OKLAHOMA
Real Estate Commission

OKANA Resort | 639 First Americans Blvd. | Oklahoma City, Oklahoma 73129

October 21, 2026

AGENDA

OPENING OF BUSINESS MEETING

*The Commission may vote to approve, disapprove, or take other action on any item listed on this Agenda

I. Call to Order at 9:30 a.m.

II. Invocation and Pledge of Allegiance

III. Approval of August 12, 2026, Meeting Minutes

IV. Public Participation ("Open Topic")

DISCIPLINARY ACTIONS

A. PROPOSED CONSENT ORDERS

1. **C-2025-430: Ronald Spiva (MB)**

The Investigations Department determined **Ronald Spiva** is in violation of the following:

a. **Title 59 O.S. § 858-312(6)**, in that, the Respondent held monies of others without registering a trust account with the Commission.

b. **Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* 605:10-9-3,** in that, the Respondent failed to

properly register a trade name prior to utilizing it.

c. Title 59 O.S. § 858-312(16), in that, the Respondent commingled licensee funds with the monies of others received by the licensee.

CONSENT ORDER

Respondent Ronald Spiva hereby consents to payment of an Administrative Fine totaling **Seven Hundred and Fifty Dollars ($750)**.

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2. C-2025-395: Will Fraser (MB)

The Investigations Department determined **Will Fraser** is in violation of the following:

a. Title 59 O.S. § 858-312(8) and *Okla. Admin. Code* 605:10-17-4(13), in that, the Respondent failed to disclose licensee-ownership status in a public-facing manner.

b. Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* 605:10-9-4, in that, the Respondent failed to disclose his license status in writing in all advertisements.

c. Title 59 O.S. § 858-312(20), in that, the Respondent advertised for sale real estate without disclosing his license status in writing.

CONSENT ORDER

Respondent Will Fraser hereby consents to payment of an Administrative Fine totaling **One Thousand Dollars ($1,000)** and Completion of **Twenty (20) hours** of Continuing Education to include at least **Six (6) hours** in **OREC Code and Rules**.

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3. C-2025-437: Brick and Beam Real Estate, LLC, Peggy Wright (MB), Janice Judisch (BA), The Brokerage Real Estate, Brett Boone (MB), Eleonore Hutton (SA)

The Investigations Department determined **Eleonore Hutton** is in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(13), in that, the Respondent engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, specifically with respect to the allowance of access or control of the property without the owner's

consent.

b. Title 59 O.S. § 858-353(B)(2) and *Okla. Admin. Code* 605:10-17-4(13), in that, the Respondent failed to keep the party informed regarding the transaction.

The Investigations Department determined **The Brokerage Real Estate** is in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(7), in that, the Respondent engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings through the alleged failure to adequately supervise the activities of an associate licensee.

b. Title 59 O.S. § 858-312(26), (9) and *Okla. Admin. Code* 605:10-17-4(10), in that, the Respondent failed to provide an adequate written response to the Commission within fifteen (15) days after receiving written notice of a complaint or investigation.

CONSENT ORDER

1. **Respondent Eleonore Hutton** hereby consents to an Administrative Fine totaling **Two Thousand Five Hundred Dollars ($2,500)** and the completion of **Six (6) Hours** of Continuing Education in the Broker Relationship Act.

2. **Respondent The Brokerage Real Estate** hereby consents to an Administrative Fine totaling **Eight Hundred Fifty Dollars ($850)**.

3. **Respondents Brick and Beam Real Estate, LLC, Peggy Wright, Janice Judisch, and Brett Boone** are dismissed from this matter.

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4. C-2026-113: Lionshead Property Management, LLC, Garon Rayburn (MB), Brian Higgins (SA)

The Investigations Department determined **Garon Rayburn** and **Lionshead Property Management** are in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(7), in that, the Respondents engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to properly supervise the activities of Respondent Higgins.

