

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

In the Matter of JAMES R. SINGLEY	)	
	)	Complaint #12-006
Respondent.	)	

**BOARD ORDER MODIFYING ORDER #13-011**

ON THE 2nd day of September, 2015 following entry of its previous Board Orders #13-011 and #13-012, in the above-referenced matter, and upon the written request of the Respondent, James R. Singley ("Singley"), for payment of a single lump sum payment of \$5,000 as full settlement of the outstanding balance owed to the Oklahoma Real Estate Appraiser Board ("Board"), the above-referenced matter came on for hearing.

**JURISDICTION**

1. The Oklahoma Real Estate Appraiser Board has jurisdiction of this cause, pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act as set forth at Title 59 of the Oklahoma Statutes, §§858-700, *et seq.* and to establish administrative procedures for disciplinary proceedings conducted pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act. Pursuant to 59 O.S. §858-723, the Board retains jurisdiction to amend its Board Order #13-011 as to the administrative fines and extending the period for payment.

2. The proceedings herein were conducted in accordance with the provisions of the Oklahoma Certified Real Estate Appraisers Act, 59 O.S. §858-700 *et seq.*, the Oklahoma Administrative Procedures Act, 75 O.S. §§301-323, and as set forth at the Oklahoma Administrative Code, §§600:15-1-1 thru 600:15-1-22.

3. The Respondent Singley, at the time the Board issued Order #13-011 and Board Order, was a state certified residential appraiser in the State of Oklahoma, holding certificate number

11922CRA and was first licensed with the Oklahoma Real Estate Appraiser Board on December 9, 1998.

4. Respondent Singley's license was revoked by the Board on June 12, 2013, following a disciplinary hearing held on May 3, 2013.

5. Respondent Singley's written request was based upon his representation of personal financial hardship nearing bankruptcy at this time.

### **BACKGROUND**

On June 12, 2013, Singley's Oklahoma licensure as a certified residential appraiser was revoked through Board Order #13-011 and Singley was ordered to pay the costs expended by the Board for legal fees and travel costs incurred in this matter under Board Order #13-011.

On July 1, 2013 Singley timely caused to be filed with the administrative office of the Real Estate Appraiser Board written correspondence requesting that the sum of \$13,313.13 in administrative costs imposed upon him in the Board's previous Order #13-011 be reimbursed by him to the Board in the sum of \$100.00 per month.

Pursuant to Board Order #13-011, Singley paid the fine imposed on him therein in the amount of \$2,000.00 in accordance with and as contemplated by 59 O.S. §858-723(B).

On July 10, 2013 Singley's attorney of record, Brittany J. Byers, appeared before the Board on Singley's behalf and gave oral argument in support of Singley's request for a payment plan. No objection was made by the Board's attorney, Stephen L. McCaleb, who prosecuted this case on behalf of the Board. After a Motion to go into Executive Session, the Board returned to open session and voted to modify Board Order #13-011 to allow costs to be paid by Singley in the sum of \$100.00 per month, with the first payment due July 12, 2013 and continuing for 11 additional months. The remaining balance of \$12,113.13 was due and fully payable by Singley

on July 12, 2014. After July 12, 2014 no further payments were made by Singley and the \$12,111.13 lump sum payment was not made to the Board.

**MODIFIED ORDER**

**WHEREFORE**, Board Order #13-012 is hereby modified to read as follows:

The Respondent James R. Singley, in light of his representation of personal financial hardship nearing bankruptcy, shall pay the Board a single lump sum payment in the reduced amount of \$5,000 in full settlement of the costs owing of \$12,113.13. Said payment is to be made to the Board within 30 days of the date of this Order. Should payment not be made as required, the full balance of \$12,113.13 is due.

**IT IS SO ORDERED** this 2<sup>nd</sup> day of September, 2015.



By: *Eric M. Schoen*  
ERIC SCHOEN, Board Secretary

By: *Bryan Neal*  
BRYAN NEAL, Assistant Attorney General &  
Counsel to the Board

**CERTIFICATE OF MAILING**

I, Christine McEntire, hereby certify that on the 10 day of September, 2015 a true and correct copy of the above and foregoing Board's Order Modifying Order #13-011 was served via facsimile and via the U.S. Mail, with postage fully prepaid, by certified mail, return receipt requested to:

**James R. Singley**  
10213 Oxlow Court  
Oklahoma City, OK 73159

7015 1520 0003 4174 1034

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  
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CHRISTINE MCENTIRE