

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	VIOLATIONS	SANCTIONS
<p><b>C-2022-316</b>                      EXP Realty, LLC                      Kathleen Fowler                      Jay Johnson                      Canopy Realty, Inc.</p>	<p><b>EXP Realty, LLC and Kathleen Fowler</b> are in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(4)</b>, because the Respondent(s) procured a signature to a purchase offer lacking a definite maximum purchase price, method of payment, termination date, and possession date or property description.</p> <p><b>Title 59, O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-4(12)</b>, in that, the Respondent(s) demonstrated bad faith or incompetency.</p> <p><b>Title 59, O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6)</b>, in that, Respondent(s) failed to properly supervise the activities of an associate.</p> <p><b>Jay Johnson and Canopy Realty, Inc</b> are in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(4)</b>, in that, Respondent(s) procured a signature to a purchase offer lacking a definite maximum purchase price, method of payment, termination date, and possession date or property description.</p> <p><b>Title 59, O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-4(12)</b>, in that, Respondent(s) demonstrated bad faith or incompetency.</p>	<p>Respondent EXP Realty, LLC consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000).</p> <p>Respondent Kathleen Fowler consents to pay an Administrative Fine totaling One Thousand Dollars (\$1,000) and the completion of a three (3) hour Commission- approved contracts continuing education course within three (3) months of this Order.</p> <p>Respondent Jay Johnson consents to pay an Administrative Fine totaling Two Thousand Dollars (\$2,000) and the completion of a three (3) hour Commission- approved contracts continuing education course within three (3) months of this Order.</p>

NAME	VIOLATIONS	SANCTIONS
<p><b>C-2022-450</b> Charles Gooch Shari Brunt</p>	<p><b>Shari Brunt</b> is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code § 605: 10-17-4(19)</b>, in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules by knowingly cooperating with an unlicensed person or entity to perform licensed real estate activities</p>	<p>Respondent Shari Brunt consents to pay an Administrative Fine totaling Two Thousand Five Hundred Dollars (\$2,500) and completion of an additional 3 hours of continuing education from an educator approved by the Commission for knowingly cooperating with an unlicensed person to perform licensed real estate activities. Such continuing education must be completed within 120 days following the entry of this Consent Order.</p> <p>Respondent Charles Gooch (MB) is dismissed with a Letter of Caution.</p>
<p><b>C-2022-375</b> Professional Property Services, LLC Cassie Everett Jaycee Everett</p>	<p><b>Cassie Everett</b> is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312(8) &amp; (9) and Okla. Admin. Code § 605:10-17-4(20)</b>, in that, Respondent failed to properly disclose a familial relationship to a party in the transaction.</p> <p><b>Title 59, O.S. §§ 858-312(8) &amp; (9) and Okla. Admin. Code § 605:10-17-4(7)</b>, in that, Respondent failed to properly disclose in writing an interest she had in the property she was selling.</p> <p><b>Jaycee Everett</b> is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312(8) &amp; (9) and Okla. Admin. Code § 605:10-17-4(20)</b>, in that, because the Respondent failed to properly disclose a familial relationship to a party in the transaction</p>	<p>Respondent Cassie Everett consents to pay an Administrative Fine totaling One Thousand and Five Hundred Dollars (\$1,500).</p> <p>Respondent Jaycee Everett consents to pay an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750).</p>

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<p><b>C-2023-109</b> Chamberlain Realty, LLC Grant Wortman Ryan Brady</p>	<p><b>Ryan Brady</b> is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin Code § 605:10-17-4(12)</b>, in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules through his conduct in handling the transaction.</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code § 605:10-17-4(22)</b>, in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules by performing licensed activities outside the supervision of his broker.</p>	<p>Respondent Ryan Brady consents to pay an Administrative Fine totaling One Thousand Five Hundred Dollars (\$1,500) based on his conduct in handling the transaction and acting outside the supervision of his broker.</p> <p>Respondents Chamberlain Realty, LLC and Wortman are dismissed from this complaint.</p>
<p><b>C-2023-117</b> Heidi Williams Jacob Meyer</p>	<p><b>Heidi Williams</b> is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312(8) &amp; (9) and Okla. Admin. Code § 605:10-17-4(6)</b>, in that, Respondent failed to supervise her sales associate</p> <p><b>Jacob Meyer</b> is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312(8) &amp; (9) and Okla. Admin. Code § 605:10-9-4(a) (5)</b>, in that, Respondent engaged in advertising in media which was misleading or inaccurate in material fact and misrepresented the property.</p>	<p>Respondent Jacob Meyer consents to pay an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750).</p> <p>Respondent Heidi Williams consents to pay an Administrative Fine totaling Three Hundred and Fifty Dollars (\$350).</p>

