

Disciplinary actions: Real estate brokers and salespeople

May 2009

Anderson Island — Sherry Thierfelder

- Findings:
 - Failed to present several offers to the sellers of property.
 - Made inconsistent and confusing agency disclosures.
 - Failed to supervise the activities of an agent in her office.
- Action: Broker's license revoked for 3 years.

April 2009

Bellevue — Jeffrey Leung

- Finding: Failed to notify listing agent or seller that earnest money had not been collected or deposited.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$2,500.

Camano Island — Sonya Lee Eppig

- Finding: Failed to advise purchasers of a property that a building permit had expired and there were structural problems with construction, and failed to request associated corrections to the Disclosure Form.
- Action: Salesperson's license suspended for 90 days.

Lakewood — Jeffrey Craig Magnuson

- Finding: Failed to comply with the requirement of the Director's Order to pay a \$2,500 fine.
- Action: 1-year stayed suspension lifted, and salesperson's license suspended until he complies with the terms of the Director's Order.

Puyallup — Larry Feller

- Finding: Failed to advise us of a conviction for obtaining controlled substances by forgery or alteration of a prescription or any written order.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$1,000.

Silverdale — Trina Jones

- Finding: Stole prescription drugs from a home she was previewing in the operation of her business.
- Action: Salesperson's license revoked for 10 years.

Spokane — David Leroy Baker

- Finding: Several audits found violations of Departmental rules.

Also was responsible for supervising an office manager who stole cash from rental deposits, which resulted in additional failures to comply with recordkeeping rules.

- Action: Broker's license suspended for 1 year (stayed for 5 years), and fined \$2,500.

February 2009

Burlington — Susan Struthers

- Finding:
 - Failed to notify us of the entry of a civil judgment.
 - Failed to notify us of a change of business address.
 - Failed to display her license at her business address.
 - Failed to retain real estate records at her business address of record.
 - Failed to cooperate with our investigation.
- Action: Broker's license suspended for 6 months.

Olympia — Diana Young

- Finding: Failed to fully respond to our requests for information.
- Action: Salesperson's license suspended until she responds to our request for information and fully cooperates with the investigation.

Redmond — Hal McCan

- Finding: Entered as purchaser into a Purchase and Sale Agreement that included an option to purchase the property. The Quit Claim Deed was recorded in his favor although the option to purchase was never exercised.
- Action: Broker's license surrendered and not eligible for renewal for 10 years.

Redmond — Julie McCann

- Finding: Entered as purchaser into a Purchase and Sale Agreement that included an option to purchase the property. The Quit Claim Deed was recorded in her favor although the option to purchase was never exercised.
- Action: Salesperson's license surrendered and not eligible for renewal for 10 years.

January 2009

Spokane — Kimberly S. Hicketier

- Finding: Was incompetent and negligent, and failed to exercise reasonable skill and care in rendering real estate services to her client, a purchaser of property. Withheld material information from her client which affected the client's decision to proceed with closing.
- Action: Broker's license revoked for 5 years.

University Place — Sandra J. Davis

- Finding: Numerous record keeping and trust accounting violations, including shortages in trust accounts, incomplete property management files, and failure to maintain trial balances.
- Action: Broker's license suspended for 2 years (stayed for 3 years) and fined \$5,000.

December 2008**Bellevue — Roger E. Hammond**

- Finding: Failed to collect and deposit the earnest money and advise the listing agent of the same.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$2,000.

Everett — Michele Savage

- Finding: Failed to notify the real estate program manager of entry of civil judgment within 20 days after service or knowledge thereof.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years).

Issaquah — Zachary R. Bode

- Finding: Engaged in unlicensed activity while his license was in expired status.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$2,500.

Issaquah — James J. Kemmerer

- Finding: Engaged in unlicensed real estate activity while his license was in expired status.
- Action: Broker's license suspended for 1 year (stayed for 3 years), and fined \$2,500.

Olympia — Diana Young

- Finding: Failed to fully respond to the investigator's request for information.
- Action: License suspended until she responds to the investigator's request for information and fully cooperates with our investigation.

November 2008**Kennewick — Cynthia Walker**

- Finding: Failed to timely notify us of indictments for mail fraud and aggravated identity theft, and failed to timely notify us of informations relating to charges of identity theft in the first degree and trafficking in stolen property in the first degree.
- Action: Salesperson's license revoked for 10 years.