The Investigations Department determined **Brian Higgins** is in violation of the following:

a. Title 59 O.S. § 858-312(8) and *Okla. Admin. Code* 605: 10-17-4(8), in that, the Respondent engaged in conduct which constitutes improper, untrustworthy or dishonest dealings by failing to make known, in writing, to any purchaser any interest the licensee has in the property they are selling.

b. Title 59 O.S. § 858-312(2), in that, the Respondent made substantial misrepresentation or false promises in the conduct of business.

c. Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* 605:10-15-19(a)(2), in that, the Respondent engaged in conduct which constitutes improper, fraudulent or dishonest or otherwise failing to comply with the provisions of the Oklahoma Real Estate License Code and the Rules promulgated by the Oklahoma Real Estate Commission by failing to properly disclose, in writing, and that he was acting in the capacity of both a licensee and owner in the transaction, as required under applicable law and Commission rules.

CONSENT ORDER

1. Respondent Garon Rayburn hereby consents to an Administrative Fine totaling **One Thousand Dollars ($1,000)**.

2. Respondent Brian Higgins hereby consents to an Administrative Fine totaling **One Thousand Dollars ($1,000) and** the completion of **Three (3) Hours** of Continuing Education in **OREC Code and Rules**.

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5. C-2026-121: XITY Realty, LLC, Ysbely Rodriguez-Kessler (MB), Samittra Gillespie (SA), and Rosinely Ruiz (License Revoked)

The Investigations Department determined **XITY Realty** and **Ysbely Rodriguez-Kessler** are in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605: 10-17-4(7), in that, the Respondents engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the activities of an associate, as they allowed Respondent Samittra Gillespie to knowingly cooperate and enable an unlicensed person to engage in licensable activities.

b. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605: 10-17-4(22), in that, the Respondents engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to ensure all persons performing real estate licensed activities under the broker

are properly licensed.

The Investigations Department determined **Samittra Gillespie** is in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(20), in that, the Respondent engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by knowingly cooperating and enabling an unlicensed person to engage in licensable activities.

b. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605: 10-17-4(17), in that, the Respondent conducted herself in a way which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by allowing unauthorized access to or control of real property without the owner's authorization.

The Investigations Department determined **Rosinely Ruiz** is in violation of the following:

a. Title 59 O.S. § 858-301 & 858-401, in that, the Respondent engaged in acting as a real estate licensee which constitutes unlawful, knowingly, negligently and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by conducting licensable real estate activities, including showing real property, without holding an active Oklahoma real estate license authorizing such conduct.

b. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605: 10-17-6(b)(l), in that, the Respondent engaged in conduct which required a real estate license despite suspended/revoked status of the individual's license.

CONSENT ORDER

1. Respondent Ysbely Rodriguez-Kessler hereby consents to an Administrative Fine totaling **Three Thousand Five Hundred Dollars ($3,500) and** the completion of **Fifteen (15) Hours** of Continuing Education in the **Broker in Charge Course**.

2. Respondent Samittra Gillespie hereby consents to an Administrative Fine totaling **Three Thousand Five Hundred Dollars ($3,500).**

3. Respondent Rosinely Ruiz hereby consents to an Administrative Fine totaling **Three Thousand Five Hundred Dollars ($3,500).**

6. C-2025-471: Cobblestone Realty Partners, LLC, Sondra Hernandez (MB), Daphne Marshall (SA), Small Town Rentals, LLC (Unlicensed)

The Investigations Department determined **Daphne Marshall** is in violation of the following:

a. Title 59 O.S. § 858-301& 858-401, in that, the Respondent engaged in conduct acting as a real estate licensee by failing to obtain the appropriate license and by managing the properties of others, which constitutes unlawful disregard and/or violation of the Oklahoma Real Estate License Code or Rules.

b. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(23), in that, the Respondent engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by managing properties of others outside her broker's knowledge or supervision and performing licensable activities outside broker's supervision.

CONSENT ORDER

1. Respondent Daphne Marshall hereby consents to an Administrative Fine totaling **Four Thousand Dollars ($4,000) and** the completion of **Sixteen (16) Hours** of Continuing Education, consisting of **Eight (8)** Hours in **OREC Code and Rules and Eight (8) Hours in Professional Standards.**

2. Respondents Cobblestone Realty Partners, LLC and **Sondra Hernandez** are dismissed from this complaint.

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7. C-2026-125: Chinowth & Cohen, LLC, Leland Chinowth (MB), Chinowth & Cohen, LLC (BO), Arlys Spiker (BB), Selah Ruffman (SA)

The Investigations Department determined **Chinowth & Cohen, LLC (BO)** and **Arlys Spiker** are in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605: 10-9-4(7), in that, the Respondents engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the activities of an associate, as they failed to ensure Respondent Ruffman's advertising activities were in compliance when she offered gift cards as referral compensation to unlicensed persons.

