

Disciplinary actions: Real estate brokers and managing brokers

For details about many of these disciplinary actions, please see [Search business and professional licenses](#).

August 2010

Timothy B. Morris — Seattle

- Finding: Failed to timely notify or disclose to us the existence of several civil judgments associated with his business-related activities.
- Action: Salesperson's license revoked for 5 years.

Steven Saunders — Seattle

- Finding: Failed to supervise the activities of a salesperson.
- Action: Broker's license suspended for 1 year (stayed for 3 years).

John Stickle — Puyallup

- Finding: Failed to disclose or provide an addendum to the lender in the subject transaction; buyers didn't receive financing as a result of the paperwork drafted.
- Action: Salesperson's license suspended for 30 days, and fined \$1,000.

June 2010

Ryan Vincent Driver — Puyallup

- Finding: Failed to notify us of a conviction for Possession of Stolen Property in the Second Degree and Attempted Unlawful Possession of a Controlled Substance; and charges of 1 count of Theft in the First Degree and 2 counts of Theft in the Second Degree.
- Action: Salesperson's license revoked for 10 years.

Chou H. Yoo — University Place

- Finding: Failed to deliver earnest money to the closing agent in accordance with the terms of the Purchase and Sale Agreement.
- Action: Salesperson's license suspended for 1 year (stayed for 3 years), and fined \$2,500.

May 2010

Carmen H. Arruda — Sammamish

- Finding: Convicted of Theft in the First Degree and Medicaid False Statements in King County Superior Court, Theft in the Third Degree in Issaquah Municipal Court, and Theft in the Third Degree in Tukwila Municipal Court; and failed to notify us of the charges or convictions.
- Action: Salesperson's license revoked for 5 years.

James J. Bondsteel — Sisters, OR

- Finding: Charged with 2 counts of Second Degree Kidnapping, 1 count of Criminal Attempt to Commit Sexual Assault, 1 count of Assault in the First Degree, 1 count of Assault in the Second Degree, and 2 counts of Menacing.
- Action: Salesperson's license revoked for 10 years.

Jessica Evanson — Puyallup

- Finding: Had knowledge of fraudulent documents associated with a real estate transaction and failed to disclose this information to her clients.
- Action: Salesperson's license revoked for 3 years.

Faiyaz M. Farouk — Kent

- Findings:
 - Failed to return \$6,000 to sellers following a failed sale.
 - Entered into a Purchase and Sale Agreement to purchase the property himself.
 - Requested and obtained jewelry from the sellers as security for a note.
 - Rented out property prior to closing without the permission of the sellers.
- Action: Salesperson's license revoked for 10 years.

Bruce Hardie — Spokane

- Finding: Failed to supervise the real estate activities of a salesperson such that the salesperson engaged in unlicensed real estate activity.

- Action: Broker's license suspended for 1 year (stayed for 3 years) and fined \$2,500.

Kacy L. Howerton — Redmond

- Findings:
 - Engaged in unlicensed real estate activity.
 - Was convicted of Theft in the First Degree and Burglary in the Second Degree.
 - Failed to advise us of the convictions or cooperate with our investigation.
- Action: Salesperson's license suspended for 90 days.

Brian Kasbar — Spokane

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

Steven Mahoney — Kent

- Findings:
 - Indicted on 10 charges of Theft in the First Degree and Aggravated Theft in the First Degree.
 - Convicted of Theft in the First Degree.
 - Failed to notify us of the indictment or conviction as required.
- Action: Broker's license revoked for 10 years.

Thomas Platfoot — Vancouver

- Finding: Falsified continuing education records in an attempt to renew his license.
- Action: Broker's license suspended for 90 days.

Matthew S. Steel — Redmond

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

Chad B. Storey — Kirkland

- Finding: Failed to supervise the activities of 2 licensees, such that the licensees engaged in real estate activities while their licenses were expired.
- Action: Broker's license suspended for 1 year (stayed for 3 years), and fined \$4,000.

April 2010**Jabir Muied — Federal Way**

- Finding: Failed to disclose that property he owned and sold had a prior history of mold and failed to notify the purchaser of water damage.
- Action: Salesperson's license suspended for 1 year.

Bobbi Page — Edmonds

- Finding: Failed to deliver earnest money consistent with the terms of the Purchase and Sale Agreements on 2 occasions, and made false statements to us during the course of the investigation.
- Action: Salesperson's license suspended for 9 months.

Ruvim Podgorny — Bellevue

- Finding: Failed to advise us that he had been convicted of Residential Burglary and Attempted Theft in the Second Degree.
- Action: Salesperson's license revoked for 10 years.

