

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional  
Real Estate Activity of

STEPHANIE ANN RINCON

STIPULATED FINAL ORDER

The Real Estate Agency (OREA) and Stephanie Ann Rincon (Rincon) do hereby agree and stipulate to the following:

FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Rincon was not licensed to conduct professional real estate activity in Oregon.

1.2 On September 8, 2011, Rincon's Facebook page showed her occupation as "Real Estate Broker/Owner – May 2010 to present" and had a posting stating that she "Got offer on my listing...".

**Violation:** ORS 696.020 (2). An individual may not engage in, carry on, advertise or purport to engage in or carry on professional real estate activity, or act in the capacity of a real estate licensee, within this state unless the individual holds an active license as provided for in this chapter.

STIPULATION & WAIVER

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by OREA and further, the order which follows hereafter. I understand that the findings of fact, conclusions of law and this stipulation and waiver embody the full and complete agreement and stipulation between OREA and me. I further understand that if I do not agree with this stipulation I have the right to request a hearing on this matter and to be

1 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
2 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and  
3 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily  
4 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to  
5 judicial review of this matter.


6 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
7 understand that the order which follows hereafter may be completed and signed by the Real  
8 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
9 amended notice of intent may be issued in this matter.

10 ORDER

11 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation  
12 set forth above, Rincon pay a civil penalty in the sum of \$250, said penalty to be paid to the  
13 General Fund of the State Treasury by paying the same to OREA.

14  
15 IT IS SO STIPULATED:

IT IS SO ORDERED:

16  
17 

18 

19 STEPHANIE RINCON

20 GENE BENTLEY

Real Estate Commissioner

21 Date

1/18/12

22 Date

1.18.12

23 DATE of service:

1-19-12