

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

In the Matter of BOB D. STICK,                    )  
Respondent.    )       **Complaint # 10-013**  
  )  
  )

**CONSENT ORDER FOR RESPONDENT BOB D. STICK**

COMES NOW, the Oklahoma Real Estate Appraiser Board (“OREAB”), by and through the Prosecuting Attorney, Stephen McCaleb, and the Respondent, by and through his attorneys of record of the law firm Jones, Gotcher & Bogan, P.C., and enter into this Consent Order in lieu of a formal administrative hearing pursuant to Okla. Stat. tit. 59 § 858-700 *et seq.* and Oklahoma Administrative Code § 600:10-1, *et seq.* All sections of this Consent Order are incorporated together.

**AGREED FINDINGS OF FACT**

The Respondent and OREAB hereby agree to the following Agreed Findings of Fact in settlement of this matter:

1. That Respondent is licensed as a State Licensed Appraiser, which level of licensure allows him to appraise non-complex one to four residential units having a transaction value less than \$1,000,000 and complex one to four residential units having a transaction value less than \$250,000.
2. That Respondent is not licensed at a level which permits commercial appraising.
3. That Respondent has completed three (3) appraisals on a commercial property located at 1000 Arlington Street, Ada, Oklahoma.

**AGREED CONCLUSIONS OF LAW**

1. That Respondent has violated Okla. Stat. tit. 59 § 858-723(C)(2) and (9) in that Respondent's class of licensure does not allow him to complete commercial appraisals pursuant to Okla. Stat. tit. 59 § 858-710(A)(1).

### CONSENT AGREEMENT

The Respondent, by affixing his signature hereto, acknowledges:

1. That Respondent has been advised of his right to seek the advice of counsel prior to signing this document, and has in fact retained the law firm of Jones, Gotcher & Bogan, P.C. as his legal counsel;
2. That Respondent possesses the following rights, including but not limited to:
  - a. The right to a formal fact finding hearing before a disciplinary panel of OREAB;
  - b. The right to a reasonable notice of said hearing;
  - c. The right to be represented by counsel;
  - d. The right to compel the testimony of witnesses;
  - e. The right to cross-examine witnesses against him; and
  - f. The right to obtain judicial review of the final decision of the OREAB.
3. That Respondent stipulates to the facts as set forth above and specifically waives his right to contest these findings in any subsequent proceedings before the OREAB and to appeal this matter to the District Court;
4. That Respondent consents to the entry of this Consent Order affecting his professional practice of real estate appraising in the State of Oklahoma;
5. That Respondent agrees and consents that this Consent Order shall not be used by him for purposes of defending any other action initiated by the OREAB regardless of the date of the appraisal;

6. That all other original allegations in this matter are dismissed; and
7. That this Consent Order is for the purpose of settlement only. Neither the fact that Respondent and OREAB have agreed to this Consent Order, nor the Findings of Fact or Conclusions of Law contained herein, shall be used for any purpose in any proceeding, except by the OREAB. Nothing contained in this Consent Order is an admission by the Respondent of liability.

### ORDER

WHEREFORE, on the basis of the foregoing Agreed Findings of Fact and Conclusions of Law, it is Ordered that:

1. Respondent, BOB D. STICK, agrees that his appraiser credential is suspended for a period of ninety (90) days. Suspension will start on the day the Board approves this order. Should Respondent engage in any appraising practices outside of the scope of his license status without obtaining an approved upgrade to his license by the OREAB, Respondent will be required to show cause to the OREAB why his license should not be revoked;<sup>1</sup>
2. Respondent, BOB D. STICK, shall pay an administrative fine in the amount of One Thousand Dollars (\$1,000.00);
3. Fines and costs prescribed herein shall be paid in a manner contemplated by Okla. Stat. tit. 59 § 858-723(B)(4);
4. Failure to comply with the provisions of this Consent Order will cause Respondent's license to be suspended instantly until compliance occurs.

### DISCLOSURE

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<sup>1</sup> This order will be presented to the OREAB at its February 4, 2011, meeting. Should the OREAB approve it at that time, the parties agree that the suspension will begin on February 5, 2011, and the suspension will run thru May 6, 2011.

Pursuant to the Oklahoma Open Records Act, Okla. Stat. tit. 51 §§24A.1-24A.21, the signed original of this Consent Order shall remain in the custody of OREAB as a public record and shall be made available for public inspection and copying upon proper request.

RESPONDENT

Bob D. Stick  
BOB D. STICK

1/17/11  
DATE

Sara C. Smith  
SARA C. SMITH, Attorney for Respondent

2/18/11  
DATE

**CERTIFICATE OF BOARD PROSECUTING ATTORNEY**

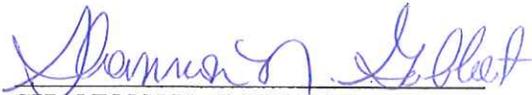
I believe this Consent Order to be in the best interests of the Oklahoma Real Estate Appraiser Board, the State of Oklahoma and the Respondent with regard to the violations alleged in the formal Complaint.

Stephen McCaleb  
STEPHEN MCCALED, OBA #15649  
Board Prosectuor  
3625 Northwest 56th, STE 100  
Oklahoma City, OK 73112

3-3-11  
DATE

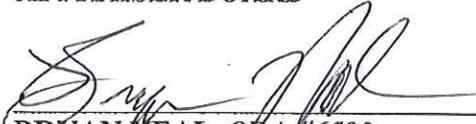
IT IS SO ORDERED on this 4<sup>th</sup> day of March, 2011.



  
**SHANNON N. GABBERT**, Secretary  
Real Estate Appraiser Board

**OKLAHOMA REAL ESTATE  
APPRAISER BOARD**

By:

  
**BRYAN NEAL**, OBA #6590  
Assistant Attorney General  
Attorney for the Board  
3625 Northwest 56th, STE 100  
Oklahoma City, OK 73112

**CERTIFICATE OF MAILING**

I, Christine McEntire, hereby certify that on the 7<sup>th</sup> day of March, 2011 a true and correct copy of the above and foregoing Consent Order for Respondent Bob D. Stick was placed in the U.S. Mail by certified mail, return receipt requested to:

**JONES GOTCHER**  
**Attn: Sara C. Smith**  
3800 First Place Tower  
15 East 5<sup>th</sup> Street  
Tulsa, Oklahoma 74103

**7009 2820 0001 5683 9530**

**Bob D. Stick**  
110 ½ E. Main  
Ada, Oklahoma 74820

**7009 2820 0001 5683 9547**

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

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

**DERRYBERRY & NAIFEH, LLP**  
Attn: Stephen McCaleb  
4800 North Lincoln Blvd.  
Oklahoma City, Oklahoma 73105



Christine McEntire