Monroe — Matthew Thomas Farnam

- Finding: Convicted of aggravated assault and criminal endangerment, and failed to report the information and convictions to us or cooperate with us in the course of our investigation.
- Action: Salesperson's license revoked for 5 years from date of the conviction.

October 2008**Everett — Gene Kulinovsky**

- Finding: Engaged in listing properties for which he was not the listing agent, and misrepresented that he was licensed to a brokerage that he was not.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$3,000.

Point Robinson — Troy Reimer

- Finding: Failed to disclose a conviction for Malicious Mischief in the Third Degree and Harassment on an application for a real estate corporate license, and failed to respond to the investigator's requests for information.
- Action: Broker's license revoked for 5 years.

Puyallup — Mark McFarland

- Finding: Failed to deposit earnest money and apprise listing agent of same, and failed to provide seller a promissory note that included additional terms to the contract.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$1,500.

September 2008**Battle Ground — Richard Daniel Easter**

- Finding: Failed to obtain and deposit earnest money and advise listing agent of the same, and changes made by counteroffer not properly signed and dated by parties.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$500.

Bingen — Kathy Palmieri

- Finding: Engaged in unlicensed real estate activity while her license was in expired status.
- Action: Broker's license suspended for 1 year (stayed for 3 years), and fined \$2,500.

Everett — Jamie Stupey

- Finding: Failed to disclose in writing that she was a real estate licensee, and engaged in misrepresentation and trickery in negotiating a Purchase and Sale Agreement.

- Action: Salesperson's license suspended for 6 weeks, ordered to complete courses on ethics and agency, and fined \$2500.

Olympia — Jane Reiser

- Finding: Aided and abetted the unlicensed practice of real estate.
- Action: Broker's license suspended for 6 months (stayed for 1 year), and fined \$1,000.

August 2008

Colbert — Dixie Ellen Randock

- Finding: Convicted of Conspiracy to Commit Wire Fraud and Mail Fraud in U.S. District Court for the Eastern District of Washington, and a judgment was entered against her in a another court several years earlier. She failed to report the second judgment to the Department of Licensing within 20 days as required by law.
- Action: Broker's license revoked for 10 years.

Federal Way — Jessica K. Lee

- Finding: Engaged in unlicensed real estate activity while her license was in expired status and failed to respond to our request for a written statement.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$1,000.

Issaquah — Thu Tran

- Finding: Convicted of Conspiracy to Structure Currency Transactions and failed to disclose the conviction to the Department as required by law.
- Action: Salesperson's license revoked until March 14, 2018.

Snohomish — Phyllis Etzler-Tomaras

- Finding: Used her Supra Key to access homes listed through the Northwest Multiple Listing Service for the purpose of stealing items from the home. She was arrested for suspicion of theft and trafficking in stolen property.
- Action: Summary suspension of Broker's license.

Spokane — Heidi Lorhan

- Finding: Convicted of Conspiracy to Commit Wire Fraud and Mail Fraud in U.S. District Court for the Eastern District of Washington, and failed to report another judgment entered against her in court to the Department of Licensing within 20 days as required by law.
- Action: Real estate school administrator license revoked for 10 years.

Spokane — Rusty Namie

- Finding:
 - Convicted of Money Laundering on October 24, 2006, and failed to disclose the conviction to the Department of Licensing within 20 days of the conviction.
 - Failed to disclose his conviction for 3 counts of Bank Robbery in 1997 in his application for a salesperson license.
 - Failed to disclose a 2002 Theft 2 conviction in his transfer application of May 2008.
- Action: Salesperson's license revoked for 10 years from the date of the last conviction.

University Place — Michael C. Ayala

- Finding: Engaged in real estate activity while his real estate license was in expired status.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$2,500.

July 2008

Port Orchard — Rachel Dean

- Finding: Convicted of obtaining a controlled substance by fraud/forgery.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$1,000.

Puyallup — Travis Bride

- Finding: Submitted a transfer application that failed to disclose he was convicted of Assault in the Fourth Degree as required by law.
- Action: Salesperson's license revoked, and ineligible to reapply until May 12, 2011.

Tacoma — Eleanor Hackler

- Finding: While licensed to Home for Life, LLC, performed real estate work for Harold A. Allen Company, and engaged in real estate work while her license was in an expired status and in an inactive status.
- Action: No right to apply for a broker's or salesperson's license for 1 year from the order's date of service.

