

**BEFORE THE REAL ESTATE APPRAISER BOARD  
STATE OF OKLAHOMA**

In the Matter of PATTY A. JACKSON,	)	
	)	Complaint # 14-040; # 14-041;
Respondent.	)	# 14-042; # 15-025

**BOARD'S DECISION AS TO ACCEPTANCE OF  
AFFIDAVIT OF VOLUNTARY SURRENDER  
IN LIEU OF DISCIPLINARY PROCEEDINGS**

ON THE 7th day of October, 2015, the above numbered and entitled cause came on for hearing before the Oklahoma Real Estate Appraiser Board (the "Board"). The Board was represented by its counsel, Bryan D. Neal, Assistant Attorney General. Respondent appeared not. On the 30<sup>th</sup> day of September, 2015, the Respondent filed with the administrative office of the Board a properly executed Affidavit of Voluntary Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings (the "Affidavit") dated the 28<sup>th</sup> day of September, 2015. The contents of the Affidavit are incorporated herein by reference, and the Affidavit is attached hereto as Exhibit "A."

The Board, being fully advised in this matter, hereby makes the following Order:

**JURISDICTION**

1. The OREAB has the duty to carry out the provisions of the Oklahoma Certified Real Estate Appraisers Act as set forth at Title 59 of the Oklahoma Statutes, §§858-701, *et seq.* and to establish administrative procedures for disciplinary proceedings conducted pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act.

2. The OREAB has promulgated rules and regulations to implement the provisions of the Oklahoma Certified Real Estate Appraisers Act in regard to disciplinary proceedings as set

forth at the Oklahoma Administrative Code, §§600:15-1-1 through 600:15-1-22, including, but not limited to, administrative disciplinary hearings and informal disposition of any individual proceeding by stipulation, agreed settlement, consent order or default.

3. The Respondent, Patty A. Jackson, is a Certified Residential Real Estate Appraiser in the State of Oklahoma, holding License Number 13021CRA and was first licensed with the Oklahoma Real Estate Appraiser Board on June 5, 2013.

**FINAL ORDER**

WHEREFORE, the Board hereby accepts the Affidavit of Voluntary Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings under the terms and conditions set forth by Paragraph 1 – 17 inclusive, of the Affidavit of the Respondent, Patty A. Jackson, evidencing her knowing and voluntary surrender of her appraiser credential in lieu of disciplinary proceedings by the Board.

IT IS SO ORDERED this 7<sup>th</sup> day of October, 2015.



By:   
BRYAN NEAL, Assistant Attorney General *and*  
Counsel to the Board

By:   
ERIC SCHOEN, Board Secretary

CERTIFICATE OF MAILING

I, Christine McEntire, hereby certify that on the 28 day of October, 2015 a true and correct copy of the above and foregoing Board's Decision as to Acceptance of an Affidavit of Voluntary Surrender In Lieu of Disciplinary Proceedings was served by First Class - Certified U.S. Mail, Return Receipt Requested to:

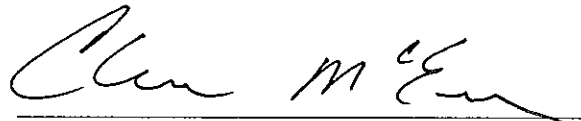
**Patty A. Jackson**  
P.O. Box 293  
Strang, Oklahoma 74367

7015 1520 0003 4174 1225

and that copies were forwarded by first class mail to the following:

**Bryan Neal, Assistant Attorney General**  
OFFICE OF THE ATTORNEY GENERAL  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, OK 73105

**Stephen L. McCaleb**  
DERRYBERRY & NAIFEH  
4800 N. Lincoln Boulevard  
Oklahoma City, OK 73105



CHRISTINE MCENTIRE




STATE OF OKLAHOMA  
REAL ESTATE APPRAISER BOARD

Post Office Box 53408  
Oklahoma City, Oklahoma 73152-3408

AFFIDAVIT OF VOLUNTARY SURRENDER OF APPRAISER CREDENTIAL  
IN LIEU OF DISCIPLINARY PROCEEDINGS

I, Patty A. Jackson, being of lawful age, swear and affirm under penalty of perjury, that:  
(Print full name of individual surrendering credential)