The Investigations Department determined **Selah Ruffman** is in violation of the following:

a. Title 59 O.S. § 858-312(8), (9), in that, the Respondent conducted herself in a way which constitutes

untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by offering gift cards as referral compensation to unlicensed persons.

b. Title 59 O.S. § 858-312(21), in that, the Respondent paid or offered to pay gift cards as referral compensation to unlicensed persons.

c. Title 59 O.S. § 858-312(2), in that, the Respondent made substantial misrepresentations or false promises in the conduct of business, advertising, or inducements.

CONSENT ORDER

1. Respondent Arlys Spiker hereby consents to an Administrative Fine totaling **Eight Hundred Dollars ($800)**.

2. **Respondent Selah Ruffman** hereby consents to an Administrative Fine totaling **One Thousand Five Hundred Dollars ($1,500) and** the completion of **Three (3) Hours** of Continuing Education in **OREC Code and Rules.**
3. **Respondents Chinowth & Cohen, LLC** and **Leland Chinowth** are dismissed from this matter.

Proposed Executive Session for Proposed Consent Orders as Noticed on the Agenda:

a. Discussion and possible action to enter into Executive Session under 25 O.S. § 307(B)(8), for the purpose of engaging in deliberations in an individual proceeding pursuant to Article II of the Oklahoma Administrative Procedures Act;
b. Vote to enter Executive Session.
c. Executive Session pursuant to 25 O.S. § 307(B)(8).
d. Vote to return to Open Session.
e. Possible action on item(s) discussed in Executive Session.

END OF FORMAL ACTIONS

B. CASE EXAMINER REPORTS

1. **C-2026-11: ABW Tulsa, Inc., Gloria Allred-Hail (MB), Britni Hayes (SA)**

The Investigations Department determined Respondents **Gloria Allred-Hail** and **ABW Tulsa Inc.** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(7), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by failing to supervise Respondent Hayes and ensure disclosure of her familial relationship to the seller.

The Investigations Department determined Respondent **Britni Hayes** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(13), in that, the Respondent may have engaged in conduct demonstrating bad faith or incompetency by failing to disclose her familial relationship to the seller.

b. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(21), in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by failing to disclose her familial relationship to the seller.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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2. C-2026-161: Salt Real Estate, Inc, Barrett Huffmyer (MB), Sade Dawson (SA), Nestwell OKC (Unlicensed)

The Investigations Department determined Respondent **Sade Dawson** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(23), in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by performing licensed property-management activities for third-party owners outside her broker's supervision.

b. Title 59 O.S. §§ 858-301 and 858-401, in that, the Respondent may have conducted licensable real estate activities, including managing properties while her Oklahoma real estate license was lapsed.

The Investigations Department determined Respondent **Nestwell OKC** may be in violation(s) of the following:

a. Title 59 O.S. §§ 858-301 and 858-401, in that, the Respondent may have acted as a real estate licensee and conducted licensable real estate activities, including managing third-party properties, without holding an active Oklahoma real estate license authorizing that conduct.

RECOMMENDATION:

The Case Examiner requests that the Commission conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law, up to and including suspension or revocation and any other appropriate action with respect to the Respondents Sade Dawson and Nestwell OKC. The Case Examiner recommends the dismissal of the complaint against Respondents Barrett Huffmyer and Salt Real Estate Inc.

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3. C-2026-154: Salt Real Estate, Inc., Barrett Huffmyer (MB), Harley Jeffries (SA)

The Investigations Department determined Respondent **Harley Jeffries** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(9), (15), in that, the Respondent may have disregarded or violated the Oklahoma Real Estate License Code or Rules and demonstrated unworthiness to act as a real estate licensee by pleading guilty to a felony offense involving moral turpitude.

b. Title 59 O.S. § 858-312(9), (19), in that, the Respondent may have disregarded or violated the Oklahoma Real Estate License Code or Rules by pleading guilty to an offense involving fraud or a similar offense.

