

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

IN THE MATTER OF **DENNIS D. MILLER,** )  
Disciplinary Proceeding, )                   Complaints No. 05-060, 05-071, 05-072,  
  )                   05-073, 05-074, 05-075, 05-076, 05-077,  
  )                   05-078, 05-079, 05-080, 05-086, 05-087,  
  )                   05-100, 05-102, and 06-031  
Respondent.)

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

ON THE 7th day of July, 2006, 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, Joann Stevenson, Assistant Attorney General. Respondent appeared not. On the 6th day of July, 2006, Respondent filed with the administrative office of the Board a properly executed Affidavit of Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings (the "Affidavit") dated July 6, 2006. 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, makes the following Order:

**JURISDICTION**

1. That the Oklahoma Real Estate Appraiser Board has jurisdiction of this cause, pursuant to the provisions of the Oklahoma Real Estate Appraiser Act, 59 O.S. § 858-700 *et seq.*
2. That the Respondent is a State Certified Residential Real Estate Appraiser in the State of Oklahoma holding credential number 10932CRA.

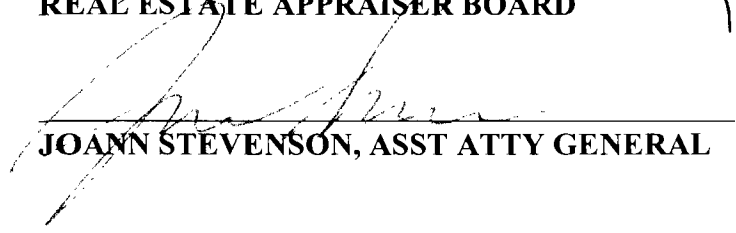
**ORDER**

The Board accepts the Voluntary Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings under the terms and conditions set forth by paragraphs 1 through 17, inclusive, of the Affidavit.

**IT IS SO ORDERED** this 7th day of July, 2006.



**KIM HOLLAND, CHAIRPERSON  
REAL ESTATE APPRAISER BOARD**



**JOANN STEVENSON, ASST ATTY GENERAL**

## CERTIFICATE OF MAILING

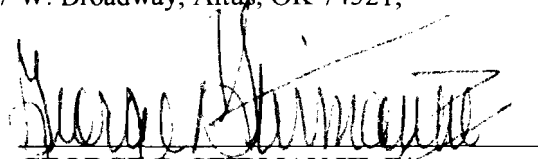
I, George R. Stirman III, hereby certify that a true and correct copy of the above and foregoing Notice of Disciplinary Hearing and Appointment of Hearing Panel was mailed by certified mail, return receipt requested, on the 11th day of July, 2006 to:

Dennis D. Miller  
c/o Rachael Lawrence Mor  
Haupt, Brooks, Vandruff, Cloar, PLLC  
One North Hudson, Ninth Floor  
Oklahoma City, Oklahoma 73102

**VIA CERTIFIED MAIL**  
**7001 0320 0004 0219 7284**

and that copies were mailed by first class mail to:

