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and 858-301</b>, in that, Respondent Varela engaged in licensable real estate activities without holding an active Oklahoma Real Estate license.</p> <p>Respondent Douglas Jones violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-17-4(21)</b>, in that, Respondent Jones failed to ensure that all persons performing real estate licensed activities under the broker are properly licensed.</p>	<p>Respondent Douglas Jones consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).</p> <p>Respondent Jaqueline Varela consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).</p> <p>Respondent Unique Properties of Oklahoma, LLC is dismissed.</p>
<p>Solid Rock Real Estate, LLC Solid Rock Real Estate, LLC (BO) Michael Urie Jolynn Dotson Maryna Naude C-2022-124</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Michael Urie violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4(19), 605:10-17-4(21)</b>, in that, Respondent Urie (1) cooperated with an unlicensed person or entity to perform licensed real estate activities by allowing Respondent Naude to perform licensable activities after the expiration of her license, and (2) failed to ensure that all persons conducting licensable activities under his supervision as a broker were properly licensed by allowing Respondent Naude to conduct licensable activities after the expiration of her license.</p> <p>Respondent Maryna Naude violated <b>Title 59, Okla. Stat. §§ 858-301, 858-312 (8)-(9)</b>, in that, Respondent Naude engaged in the performance of licensable real estate activities after the expiration of her license and continuing to receive commissions or other valuable consideration from her performance of licensable activities without having a valid real estate license.</p>	<p>Respondent Michael Urie consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p> <p>Respondent Maryna Naude consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).</p> <p>Respondents Solid Rock Real Estate LLC, Solid Rock Real Estate LLC (BO), and Jolynn Dotson are dismissed.</p>
<p>Chuck Fawcett Realty, Inc. Charles Fawcett Raymond Hubbs C-2022-161</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Charles Fawcett violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9), and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2</b>, in that, Respondent Fawcett failed to properly supervise the actions of a real estate licensee and allowed a license to advertise under an unregistered team name.</p> <p>Respondent Raymond Hubbs violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9), and Okla. Admin. Code § 605:10-9-4(c)(3)</b>, in that,</p>	<p>Respondent, Charles Fawcett consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p> <p>Respondent, Raymond Hubbs consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p>



		Respondent Hubbs advertised under an unregistered team name and without a broker reference.	Respondent Chuck Fawcett Realty, Inc. is dismissed.
Bucky Cordray C-2023-10	March 22 <sup>nd</sup> , 2023	Respondent Bucky Corday violated <b>Title 59, Okla. Stat. § 858-312(8)</b> , in that, Respondent Corday took documents from a property without the owner's permission.	Respondent Bucky Cordray consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).
Legaseed, Inc. Derrick Farmer C-2021-69	March 22 <sup>nd</sup> , 2023	Respondents Legaseed, Inc. and Derrick Farmer violated <b>Title 59, Okla. Stat. §§ 858-312(8), (9), (10), 858-312(20) and Okla. Admin. Code § 605:10-17-4(7)</b> , in that, the Respondents (1) may have guaranteed or permitted a real estate licensee to guarantee future profits which may result from the resale of real estate, (2) advertised to buy, sell, rent or exchange real estate without disclosing he is a real estate licensee, and (3) Respondents may have conducted themselves in a manner which constitutes improper dealings by failing to make known in writing to any purchaser any interest that Respondent Farmer had in the property he was selling.	Respondent Derrick Farmer consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).  Legaseed, Inc. is dismissed.
EXP Realty, LLC Kathleen Fowler 1411 Luxury Real Estate Jana Fariss C-2023-041	March 22 <sup>nd</sup> , 2023	Respondent EXP Realty, LLC violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-9-3.2, 605:10-17-4(6)</b> , in that, Respondent EXP Realty, LLC failed to properly supervise the activity of its sales associate and allowed its sales associate to advertise an unregistered trade/team name.  Respondent Kathleen Fowler violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2</b> , in that, Respondent Fowler failed to properly supervise the activity of her associate.  Respondent Jana Fariss violated <b>Title 59, Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-9-4(c)</b> , in that, Respondent Fariss advertised an unregistered trade/team name.	Respondent EXP Realty LLC consents to pay an Administrative Fine totaling Three Hundred Dollars (\$300).  Respondent Kathleen Fowler consents to pay an Administrative Fine totaling Two Hundred and Fifty Dollars (\$250).  Respondent Jana Fariss consents to pay an Administrative Fine totaling Three Hundred Dollars (\$300).