RECOMMENDATION:

The Case Examiner requests that the Commission conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law, up to and including suspension or revocation and any other appropriate action with respect to Respondent Harley Jeffries. The Case Examiner recommends the dismissal of the complaint against Respondents Barrett Huffmyer and Salt Real Estate Inc.

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4. C-2026-155: Black Label Realty, LLC, William Mahan (MB), Ashley Felix (SA)

The Investigations Department determined Respondents **William Mahan** and **Black Label Realty, LLC** may be in violation(s) of the following:

a. **Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(7)**, in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by failing to supervise Respondent Felix and prevent unauthorized entry into the property.

The Investigations Department determined Respondent **Ashley Felix** may be in violation(s) of the following:

a. **Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(17)**, in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by allowing unauthorized access to or control of real property without the owner's authorization.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

5. **C-2025-175: Rockin Double J United Country, LLC, Johnny Shaw (MB), McKenzie Schuermann (SA)**

The Investigations Department determined Respondents **Johnny Shaw** and **Rockin Double J United Country, LLC** may be in violation(s) of the following:

a. **Title 59 O.S. § 858-312(8), (9), (21)**, in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by permitting an advertisement offering valuable consideration to unlicensed persons in exchange for referrals.

The Investigations Department determined Respondent **McKenzie Schuermann** may be in violation(s) of the following:

a. **Title 59 O.S. § 858-312(8), (9), (21)**, in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by offering or agreeing to offer valuable consideration to unlicensed persons in exchange for referrals.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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6. C-2026-45: Real Broker, LLC and Brice Taylor (MB)

The Investigations Department determined Respondents **Brice Taylor** and **Real Broker, LLC** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-9-1(a), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by operating a place of business that was not available to the public during reasonable business hours and did not allow the broker to adequately manage and supervise the brokerage practice.

b. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(13), in that, the Respondents may have engaged in conduct demonstrating bad faith or incompetency by failing to maintain a compliant place of business.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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7. C-2026-98: EMB, LLC and James Clark (MB)

The Investigations Department determined Respondents **James Clark** and **EMB, LLC** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(2), in that, the Respondents may have made substantial misrepresentations or false promises in the conduct of business by representing in the lease that the rental unit included a washer, dryer, and dishwasher when those appliances were not present.

b. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(4), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by failing to exercise reasonable care concerning material facts of the property and by repeatedly misrepresenting pertinent facts concerning the property.

c. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(13), in that, the

Respondents may have engaged in conduct demonstrating bad faith or incompetency by using an inaccurate lease form that identified the wrong premises and included appliances not provided with the leased unit.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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8. C-2026-123: Granite Key, LLC (Unlicensed) and Kristen Williams (Unlicensed)

The Investigations Department determined Respondents **Kristen Williams** and **Granite Key, LLC** may be in violation(s) of the following:

a. Title 59 O.S. §§ 858-301 and 858-401, in that, the Respondents may have acted as real estate licensees and conducted licensable real estate activities, including leasing real property, collecting monthly rental payments, and managing property for others, without holding active Oklahoma real estate licenses authorizing that conduct.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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9. C-2026-96: Wright Real Estate, LLC, Jasen Wright (MB), and Edna Kimble (SA)

The Investigations Department determined Respondents **Jasen Wright** and **Wright Real Estate, LLC** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(7), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by failing to supervise Respondent Kimble's advertising and ensure compliance with applicable requirements.

The Investigations Department determined Respondent **Edna Kimble** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-9-4(b)(3), in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or

violated the Oklahoma Real Estate License Code or Rules by publishing billboard advertising in which the broker or brokerage reference was not prominent, conspicuous, and readily identifiable.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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10. C-2026-196: Copper Creek Real Estate, LLC, Brett Creager (MB), Copper Creek Real Estate, LLC (BO), Juanita Jaquez (BB), Heriberto Pando (SA), and Amy Saucillo (SA)

The Investigations Department determined Respondents **Brett Creager** and **Copper Creek Real Estate, LLC** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(7), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by failing to supervise Respondents Pando's and Saucillo's advertising activities and ensure compliance.