Sue Wycoff, Board Prosecutor, PO Box 53408, Oklahoma City, OK 73152;  
Joann Stevenson, Board Counsel, 4545 N Lincoln Blvd, Ste 260, Oklahoma City, OK 73105.  
Stephen L. McCaleb, Board Prosecutor, 4800 N. Lincoln Blvd, Oklahoma City, OK 73105;  
Kim N. Allen, Hearing Panel Member, PO Box 5812, Enid, OK 73702;  
Connie S. Burk, Hearing Panel Member, 100 USDA, Ste 102, Stillwater, OK 74074;  
Betty J. Cagle, Hearing Panel Member, 305 E Will Rogers Loop, Oologah, OK 74053;  
Rick L. Carlile, Hearing Panel Member, 4407 Briarwood, Enid, OK 73703;  
Michele R. Chambers, Hearing Panel Member, 8615 Shadywood Dr, Tulsa, OK 74131;  
Robert J. Dunkle, Hearing Panel Member, 1600 E 126<sup>th</sup> St N, Skiatook, OK 74070;  
Rick Ellis, Hearing Panel Member, 7121 S. 297<sup>th</sup> E Ave, Broken Arrow, OK 74014;  
Greg Goodpasture, Hearing Panel Member, PO Box 1191, Broken Arrow, OK 74013;  
Richard E. Grace, Hearing Panel Member, PO Box 3579, Shawnee, OK; 74802;  
John R. Gurley, Hearing Panel Member, 2207 N O St, Blackwell, OK 74631;  
Rusty R. Hartsell, Hearing Panel Member, PO Box 542, Weatherford, OK 73069;  
Donald H. Justice, Hearing Panel Member, PO Box 988, Watonga, OK 73772;  
Bill R. Moon, Hearing Panel Member, 1925 E 18th St, Ada, OK 74820;  
Frank E. Priegel Jr., Hearing Panel Member, PO Box 627, Okmulgee, OK 74447;  
Michael C. Prochaska, Hearing Panel Member, 3857 State Hwy 92, Chickasha, OK 73018;  
Dan Robertson, Hearing Panel Member, 2250 E 73<sup>rd</sup> St, Ste 120, Tulsa, OK 74136;  
Charles W. Singleton, Hearing Panel Member, PO Box 1005, Lawton, OK 773502;  
H.E. Ted Smith, Hearing Panel Member, PO Box 362, Stillwater, OK 74076;  
Jeanette S. Snovel, Hearing Panel Member, PO Box 225, Chandler, OK 74834;  
William F. Stephens Jr., Hearing Panel Member, PO Box 871, Pauls Valley, OK 73075;  
David W. Story, Hearing Panel Member, PO Box 985, Woodward, OK 73802;  
John M. Travers, Hearing Panel Member, 9028 S. Norwood Ave, Tulsa, OK 74137; and  
Albert A. Wooldridge, Hearing Panel Member, 1707 W. Broadway, Altus, OK 74521;



**GEORGE R. STIRMAN III**, Director  
Real Estate Appraiser Board  
PO Box 53408  
Oklahoma City, OK 73152-3408  
Phone: (405) 521-6636, Fax (405) 522-6909  
reab@insurance.state.ok.us



**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, DENNIS D. MILLER, being of lawful age, swear and affirm under penalty of perjury, that:  
(Print full name of individual surrendering credential)

1. I hold an appraiser credential as a (check the appropriate box and enter certificate or license number):

- Trainee Appraiser, credential #\_\_\_\_\_; OR  
 State Licensed Appraiser, credential #\_\_\_\_\_; OR  
 Certified Residential Appraiser, credential #10932CRA; OR  
 Certified General Appraiser, credential #\_\_\_\_\_.

2. I desire to surrender my appraisal credential.

3. I am freely and voluntarily surrendering my appraisal credential.

4. In surrendering my credential, I am not subject to any duress or coercion.

5. 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. 05-060    2. 05-071    3. 05-072    4. 05-073    5. 05-074    6. 05-075  
7. 05-076    8. 05-077    9. 05-078    10. 05-079    11. 05-080    12. 05-086  
13. 05-087    14. 05-100    15. 05-102    16. 06-031    17. \_\_\_\_\_    18. \_\_\_\_\_

6. 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.

7. I am aware that the <sup>allegations</sup> ~~violations~~ set forth in the above pending grievance(s), investigation(s), and/or board complaint(s), if proven, <sup>constitute</sup> ~~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.

8. 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.

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 not hold a license, certificate or credential as an appraiser in another jurisdiction.
- I do hold a license, certificate or credential as an appraiser in the following jurisdiction(s) [LIST ALL JURISDICTIONS]:

_____	_____
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: *Demi Mulla*  
 (Signature of individual surrendering credential)

STATE OF OKLAHOMA )  
 COUNTY OF OKLAHOMA ) ss.

Subscribed and sworn to before me this 6<sup>th</sup> day of July, 2006.

*Kristi L. Kuslak*  
 Notary Public

My Commission expires:  
12/10/2007

My Commission Number is:  
99019811

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KRISTI L. KUSLAK  
 Oklahoma County  
 Notary Public in and for  
 State of Oklahoma  
 Commission # 99019811 Expires 12/10/07