

BEFORE THE  
MISSOURI REAL ESTATE COMMISSION

In the matter of the application of )  
 )  
 **PEGGY ALBERS,** )  
 )  
 Applicant. )

**ORDER OF THE MISSOURI REAL ESTATE COMMISSION  
REGARDING ISSUANCE OF A PROBATED REAL ESTATE  
SALESPERSON LICENSE TO PEGGY ALBERS**

The Missouri Real Estate Commission ("MREC") hereby issues its ORDER granting a PROBATED real estate salesperson license to Peggy Albers ("Albers") pursuant to the provisions of § 324.038, RSMo.<sup>1</sup> As set forth in § 324.038, RSMo, Albers may submit a written request for a hearing to the Administrative Hearing Commission seeking review of the MREC's decision to issue a probated real estate salesperson license. Such written request must be filed with the Administrative Hearing Commission within 30 days of the date of delivery or mailing by certified mail of this Order. The written request should be addressed to the Administrative Hearing Commission, Room 640, Truman State Office Building, P.O. Box 1557, Jefferson City, Missouri 65102-1557. If no written request for review is filed with the Administrative Hearing Commission within the 30-day period, the right to seek review of the MREC's decision shall be considered waived.

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<sup>1</sup> All statutory references are to the Revised Statutes of Missouri, as amended, unless otherwise specified.

**FINDINGS OF FACT**

Based upon the foregoing, the MREC hereby states:

1. The MREC is an agency of the State of Missouri created and existing pursuant to § 339.120, RSMo, for the purpose of executing and enforcing the provisions of § 339.010 to 339.205 and § 339.710 to 339.860, RSMo, and the regulations promulgated thereunder, relating to real estate salespersons and brokers.
2. Albers is a natural person residing at the address of 365 Comanche Rd, Four Seasons, Missouri 65049.
3. On or about June 4, 2015 the MREC received Roberts' application for a real estate salesperson license ("Application").
4. On her Application, question 4-13, Albers was asked if she had "been finally adjudicated and found guilty, or entered a plea of guilty or nolo contendere, in a criminal prosecution in this state, or any other state, or of the United States, whether or not sentence was imposed? **NOTE: This includes Suspended Imposition of Sentence, Suspended Execution of Sentence, and alcohol related offenses, i.e. DWI and BAC.**" Albers responded, "YES" to question 4-13.
5. Albers included a statement with her answer of "YES" to question 4-13. Albers disclosed that she has spent the last fourteen years in the correctional system for drug related offenses and was released in January of 2015.

6. On or about October 3, 1997, Albers pled guilty to the class C felony of Possession of a Controlled Substance, in the Circuit Court of Camden County, Missouri, case number CR297-1562FX.
7. On or about October 3, 1997, the Court sentenced Albers to seven years' incarceration in the Missouri Department of Corrections, to run concurrent with Albers sentence in case number CR 297-2396FX.
8. On or about October 3, 1997, Albers pled guilty to the class B felony of Sale of a Controlled Substance, in the Circuit Court of Camden County, Missouri, case number CR297-2396FX.
9. On or about October 3, 1997, the Court sentenced Albers to fifteen years' incarceration in the Missouri Department of Corrections, to run concurrent with Albers sentence in case number CR 297-1562FX.
10. On or about October 6, 1997, Albers pled guilty to the class A felony of Sale of Marijuana in Government Assisted Housing in the Circuit Court of Miller County, Missouri, case number CR697-1005FX.
11. On or about October 6, 1997, the Court sentenced Albers to ten years' incarceration in the Missouri Department of Corrections, to run concurrent with Albers sentences in case numbers CR297-1562FX and CR 297-2396FX.
12. On April 3, 1998, Albers was released on probation. On or about August 22, 1999, Albers was arrested and her probations revoked.
13. On or about April 13, 2000, Albers pled guilty to the class C felony of Possession of a Controlled Substance, in the Circuit Court of Camden County, Missouri, case number CR297-3421FX.