The Investigations Department determined Respondents **Juanita Jaquez** and **Copper Creek Real Estate, LLC (BO)** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(7), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by failing to supervise Respondents Pando's and Saucillo's advertising activities and ensure compliance.

The Investigations Department determined Respondent **Heriberto Pando** may be in violation(s) of the following:

a. Title 59 O.S. § 858-312(5), in that, the Respondent may have represented or attempted to represent a real estate broker other than the broker with whom he was associated by displaying a yard sign identifying another brokerage.

b. Title 59 O.S. § 858-312(2), in that, the Respondent may have made a substantial misrepresentation in advertising by displaying a yard sign that falsely identified another brokerage as the brokerage with which he was associated.

c. Title 59 O.S. § 858-312(8) and (9) and *Okla. Admin. Code* 605:10-9-4(b)(3), in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or

violated the Oklahoma Real Estate License Code or Rules by using another firm's trade name and failing to prominently, conspicuously, and accurately identify the broker with whom he was associated.

The Investigations Department determined Respondent **Amy Saucillo** may be in violation(s) of the following:

a. **Title 59 O.S. § 858-312(5)**, in that, the Respondent may have represented or attempted to represent a real estate broker other than the broker with whom she was associated by publishing a Facebook post identifying another brokerage.

b. **Title 59 O.S. § 858-312(2)**, in that, the Respondent may have made a substantial misrepresentation in advertising by publishing a Facebook post that falsely identified another brokerage as the brokerage with which she was associated.

c. **Title 59 O.S. § 858-312(8) and (9) and *Okla. Admin. Code* 605:10-9-4(b)(3)**, in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code or Rules by using another firm's trade name and failing to prominently, conspicuously, and accurately identify the broker with whom she was associated.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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11. C-2026-117: McCurdy Real Estate, Inc., Mark McCurdy (MB), and Hunter Young (SA)

The Investigations Department determined Respondents **Mark McCurdy** and **McCurdy Real Estate, Inc.** may be in violation(s) of the following:

a. Title 59 O.S. §§ 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(13), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code by demonstrating bad faith or incompetency by failing to properly prepare, transmit, and submit the TRR to the seller within the contractual deadline.

b. Title 59 O.S. § 858-312(3), in that, the Respondents may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated the Oklahoma Real Estate License Code by failing to keep the Complainants reasonably informed regarding the status and progress of the

transaction.

c. **Title 59 O.S. § 858-312(6)**, in that, the Respondents may have failed to remit the TRR document to the seller within a reasonable time.

The Investigations Department determined Respondent **Hunter Young** may be in violation(s) of the following:

a. **Title 59 O.S. § 858-312(8), (9) and *Okla. Admin. Code* 605:10-17-4(13)**, in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings, disregarded or violated the Oklahoma Real Estate License Code or Rules, and demonstrated bad faith or incompetency by failing to properly prepare, transmit, and submit the TRR within the contractual deadline.

RECOMMENDATION:

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

C. GENERAL BUSINESS

1. **Executive Director's Report**

   a. Legislative Update

   b. Contract Forms Committee Updates

   c. Commission Operations and Updates

2. Recognizing Commissioner Larry DeWitt – 2025 – 2026 Chair of the Oklahoma Real Estate Commission

3. Discussion and Possible Vote to Adopt Proposed Contract Forms Updates from the Oklahoma Real Estate Contract Forms Committee

4. Discussion and Possible Vote to approve office space changes and quote

5. Discussion and Possible Vote to approve quote for Learning Management System (OREC Use) and Educator Course calendar

6. Swearing In – Patrick Schrank, Educator and Broker Relations Manager

D. INVESTIGATIONS

Investigations Update – Riece Baker, Chief Investigator

E. EDUCATION

Education Report – Patrick Schrank, Educator and Broker Relations Manager

F. LICENSING

Licensing Report – Keila Hill, Licensing Supervisor

G. FINANCIAL & FISCAL

Financial Report – Bailey Crotty, Executive Director

H. NEW BUSINESS

Any new business not known about or reasonably foreseen prior to the time of posting of this agenda

I. FUTURE MEETING DATES (subject to change)

December 9, 2026 (Rule Hearing)

J. ADJOURNMENT

The Chair will call the meeting adjourned upon conclusion of all Commission business