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<p><b>C-2022-418</b> Phillips Realty Group and Associates, LLC Justin Phillips Anastasia Riley</p>	<p><b>Anastasia Riley</b> is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin Code § 605:10-17-4(12)</b>, in that, Respondent engaged in conduct demonstrating bad faith or incompetency.</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code § 605:10-9-4(b) (2)</b>, in that, Respondent advertised a property without the direct supervision of her broker.</p> <p><b>Phillips Realty Group and Associates and Justin Phillips</b> are in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code § 605:10-17-4(6)</b>, in that, Respondent(s) failed to supervise the activities of his associate.</p>	<p>Respondent Anastasia Riley consents to pay an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750) and a Letter of Caution regarding advertising properties that other licensed agents have exclusive listing agreements on. The Letter of Caution shall be placed in her license file and may be used to increase disciplinary penalties for future violations of the License Code and Administrative Rules.</p> <p>Respondent Justin Phillips and Phillips Realty Groups and Associates, LLC consent to receive a Letter of Caution regarding active supervision of associates.</p>
<p><b>C-2022-452</b> Westminster Real Estate Group, LLC Todd McKinnis Alysha Hancock</p>	<p><b>Todd McKinnis and Westminster Real Estate Group, LLC</b> are in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code § 605:10-17-4(6)</b>, in that, Respondents are guilty of disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules by failing to supervise the activities of an associate.</p> <p><b>Alysha Hancock is in violation of the following:</b></p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code §§ 605:10-17-4(12), 605:10-17-4(20)</b>, in that, Respondent is guilty of conduct which constitutes untrustworthy, improper, or dishonest dealings and disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules by engaging in conduct which demonstrates bad faith or incompetence by failing to disclose a known immediate family relationship to a party to the transaction.</p>	<p>Respondent Alysha Hancock consents to pay an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750).</p> <p>Respondents Westminster Real Estate Group LLC, and Todd McKinnis are dismissed.</p>

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<p><b>C-2023-74</b> Vogodo Auctions, LLC Tarek Wazzan</p>	<p><b>Tarek Wazzan</b> is in violation of the following:  <b>Okla. Admin. Code § 605:10-17-2(b)</b>, in that, Respondent failed to file an adequate written response within 15 days of receiving notice of a complaint.</p>	<p>Respondent Tarek Wazzan consents to pay an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750).</p>
<p><b>C-2023-427</b> Lionshead Realty, LLC Julie Kramer Taurean Singletary</p>	<p><b>Lionshead Realty</b> is in violation of the following:  <b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code §§ 605:10-17-2(b), 605:10-17-4(9)</b>, in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules by failing upon demand in writing, to respond to a complaint in writing.  <b>Julie Kramer</b> is in violation of the following:  <b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code §§ 605: 10-17-2(b); 605:10-17-4(9)</b>, in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules by failing upon demand in writing, to timely respond to a complaint in writing.</p>	<p>Respondent Julie Kramer consents to pay an Administrative Fine totaling Five Hundred Dollars (\$500).  Respondents Lionshead Realty LLC, and Tauren Singletary are hereby dismissed from</p>

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<p><b>C-2023-280</b>                      Leadership Real Estate Investments, Inc.                      Mark Wilkinson                      Justin Steckman</p>	<p><b>Leadership Real Estate Investments, Inc. and Mark Wilkinson</b> are in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code §§ 605:10-17-4(6), and 605:10-9-3</b>, in that, Respondents disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules by failing to supervise the activities of an associate and ensure that advertising activities are in compliance by permitting advertisements using an unregistered trade or team name “Cedar Creek Land Co.”, which could be construed as a firm name.</p> <p>Justin Steckman is in violation of the following:</p> <p><b>Title 59, O.S. §§ 858-312 (8) &amp; (9) and Okla. Admin. Code § 605:10-9-4(b) (3)</b>, in that Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules by advertising and operating under an unregistered trade/team name, “Cedar Creek Land Co.</p>	<p>Respondent Justin Steckman consents to pay an Administrative Fine totaling Three Hundred Fifty Dollars (\$350).</p> <p>Respondent Mark Wilkinson is dismissed from the complaint with a Letter of Caution</p>