14. On or about April 13, 2000, the Court sentenced Albers to seven years' incarceration in the Missouri Department of Corrections, to run concurrent with Albers sentence in case number CR297-1562FX, CR 297-2396FX and CR697-1005FX.
15. On or about August 24, 2006, Albers pled guilty to the class A felony of Conspiracy to Distribute and Possession with intent to distribute 500 Grams or More of Methamphetamine, in the United States District Court For The Western District Of Missouri Central Division, case number 05-4004-03-CR-C-NKL.
16. On or about April 26, 2007, the Court sentenced Albers to 120 months' incarceration with the United States Bureau of Prisons, to run concurrent with Albers sentence in case number CR297-1562FX, CR 297-2396FX, CR297-3421FX and CR697-1005FX.
17. The felony crimes of Sale and Possession of a Controlled Substance, Sale of Marijuana in Government Assisted Housing and Conspiracy to Distribute 500 Grams or More of Methamphetamine are offenses of which an essential element is fraud, dishonesty or an act of violence and/or are crimes involving moral turpitude; and the commission of these crimes demonstrates a lack of regard for the health, safety, and welfare of the public.
18. The crimes of Sale and Possession of a Controlled Substance, Sale of Marijuana in Government Assisted Housing and Conspiracy to Distribute 500 Grams or More of Methamphetamine are offenses reasonably related to the qualifications, functions, and duties of a real estate salesperson.

II

**CONCLUSION OF LAW**

19. As a result of the criminal conduct identified in Section I herein, cause exists for the MREC to deny Albers' application for a real estate salesperson license pursuant to § 339.080.1, RSMo, which provides: "The commission may refuse to examine or issue a license to any person known by it to be guilty of any of the acts or practices specified in subsection 2 of section 339.100, . . . ."

20. As a result of the criminal conduct identified in Section I herein, cause exists for the MREC to deny Albers' application for a real estate salesperson license pursuant to the provisions of § 339.100.2(16), (18) and (19), RSMo, which state:

2. The commission may cause a complaint to be filed with the administrative hearing commission as provided by the provisions of chapter 621, RSMo, against any person or entity licensed under this chapter or any licensee who has failed to renew or has surrendered his or her individual or entity license for any one or any combination of the following acts:

...

(16) Committing any act which would otherwise be grounds for the commission to refuse to issue a license under section 339.040;

...

(18) Been finally adjudicated and found guilty, or entered a plea of guilty or nolo contendere, in a criminal prosecution under the laws of this state or any other state or of the United States, for any offense reasonably related to the qualifications, functions or duties of any profession licensed or regulated under this chapter, for any offense an essential element of

which is fraud, dishonesty or an act of violence, or for any offense involving moral turpitude, whether or not sentence is imposed;

(19) Any other conduct which constitutes untrustworthy, improper or fraudulent business dealings, demonstrates bad faith or incompetence, misconduct, or gross negligence[.]

21. Section 339.040.1, RSMo, provides that licenses shall be issued only to persons of good moral character who bear a good reputation for honesty, integrity, and fair dealing and who are competent to transact the business of a real estate salesperson in a manner so as to safeguard the public's interest.

22. As a result of the criminal conduct identified in Section I herein, Albers has engaged in conduct and has pleaded guilty to crimes that adversely affect her moral character, her reputation, and her fitness and qualifications to practice as a real estate salesperson.

23. As an alternative to refusing to issue a license, the MREC may, at its discretion, issue a license subject to probation, pursuant to § 324.038.1, RSMo, which provides:

Whenever a board within or assigned to the division of professional registration, including the division itself when so empowered, may refuse to issue a license for reasons which also serve as a basis for filing a complaint with the administrative hearing commission seeking disciplinary action against a holder of license, the board, as an alternative to refusing to issue a license, may at its discretion, issue to an applicant a license subject to probation.

24. The MREC issues this Order in lieu of denial of Albers' application for a real estate salesperson license. The MREC has determined that this Order is necessary to ensure the protection of the public.

### III

#### **TERMS AND CONDITIONS**

25. Based on the foregoing, the Missouri real estate salesperson license issued to Albers is subject to the following terms and conditions.
26. **Albers' license is on probation for five (5) years.** Albers' real estate salesperson license is hereby placed on PROBATION for a period of FIVE (5) YEARS from the effective date of this Order. During the period of probation on her real estate salesperson license, Albers shall be entitled to practice as a real estate salesperson provided she adheres to all the terms stated herein. The period of probation shall constitute the "disciplinary period."
27. **Terms and conditions of the disciplinary period.** Terms and conditions of the disciplinary period are as follows:
- A. Albers shall obey and comply with all terms and conditions of probation for her criminal supervision. Albers shall prepare and submit quarterly written reports to the MREC regarding the status of and compliance with her criminal probation, parole, and/or release, as well as her compliance of the terms and conditions of this probated license order. Albers is responsible for ensuring that such quarterly reports are received by the MREC on or before January 10, April 10, July 10, and October 10 during each year of the disciplinary period. Albers shall submit the first such report so that the MREC receives it on or before January 10, 2016.

