

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4
5 In the Matter of Shannon England-Beringer's
6
7 Broker License
8

STIPULATED FINAL ORDER

9
10 The Oregon Real Estate Agency (OREA) and Sharon England-Beringer (England-
11 Beringer) do hereby agree and stipulate to the following:

12 FINDINGS OF FACT

13 England-Beringer was licensed as a Broker with Assist2Sell Buyers & Sellers Realty
14 Services. England-Beringer's license expired on January 1, 2016 and was not renewed until
15 February 4, 2016. During the time England-Beringer's license was expired, January 1, 2016
16 to February 3, 2016, 34 days, England-Beringer continued conducting professional real estate
17 activity as if actively licensed.

18 CONCLUSION OF LAW

19 By conducting professional real estate activity over the course of 34 days after England-
20 Beringer's license expired and before renewing it, England-Beringer violated ORS 696.020(2)
21 and is subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

22 STIPULATION & WAIVER

23 I have read and reviewed the above findings of fact and conclusions of law which have
24 been submitted to me by OREA and further, the order which follows hereafter. I understand
25 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
26 complete agreement and stipulation between OREA and me. I further understand that if I do
27 not agree with this stipulation I have the right to request a hearing on this matter and to be
28 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
29 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
30 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily

1 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
2 judicial review of this matter.

3 I hereby agree and stipulate to the above findings of fact and conclusions of law and
4 understand that the order which follows hereafter may be completed and signed by the Real
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
6 amended notice of intent may be issued in this matter. I understand that, in accordance with
7 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real
8 Estate News Journal.

9 ORDER


10 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
11 violation set forth above, England-Beringer pay a civil penalty in the sum of \$100.00, said
12 penalty to be paid to the General Fund of the State Treasury by paying the same to the OREA.
13 The civil penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day
14 period of unlicensed activity is considered one violation. In this instance, there was one 30-
15 day periods of unlicensed activity.

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17 IT IS SO STIPULATED:

IT IS SO ORDERED:

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21 Shannon England-Beringer

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23 

24 GENE BENTLEY

25 Real Estate Commissioner

26 Date 6/8/16

27 Date 6.14.16

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30 DATE of service: 6-14-2016