Tacoma — Donald J. Sumpter

- Action: Engaged in unlicensed real estate activity while his license was in expired status, and failed to cooperate with our investigation.
- Finding: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$3,000.

May 2008

Battle Ground — Patricia A. Siebold

- Action: Failed to supervise the activities of a salesperson so that the salesperson engaged unlicensed activity while her license was in expired status.
- Finding: Reprimand

Blaine — Kevin Mallahan

- Finding: Sold his property without disclosing that there were problems with the septic system and that a sewer system would be installed by the city at the purchaser's expense, and failed to provide the seller Form 17, Seller Disclosure Statement.
- Action: Cannot reinstate his cancelled Real Estate License or re-apply for a Salesperson's license for 6 months from the date of the order.

Blaine — Victoria Mallahan

- Finding: Sold her property without disclosing that there were problems with the septic system and that a sewer system was being installed by the city at the purchaser's expense, and failed to provide the seller Form 17, Seller Disclosure Statement.
- Action: Salesperson's license suspended for 6 months.

Kirkland — David J. Richards

- Finding: Convicted of Assault in the Fourth Degree with Sexual Motivation.
- Action: Salesperson's license revoked for 5 years, and ineligible to reapply for 5 years from July 27, 2007 or until court ordered obligations are satisfied, whichever is later.

April 2008**Everson— Mary Vanko**

- Finding: Failed to cooperate with Department of Licensing requests for information concerning an audit of her property management records.
- Action: Broker's license suspended until documents requested by Department of Licensing are furnished.

Everett — Amani Moss

- Finding: Failed to collect or deposit earnest money with the Closing Agent as required by the Purchase and Sale Agreement and didn't notify the Listing Agent of that failure, and failed to cooperate with the Department of Licensing investigation.
- Action: Salesperson's license suspended for 6 months, and fined \$5,000.

Seattle — Marion B. Tilley

- Finding: Failed to cooperate with our investigation, failing to provide information requested during the investigation.

- Action: Broker's license suspended for 3 months (stayed for 3 years).

March 2008

Anacortes — Linda Sanford

- Finding: Failed to conduct herself in an honest and trustworthy manner, failing to act in good faith with regard to a real estate transaction in which she was the listing agent.
- Action: Broker's license suspended for 2 months.

Battle Ground — Ronald L. Urban

- Finding: Engaged in unlicensed real estate activity while his license was in expired status.
- Action: Salesperson's license suspended for 1 year (stayed for 2 years), and fined \$1,000.

Federal Way — John Choi

- Finding: Altered an earnest money check, deposited it into his personal bank account, and failed to advise the listing agent that the check had not been deposited in accordance with the Purchase and Sale Agreement.
- Action: Salesperson's license revoked for 3 years.

Spokane — Bruce Baldwin

- Finding: Failed to deposit earnest money as required by the Purchase and Sale Agreement, and failed to notify the listing agent that this had not been done.
- Action: Salesperson's license suspended for 60 days, and fined \$2,500.

Tacoma-Michael H. Nguyen

- Finding: Convicted of communicating with a minor for immoral purposes, and violated terms of probation twice.
- Action: Salesperson's license revoked, and ineligible to apply until 10 years from January 6, 2006 or until no longer required to register as sex offender.

Tacoma — Jeffrey C. Magnuson

- Finding: Engaged in unlicensed real estate activity when his license was in expired status.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$2,000.

Vancouver — Gregory A. Herson

- Finding: Engaged in unprofessional conduct by cutting and pasting buyer and seller signatures on Home Warranty Options and Sellers Disclosure Statement forms.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$1,000.

February 2008

Auburn — Galina V. Kravchenko

- Finding: Failed to obtain and deposit earnest money and advise listing agent of the same.
- Action: Salesperson's license suspended for 6 months (stayed for 2 years), and fined \$1,000.

Battle Ground — Sharon R. Walters

- Finding: Failed to collect and deposit an earnest money check and notify the listing agent of the same.
- Action: Salesperson's license suspended for 1 year (stayed for 2 years), and fined \$1,000.

January 2008

Federal Way — Sang Yu

- Finding: Engaged in unlicensed real estate activity and failed to cooperate with our investigation.
- Action: Broker's license suspended for 1 year (stayed for 3 years), and a fined \$3,000.

Port Townsend — Kathy Morgan

- Finding: Failed to properly manage property, resulting in damage to the home and landscape.
- Action:
 - Salesperson's license suspended for 1 year (stayed for 2 years).
 - Ordered to complete a property management class.
 - Fined \$750.