March 2010**Kevin Arruda — Burien**

- Findings:
 - Convicted of Wire Fraud and Aiding and Abetting.
 - Failed to notify us of the indictment and conviction.
 - Falsified mortgage application documents and perpetrated fraud against mortgage lenders.
- Action: Broker's license revoked for 10 years from the date of his conviction.

Michael Asmu — Gig Harbor

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

Frank Becker — Spokane

- Finding: Failed to keep us advised of his address of record, resulting in our being unable to locate the business to conduct an audit.
- Action: Broker's license suspended until such time as he responds to our request for information.

Trudy Diviney — Sumner

- Finding: Real Estate Appraiser Certification was revoked for 10 years due to unprofessional conduct.
- Action: Salesperson's license revoked until December 21, 2017.

Gerald Hearne — Yakima

- Finding: Failed to keep us advised of his address of record, resulting in our being unable to locate the business to conduct an audit.
- Action: Broker's license suspended until such time as he responds to our request for information.

Danielle Krull Thompson — Vancouver

- Finding: Repeatedly failed to permit us to conduct an audit of the company's records and to respond to our requests for information.
- Action: Broker's license revoked for 10 years or until she submits to a complete audit and provides all records requested.

Diane Marriott — Arlington

- Findings:
 - Failed to run commissions through her broker.
 - Forged documents associated with real estate transactions.
 - Failed to furnish us with documents and explanations we requested.
- Action: Broker's license revoked for 10 years.

Tony Reyes — University Place

- Finding: Indicted of Conspiracy to Commit Bank and Wire Fraud and Conspiracy to Engage in Money Laundering.
- Action: Salesperson's license revoked for 10 years.

David Sobol — Seattle

- Finding: Indicted for Conspiracy to Commit Bank, Mail and Wire Fraud; Bank Fraud; Mail Fraud; Wire Fraud; False Statements on Loan Application and Money Transactions Using Criminally Derived Property. He failed to notify us of the indictment.
- Action: Salesperson's license revoked for 10 years.

February 2010**Duane Hopper — Lynnwood**

- Finding: Failed to timely renew 2 real estate school courses.
- Action: Real estate school license fined \$1,000.

Heidi Jester — Woodland

- Finding: Failed to notify the real estate program manager of a civil judgment in which the subject matter was real estate, and failed to cooperate with our request for information.
- Action: Broker's License suspended for 1 year (stayed for 3 years), and fined \$5,000.

Steven Mahoney — Kent

- Finding: Convicted of Conspiracy to Commit Immigration Fraud.
- Action: Broker's license revoked for 10 years.

Thomas Nguyen — Lynnwood

- Finding: Sold half interest in property that he didn't own, and made misrepresentations to us during the investigation.
- Action: Salesperson's license suspended for 4 months (stayed), and ordered to complete agency-approved classes in Real Estate Agency, Real Estate Ethics, and Commercial Real Estate Purchase and Sale Agreements.

Ruvim Podgorny — Bellevue

- Finding: Convicted of Attempted Theft in the Second Degree, and failed to advise

us of the charge or the conviction.

- Action: Salesperson’s license revoked for 10 years.

Doreue Urbon – Puyallup

- Finding: Failed to keep us advised of his address of record, resulting in our being unable to locate the business to conduct an audit.
- Action: Broker’s license suspended until such time as he responds to our request for information and pays a \$500 fine.

James Vanderwarker – University Place

- Finding: Failed to adequately supervise a salesperson under his employment regarding notifying us of their indictment and conviction.
- Action: Broker’s license suspended for 1 year (stayed for 3 years), and fined \$2,500.

January 2010

Marvin Erdmann – Bellevue

- Finding: Tried to renew his real estate license by concealing the fact he hadn’t completed the required education, and interfered with our investigation.
- Action: Salesperson’s license suspended for 3 months, and fined \$2,500.

LauraLouise Hight – Port Orchard

- Findings:
 - Interjected herself into a real estate relationship without the right to do so.
 - Failed to exercise reasonable care and skill.
 - Failed to inform sellers of a potential conflict of interest.
 - Failed to follow laws related to defined legal relationships.
- Action: Salesperson’s license suspended for 3 months, and fined \$2,500.

Paul Pendergrass – Port Angeles

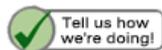
- Finding: Convicted of 3 counts of Money Laundering.
- Action: Salesperson’s license suspended until January 16, 2011.

Robert Warner –Mount Vernon

- Finding: Convicted of 2 counts of Child Molestation in the First Degree.
- Action: Residential Real Estate Certification revoked for 10 years or until he is no longer required to register as a sex offender, whichever occurs first.

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