

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate Broker's
5 License of
6
7 PATRICIA LAWRENCE
8

STIPULATED FINAL ORDER

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10 The Real Estate Agency (OREA) and Patricia Lawrence (Lawrence) do hereby agree
11 and stipulate to the following:

12 FINDINGS OF FACT
13 CONCLUSIONS OF LAW

14 1.

15 1.1 At all times mentioned herein, Lawrence was licensed as a principal broker with
16 Sunbelt Business Brokers (Sunbelt).

17 1.2 On November 12, 2010, OREA received a complaint regarding unlicensed
18 individuals advertising real estate for sale. The complaint was filed by Ronald Spagle
19 (Spagle), principal broker with City Realty Company.

20 1.3 From the facts developed during the investigation, Sunbelt's website,
21 sunbeltportland.com, shows non-licensed people as brokers. The website lists "The
22 Professional Team", which includes: (a) "Jim Ampe has worked at Sunbelt Portland for six
23 years and has been a broker for 25 years"; and (b) "Oregon native, Steve Byrne is a Sunbelt
24 Portland's newest broker". Neither Jim Ampe (Ampe) nor Steve Byrne (Byrne) are licensed to
25 conduct professional real estate activity in Oregon.

26 **Violation:** By advertising on the Sunbelt website that unlicensed individuals, Ampe and
27 Byrne are brokers, implying that they are real estate brokers, Lawrence violated OAR 863-015-
28 0125 and is subject to sanction pursuant to ORS 696.301(3).

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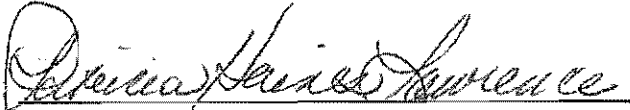
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ORDER

IT IS HEREBY ORDERED that Lawrence be, and hereby is, reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:





PATRICIA LAWRENCE

GENE BENTLEY

Real Estate Commissioner

Date 2/6/12

Date 2-21-12

DATE of service: 2-21-12

