

**FILED**

**JAN 06 2023**

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

Real Estate Appraiser Board  
State of Oklahoma

In the Matter of the Appraiser Named Below, )  
 )  
Respondent. ) Order No. NP 23-01

**ORDER**

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (the "Board") on January 6, 2023. The Board appears by and through its attorney, Assistant Attorney General Bryan Neal, and Respondents appear not.

**JURISDICTION**

The following Respondents are a licensed appraiser in the State of Oklahoma:

<u>NAME</u>	<u>LICENSE NUMBER</u>	<u>MOST RECENT ADDRESS FURNISHED</u>
DENT, Gary	13614CGA	8353 Faust Ave, West Hills, CA 91304
SULLIVAN, Katlyn	13514CGA	2168 Cutting Horse Drive, Apt 203, Fort Collins, CO 80525

That the Board has jurisdiction over this cause pursuant to the provisions of the Oklahoma Certified Real Estate Appraiser Act (the "Act"), 59 O.S. §858-700, et seq.;

That the Board is the administrative licensing entity for certified real estate appraisers, and that the Board has the authority to deny, revoke, or suspend the Respondents' licenses, or otherwise reprimand each Respondent pursuant to the Act and the rules promulgated by the Board; and

That the proceedings were conducted in accordance with the Act and the Oklahoma Administrative Procedures Act, 75 O.S. 2011, §§301-323.

**FINDINGS OF FACT**

The Board adopts the following Findings of Fact:

1. That the above-named Respondents' annual licensing fees were due in the Board's office on or before October 31, 2022.
2. That Respondents' annual licensing fees, as noted above, have not been received by the Board;
3. That an Order to Comply and Notice of Rights was forwarded to the above-named Respondents at his/her last reported mailing address on November 15, 2022, by certified mail, return receipt requested, issuing notice that the Respondents were delinquent in paying his/her annual licensing fee; that he/she must pay his/her annual licensing fee together with the late fee within thirty days or that his/her license would be suspended; and that he/she has the right to a hearing upon written request to the Board; and

4. That Respondent did not remit his/her annual licensing fee, nor did he/she request a hearing.

**CONCLUSIONS OF LAW**

The Board adopts the following Conclusions of Law:

1. That the Board has jurisdiction over this matter pursuant to 59 O.S. §858-700, et seq.; and
2. That such conduct by the Respondent constitutes a violation of 59 O.S. §858-723 (C) (9), in that such conduct by the Respondent constitutes a violation of 59 O.S. §858-708 (A).

**FINAL ORDER**

Based on the above and foregoing, the real estate appraiser credentials of the above-listed Respondents are suspended, to be effective from the date of this order until payment of all applicable fees is made or until the expiration date of the credential.

IT IS SO ORDERED on this 6<sup>th</sup> day of January 2023.



JENELLE LEPOINT, Administrative Officer  
Real Estate Appraiser Board

1-6-2023

Date



BRYAN NEAL  
Assistant Attorney General

1/6/2023

Date



**CERTIFICATE OF MAILING**

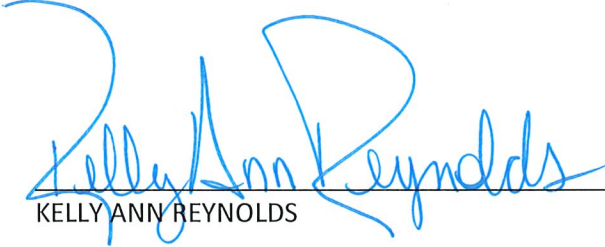
I, Kelly Ann Reynolds, hereby certify that on the 6th day of January 2023, a true and correct copy of the above and foregoing Order was mailed postage prepaid, by certified mail, return receipt requested to:

**Gary Dent**  
8353 Faust Ave  
West Hills, CA 91304

**9214 8902 0982 7500 0506 07**

**Katlyn Sullivan**  
2168 Cutting Horse Dr., Apt. 203  
Fort Collins, CO 80525

**9214 8902 0982 7500 0506 14**

  
KELLY ANN REYNOLDS