<p>LBWS Owasso, Inc. Keller Williams Premier Julie Smith-Pittman Mark Facey Marvet Realty (Unlicensed) C-2022-122</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondents LBWS Owasso, Inc./ Keller Williams Premier and Julie Smith-Pittman violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9), Okla. Admin. Code §§ 605:10-17-4 (6), 605:10-9-3</b>, in that, the Respondents failed to supervise the actions of a real estate licensee, Respondent Mark Facey, by allowing Respondent Facey to advertise under the name of an unregistered team name.</p> <p>Respondents Mark Facey and MarVet Realty violated <b>Title 59, Okla. Stat. §§ 858-312(9), 858-301 and Okla. Admin. Code § 605:10-9-4 (b)(3)</b>, in that, the Respondents may have advertised under an unregistered trade / team name on social media without a broker reference and prior to obtaining the required registration.</p>	<p>Respondents Owasso Realty, Inc., / Keller Williams Premier and Julie Smith Pittman consent to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p> <p>Respondent Mark Facey and MarVet Realty consent to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p>
<p>Chamberlain Realty, LLC Grant Wortman Amanda Bossow C-2022-118</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Grant Wortman <b>Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6)</b>, in that, Respondent Wortman failed to properly supervise the actions of a real estate licensee, Amanda Bossow.</p> <p>Respondent Amanda Bossow violated <b>Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(20)</b>, in that Respondent Bossow failed to disclose a known immediate family relationship to a party to the transaction.</p>	<p>Respondent Grant Wortman consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p> <p>Respondent Amanda Bossow consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p>
<p>Epic Real Estate, Inc. Charles Gooch Kai Shu C-2023-31</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Kai Shu violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code § 605:10-17-4(22)</b>, in that, Respondent Shu demonstrated conduct that constitutes untrustworthy, improper, or dishonest dealings by performing licensable activities outside his broker's supervision.</p>	<p>Respondent Kai Shu consents to pay an Administrative Fine in the amount of One Thousand Five Hundred Dollars (\$1,500).</p> <p>Respondents Charles Gooch and Epic Real Estate, Inc. are dismissed.</p>

<p>MD Kalhor, LLC          Mariah Kalhor          Megan Bunger          C-2022-404</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Mariah Kalhor violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9), and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3-2</b>, in that, Respondent Kalhor failed to properly supervise the actions of a real estate licensee and allowing a licensee to advertise under an unregistered team name.</p> <p>Respondent Megan Bunger violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-9-4(c)</b>, in that, Respondent Bunger advertised under an unregistered team name.</p>	<p>Respondent Mariah Kalhor consents to pay an Administrative Fine totaling Three Hundred and Fifty Dollars (\$350).</p> <p>Respondent Megan Bunger consents to pay an Administrative Fine totaling Three Hundred Fifty Dollars (\$350).</p> <p>Respondent MD Kalhor, LLC is dismissed.</p>
<p>Steven B Homes, Inc.          Brett Creager          William Flanagan          C-2022-333</p>	<p>March 22<sup>nd</sup>, 2023</p>	<p>Respondent Brett Creager violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9), and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3-2</b>, in that, Respondent Creager failed to properly supervise the actions of a real estate licensee and allowing a licensee to advertise under an unregistered team name.</p> <p>Respondent William Flanagan violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-9-4(c)</b>, in that, Respondent Flanagan advertised under an unregistered team name.</p>	<p>Respondent William Flanagan consents to pay an Administrative Fine totaling Three Hundred and Fifty Dollars (\$350).</p> <p>Respondent Steven B. Homes, Inc. is dismissed.</p> <p>Respondent Brett Creager is dismissed with a Letter of Caution.</p>
<p>ABWS Tulsa, Inc. (BO)          Royce Ellington          Cindy Quinton          C-2023-153</p>	<p>June 14<sup>th</sup>, 2023</p>	<p>Respondent Royce Ellington violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-17-4(20)</b>, in that, Respondent Ellington failed to supervise a sales associate who listed a property for sale without disclosing a familial relationship to Seller.</p> <p>Respondent Cindy Quinton violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(20)</b>, in that Respondent Quinton failed to disclose in a real estate transaction her familial relationship to Seller.</p>	<p>Respondent Royce Ellington consents to pay an Administrative Fine totaling Three Hundred Fifty Dollars (\$350).</p> <p>Respondent Cindy Quinton consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p>