B. During the first three (3) years of the probationary period, Albers shall submit to random biological fluid testing (urine/serum) at her own cost, as required by the MREC. The presence of any controlled or illegal substance whatsoever in a biological fluid sample obtained from Albers for which Albers does not hold a valid prescription shall constitute a probation violation. Within fifteen (15) days of the date of this order, Albers shall provide the MREC with the names of three third party testing services to provide random witnessed screening for alcohol and other drugs of abuse or serum screening for alcohol and other drugs of abuse at least once per quarter, i.e. four (4) times per year. The MREC will select the service Albers shall use. Albers shall be given no more than 24 hours' notice when a screen is to be performed. The random urine/serum screens shall be at the expense of Albers. Written results of the screens shall be sent directly to the Missouri Real Estate Commission, P. O. Box 1339, Jefferson City, Missouri 65102 by the party administering the screen within ten (10) working days after the screen. Albers is responsible for ensuring that such quarterly reports are received by the MREC on or before the 10<sup>th</sup> of January, April, July, and October during each year of the disciplinary period.

C. If at any time during the disciplinary period Albers wishes to transfer her license affiliation to a new broker/brokerage, she must submit a Broker Acknowledgment form signed by the new broker. This acknowledgement is in addition to any other required application, fee, and documentation necessary to transfer her license. Albers must obtain the Broker Acknowledgement form from the MREC.

D. Albers shall keep the MREC apprised at all times in writing of her current address and telephone number at each place of residence and business. Albers shall notify the MREC in writing within ten days of any change in this information.

E. Albers shall timely renew her Missouri real estate salesperson license, timely pay all fees required for license renewal, and comply with all other requirements necessary to maintain her license in a current and active state. During the disciplinary period, Albers shall not place her license on inactive status as would otherwise be allowed under 20 CSR 2250-4.050. Alternatively, without violating the terms and conditions of this Probated License Order, Albers may surrender her real estate license by submitting a letter to the MREC. If Albers applies for a real estate license after surrender, Albers shall be required to requalify as if an original applicant and the MREC will not be precluded from basing its decision, wholly or partially, on the findings of fact, conclusions of law, and discipline set forth in this Probated License Order.

F. Albers shall meet in person with the MREC or its representative at any such time and place as required by the MREC or its designee upon notification from the MREC or its designee. Said meetings will be at the MREC's discretion and may occur periodically during the probation period.

G. Albers shall immediately submit documents showing compliance with the requirements of this Order to the MREC when requested by the MREC or its designee.

H. During the probationary period, Albers shall accept and comply with unannounced visits from the MREC's representatives to monitor compliance with the terms and conditions of this Order.

I. Albers shall comply with all relevant provisions of Chapter 339, RSMo, as amended; all rules and regulations of the MREC; and all local, state, and federal laws. "State" as used herein refers to the State of Missouri and all other states and territories of the United States.

J. Albers shall report to the MREC each occurrence of Albers' being finally adjudicated and found guilty, or entering a plea of guilty or nolo contendere, in a state or federal criminal prosecution, to felony or misdemeanor offenses, within ten business days of each such occurrence.

28. Upon the expiration and successful completion of the disciplinary period, Albers' real estate salesperson license shall be fully restored if all other requirements of the law have been satisfied; provided, however, that in the event the MREC determines that Albers has violated any term or condition of this Order, the MREC may, in its discretion, after an evidentiary hearing, vacate and set aside the discipline imposed herein and may suspend, revoke, or otherwise lawfully discipline Albers' real estate salesperson license.

29. No order shall be entered by the MREC pursuant to the preceding paragraph of this Order without notice and an opportunity for hearing before the MREC in accordance with the provisions of Chapter 536, RSMo.

30. If the MREC determines that Albers has violated a term or condition of this Order, which violation would also be actionable in a proceeding before the

Administrative Hearing Commission or the circuit court, the MREC may elect to pursue any lawful remedies or procedures afforded it and is not bound by this Order in its determination of appropriate legal actions concerning such violation.

31. If any alleged violation of this Order occurs during the disciplinary period, the MREC may choose to conduct a hearing before it either during the disciplinary period, or as soon thereafter as a hearing can be held, to determine whether a violation occurred and, if so, may impose further disciplinary action. The MREC has continuing jurisdiction to hold a hearing to determine if a violation of this Order has occurred.

32. The MREC will maintain this Order as an open and public record of the MREC as provided in Chapters 339, 610 and 324, RSMo.

SO ORDERED AND EFFECTIVE THIS 20<sup>th</sup> DAY OF October 2015.

  
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Joseph Denkler, Executive Director  
Missouri Real Estate Commission