Puyallup — Stephanie Pak

- Finding: Convicted of 2 counts of Promoting Prostitution in the Second Degree.
- Action: Salesperson's license suspended until November 25, 2008.

Seattle — Joseph L. Dijulio

- Finding:
 - Engaged in unprofessional conduct by listing himself as listing agent when this had not been agreed to by the sellers.
 - Failed to timely provide the sellers a copy of the Purchase and Sale Agreement reflecting acceptance of the counteroffer.
 - Failed to include requested contingencies in the Purchase and Sale Agreement.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and orderd to complete a course in Agency.

Tacoma — Stephen Fortson

- Finding: Engaged in unprofessional conduct by sending a letter to an elderly neighbor intending to frighten her, stating that she could no longer safely live in her residence and would have to move.
- Action: Broker's license suspended for 1 year (stayed for 2 years), and fined \$2,000.

December 2007**Maple Valley — Larry R. Moshofsky**

- Finding: Was a dual agent in a transaction contrary to his broker's directive, and failed to provide an addendum reflecting a \$25,000 credit to the lender.
- Action: Salesperson's license revoked for 5 years.

Puyallup — Aaron Hayes

- Finding: Entered a plea of guilty to the charges of making False Statements to a Federal Firearms Licensee for the purposes of obtaining a Century Arms International; model SKS 59/66, 7.62X39 caliber rifle in violation of a DV-130 Order.
- Action: Salesperson's license revoked for 10 years from date of last conviction.

November 2007**Kent — Leonard Calabrese**

- Finding: Filed an illegal non-consensual lien against property claiming an amount owed of \$5,625, and told the complainant that the lien would be removed only if a particular offer was accepted; and failed to notify the Department of Licensing that he is required to report as a Level II Sex Offender.
- Action: Broker's license revoked for 3 years.

Tacoma — Haikanush Ikilikyan aka Alexis Ikilikyan

- Finding: Was aware of changes made to the purchase price on the Purchase and Sale Agreement but failed to provide notice to the seller or listing agent, and failed to collect and deposit earnest money into the escrow account.
- Action: Broker's license suspended for 4 months.

October 2007**Kennewick — Colleen Akerblade**

- Finding: Failed to obtain the earnest money, deposit the earnest money in accordance with the terms of the Purchase and Sale Agreement, or advise the listing agent of the same.
- Action: Broker's license suspended for 60 days.

Seattle — Miriam Joy Hemmons

- Finding:

- Failed to obtain and deposit earnest money in accordance with the terms of the Purchase and Sale Agreement and to advise the listing agent of the same.
 - Falsified documents.
 - Failed to provide the transaction documents to her broker.
 - Failed to respond to requests for information from the Department of Licensing.
- Action: Salesperson's license revoked for 5 years.

September 2007

Renton — Huy M. Vo

- Finding: As listing agent for property in Newcastle, Washington, falsified documents to initiate the escalation clause in the Addendum to the Purchase and Sale Agreement.
- Action: Salesperson's license suspended for 1 year.

Seattle — Sue Allison Linnabary

- Finding: Maintained 3 trust accounts which were out of balance and reflected shortages, failed to deposit earnest monies in a timely manner, and didn't exercise adequate supervision of staff.
- Action: Broker's license revoked for 2 years.

August 2007

Lakewood — Tom White

- Finding:
 - Engaged in property management services prior to being properly licensed.
 - Failed to produce requested reconciliations and other documents in the course of an audit.
 - Failed to designate accounts as trust accounts.
 - Failed to deposit monies into trust accounts and comply with other required property management procedures.
- Action: Broker's license suspended for 1 month.

August 2007

Spokane Valley — Raymond and Colleen Ancel

- Finding: Listed and sold their own home, and failed to disclose a boundary survey project that adversely affected the property.
- Action: Both salesperson's licenses suspended for 30 days and fined \$1,000 each.

July 2007

Federal Way — Erin Storey

- Finding: Entered a plea of guilty to 2 felonies.
- Action: Salesperson's license revoked for 5 years.

Bellevue — Gary Wilson

- Finding: Fabricated invoices and embezzled funds associated with a property management contract; and perjured himself under oath, blaming an employee for the fabrication and embezzlement.
- Action: Broker's license suspended for 5 years.