<p>Realty Company of Oklahoma, LLC Richard Labarthe C-2022-435</p>	<p>June 14<sup>th</sup>, 2023</p>	<p>Respondent Richard Labarthe violated <b>Title 59, Okla. Stat. §§ 858-301, 858-401, 858-312 (7)-(9), and Okla. Admin. Code § 605:10-17-4(12)</b>, in that, Respondent Labarthe engaged in licensable real estate activities during the period his managing broker license was in a lapsed status.</p>	<p>Respondent Richard Labarthe consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).</p>
<p>EXP Realty, LLC Kathleen Fowler Jason Gilbert C-2023-77</p>	<p>June 14<sup>th</sup>, 2023</p>	<p>Respondents EXP Realty, LLC and Kathleen Fowler violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9), 858-312 (11) and Okla. Admin. Code §§ 605:10-9-4(5), 605:10-9-4(6), 605:10-17-4(6)</b>, in that, the Respondents (1) failed to supervise the activities of an associate, (2) advertised property for sale without first securing the permission of the owner or the owner’s authorized representative, and (3) advertised a property in way which is misleading.</p> <p>Respondent Jason Gilbert violated <b>Title 59, Okla. Stat. §§ 858-312 (8)-(9), 858-312 (11) and Okla. Admin. Code §§ 605:10-9-4(5), 605:10-9-4(6), 605:10-19-4(b)(1)-(3)</b>, in that, Respondent Gilbert (1) failed to include the name of the associate’s broker or the name under which the broker operates, in such a way as the broker’s reference is prominent, conspicuous, and easily identifiable, (2) advertised property for sale without first securing the permission of the owner or the owner’s authorized representative, and (3) advertised a property in way which is misleading.</p>	<p>Respondent EXP Realty, LLC consents to pay an Administrative Fine totaling Three Hundred Fifty Dollars (\$350).</p> <p>Respondent Kathleen Fowler consents to pay an Administrative Fine totaling Three Hundred Fifty Dollars (\$350).</p> <p>Respondent Jason Gilbert consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p>
<p>Providence Realty, LLC Shelan Whitehead Amy Cherry C-2022-228</p>	<p>June 14<sup>th</sup>, 2023,</p>	<p>Respondent Amy Cherry violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(12)</b>, in that, Respondent Cherry engaged in conduct demonstrating bad faith or incompetency.</p> <p>Respondent Shelan Whitehead violated <b>Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6)</b>, in that, Respondent Whitehead failed to properly supervise the activity of her sales associate.</p>	<p>Respondent Amy Cherry consents to an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750).</p> <p>Respondent Shelan Whitehead consents to an Administrative Fine totaling Three Hundred Dollars (\$300).</p>

<p>ABW Tulsa, Inc.  ABW Tulsa, Inc. (BO)  Gloria Allred Hail  Donald Cochran  Charlyn Terry  Terry Properties  C-2023-79</p>	<p>June 14<sup>th</sup>, 2023</p>	<p>Respondent Charlyn Terry violated <b>Title 59, Okla. Stat. § 858-312(8)-(9) and Okla. Admin. Code § 605:10-9-4(6)</b>, in that, Respondent Terry (1) advertised on social media and doing business under the name "Terry Properties", a name not registered with the Commission, and (2) engaged in licensable real estate activities by advertising and doing business under a team name not registered with the Commission.</p>	<p>Respondent Charlyn Terry consents to pay an Administrative Fine totaling Three Hundred and Fifty Dollars (\$350).</p> <p>Respondent Donald Cochran is dismissed with a Letter of Caution.</p> <p>Respondents Gloria Allred-Hail and ABW Tulsa Inc. are dismissed.</p>
<p>American Pride Realty, LLC  Susan Yoder  C-2023-146</p>	<p>June 14<sup>th</sup>, 2023</p>	<p>Respondent Susan Yoder violated <b>Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-9-4(d)</b>, in that, Respondent Yoder failed to disclose in writing on all purchase and/or lease contracts and advertisements pertaining to the transaction that the licensee was acting as an owner, purchaser or direct employee of the owner.</p>	<p>Respondent Susan Yoder consents to pay an Administrative Fine totaling Seven Hundred Fifty Dollars (\$750).</p> <p>Respondent American Pride Realty, LLC is dismissed.</p>
<p>Homes by Sycamore Dwelling  Amanda Pipkins  C-2023-143</p>	<p>June 14<sup>th</sup>, 2023</p>	<p>Respondent Amanda Pipkins violated <b>Title 59, Okla. Stat. §§ 858-301, 312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(12), 605:10-17-4(19)</b>, in that, Respondent Pipkins entered into a contract under a brokerage business entity not yet in existence and while her license was still issued to another brokerage leading to cooperation with an unlicensed entity to perform real estate activities.</p>	<p>Respondent Amanda Pipkins consents to pay an administrative fine totaling Seven Hundred Fifty Dollars (\$750)</p> <p>Respondent Homes by Sycamore Dwelling is dismissed.</p>