- I hold an appraiser credential as a Oklahoma Certified Residential Appraiser, credential # 13021CRA.
- I desire to surrender my appraisal credential.
- I am freely and voluntarily surrendering my appraisal credential.
- In surrendering my credential, I am not subject to any duress or coercion.
- I am aware that following grievance(s), investigation(s), and/or board complaint(s) are pending against me (please enter grievance, complaint, and/or control number(s); if there are more than 18 pending matters, complete another affidavit):  
1. 14-040    2. 14-041    3. 14-042    4. 15-025
- The contents of the above grievance(s), investigation(s), and/or board complaint(s) and the contents of any investigative or disciplinary files of the above pending grievance(s), investigation(s), and/or board complaint(s) are incorporated herein by reference.
- I am aware that the allegations set forth in the above pending grievance(s), investigation(s), and/or board complaint(s), if proven, would constitute violations of the Oklahoma Real Estate Appraiser Act and/or the rules promulgated pursuant thereto, for which I could subject to be discipline by the Board, up to and including revocation of my appraiser credential.
- I am fully aware of my rights to contest the allegations pending against me. These rights include: representation by an attorney at my own expense; the right to a public hearing on any charges or allegations filed; the right to confront and cross-examine witnesses called to testify against me; the right to present evidence on my own behalf; the right to compulsory process to secure attendance of such witnesses; the right to testify on my own behalf; the right to receive written findings of fact and conclusions of law supporting the decision on the merits of a complaint and the right to obtain judicial review of the Board's decision. In exchange for the Board's acceptance of the surrender of my appraiser credential, I voluntarily waive all of these rights.



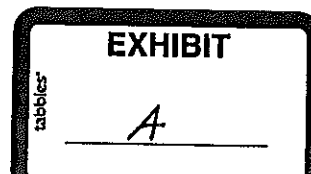
OKLAHOMA INSURANCE DEPARTMENT  
5 CORPORATE PLAZA,  
3625 NW 56TH STREET, SUITE 100, OKLAHOMA CITY, OK 73112-4511

**JOHN D. DOAK, Chairperson**  
**REAL ESTATE APPRAISER BOARD**

THE INDIVIDUAL NAMED BELOW IS LICENSED TO ACT IN THE FOLLOWING CAPACITY:

LICENSE NUMBER	13021CRA
EFFECTIVE	6/5/2013
EXPIRES	6/30/2016

Certified Residential  
**Patty A. Jackson**  
PO Box 293  
Strang, OK 74367



RECEIVED  
OKLAHOMA INSURANCE DEPT.  
SEP 30 2015  
Real Estate Appraiser Board

9. I am aware that surrender of my credential shall not become effective until it has been approved by a majority of the Board.
10. I acknowledge this affidavit shall be presented to the Board with a recommendation from Board staff at the next available scheduled meeting of the Board.
11. I understand that the Board is free to accept or reject my surrender of my credential and, if rejected by the Board, a formal disciplinary hearing on the above pending matters may be held.
12. I understand that if the surrender is not accepted by the Board, it shall be regarded as null and void. Any admissions I make in this affidavit will not be regarded as evidence against me in the subsequent disciplinary hearing. I will be free to defend myself and no inferences will be made from my willingness to submit this affidavit.
13. I understand and agree that neither the presentation of this affidavit nor the Board's consideration of this affidavit will be deemed to have unfairly or illegally prejudiced the Board or its individual members and therefore will not be grounds for precluding the Board or any individual Board member from further participation in proceedings related to the matters set forth in this affidavit.
14. I understand and agree that should the Board accept my surrender of my appraiser credential that:
  - I cannot be identified as a Trainee, State Licensed, State Certified Residential or State Certified General Appraiser;
  - All reference(s) to certification/licensure must be immediately removed from all letterheads, business cards, appraisal report covers and other printed materials under my reasonable control; and
15. My real estate appraiser credential and pocket card are attached hereto.
16. I understand and agree that should the Board accept my surrender of my appraiser credential, I cannot and will not apply for reinstatement for a period of at least five (5) years.
17. I further state that (check one):

I do hold a license, certificate or credential as an appraiser in the following jurisdiction(s) [LIST ALL JURISDICTIONS]:

Missouri -2007000164  
Jurisdiction and Certificate or License Number

\_\_\_\_\_  
Jurisdiction and Certificate or License Number

\_\_\_\_\_  
Jurisdiction and Certificate or License Number

\_\_\_\_\_  
Jurisdiction and Certificate or License Number

FURTHER AFFIANT SAYETH NOT.

Signed: *Patty Jackson*  
(Signature of individual surrendering credential)

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF Oklahoma )

Subscribed and sworn to before me this 28<sup>th</sup> day of September, 2015.

*Elaine P. Bappert*  
Notary Public

My Commission Number is:

My Commission expires:  
12-13-2015

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