June 2007

Bellingham — Ricky Lynn Ballard

- Finding: Engaged in unlicensed activity involving 5 individuals, and aided and abetted unlicensed activity.
- Action: Salesperson's license suspended for 60 days.

Edmonds — Daniel M. Yonker

- Finding: Indicated on real estate license application that he had a criminal complaint against him, and was found to have plead guilty and been sentenced to 36 months in prison.
- Action: Salesperson's license revoked until released from incarceration.

Fall City — Julie Steil

- Finding:
 - Failed to maintain a separate trust account for property she managed.
 - Failed to timely return trust account monies.
 - Failed to comply with Department of Licensing (DOL) requests for access to the trust account for audit purposes.
 - Failed to notify DOL of her current business address.
 - Failed to demand a hearing in a timely manner.
- Action: Broker's license revoked for 5 years.

May 2007

Brinnon — Adrienne Moen

- Finding: Failed to submit an offer to the sellers for the sale of property she listed for them.
- Action: Salesperson's license suspended for 5 months.

Shelton — Mary Brown

- Finding:
 - Failed to balance trust account.
 - Failed to provide clients with required documents.
 - Failed to deposit rental payments in a timely manner.
 - Failed to respond to a complaint received by DOL, despite numerous requests for a response.
- Action: Salesperson's license suspended for 1 month.

April 2007

Aberdeen — Edward D. Bjornstrom

- Finding:
 - Failed to properly deposit an earnest money check.
 - Failed to designate the property management account as a trust account.
 - Permitted bank charges to be deducted from the trust account.
 - Failed to print check registers, and prepare and reconcile trial balances.
 - Used trust account funds for personal use.
 - Failed to collect security deposits and deposit rental payments.
 - Failed to demand a hearing in a timely manner.
- Action: Salesperson's license revoked for 10 years.

Benton City — Leona M. Wanous

- Finding: Failed to supervise the activities of a licensee as listing agent, and failed to demand a hearing in a timely manner.
- Action: Broker's license suspended for 3 months.

Kennewick — Eva M. Silva

- Finding:
 - Failed to deposit earnest money with the closing agent as required by the Purchase and Sale Agreement.
 - Failed to notify DOL of her change of business address.
 - Failed to demand a hearing in a timely manner.
- Action: Salesperson's license revoked for 3 years.

Salem, OR — Anita D. Goulet

- Finding:
 - Prepared a commercial real estate transaction contrary to her broker's directive.
 - Failed to provide the purchaser a receipt for earnest money.
 - Failed to provide a copy of the Purchase and Sale Agreement.
 - Failed to provide a copy of the listing agent.
 - Deposited earnest money into her personal bank account.
 - Failed to cooperate with DOL.
 - Failed to demand a hearing in a timely manner.
- Action: Salesperson's license revoked for 10 years.

Seattle — Tom J. Skepetaris

- Finding:
 - Forged the signatures of his broker and sellers on real estate transaction documents.
 - Diverted earnest money checks for his personal use.

- Failed to respond to DOL requests for information.
- Failed to demand a hearing in a timely manner.
- Action: Salesperson's license revoked for 3 years.

Tacoma — Brian Hauer

- Finding:
 - Aided and abetted unlicensed activity by altering rental agreements and accompanying documents signed by unlicensed property managers to reflect his name as property manager.
 - Failed to provide office access to the public.
 - Didn't prepare monthly trial balances, ledgers, and reconciliations.
 - Interfered with the DOL investigation by destroying and altering records in anticipation of an audit.
 - Failed to ensure documents were accessible to DOL.
 - Failed to include all of the required information in property management agreements.
 - Failed to provide documents to DOL upon request.
- Action: Broker's license revoked for 8 years.

Woodinville — Angela Rose

- Finding: Plead guilty to a felony charge.
- Action: Salesperson's license revoked for 10 years.

January 2007

Deer Park — Gerald Carpenter

- Finding: Aided and abetted unlicensed activity by making misrepresentations to DOL about the status of a licensee's license.
- Action: Broker's license suspended for 60 days.

Monroe — Jan Gladys Davis

- Finding: Failed to maintain the firm's trust account, books, and records as designated broker, and failed to respond to DOL requests for information during the investigation.
- Action: Broker's license revoked for 1 year.

Olympia — Brian Hillman

- Finding: Instructed his assistant to forge his broker's and the seller's signature on a rescission agreement.
- Action: Salesperson's license suspended for 3 months.