

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION**WEST VIRGINIA REAL ESTATE COMMISSION,***Complainant,***V.****Formal Complaint No. 25-009-C****AMANDA R. (LIGGETT) MOORE,
Licensed Real Estate Salesperson
License No. WVS230302541***Respondent.***CONSENT DECREE**

Respondent Amanda R. Liggett Moore (“Respondent”), and the West Virginia Real Estate Commission (“Commission”) enter into the following Consent Decree for the purpose of resolving the above-styled complaint. As reflected in this Consent Decree, the parties have reached an agreement and stipulate to the Findings of Fact, Conclusions of Law, and disposition of this matter. The Commission, having approved such agreement, does hereby Find and Order as follows:

FINDINGS OF FACT

1. At all times relevant, Respondent was licensed as a real estate salesperson in the State of West Virginia, holding license number WVS230302541.
2. At all times relevant, Respondent was licensed with eXp Realty, LLC, in Glen Dale, WV.
3. On July 16, 2024, the Commission received via United States Mail copies of Criminal Judgment Orders indicating that, in or around December of 2023, Respondent had been charged with battery, public intoxication, and disorderly conduct. The Orders further indicated that

Respondent pled no contest to disorderly conduct on January 31, 2024, and the other two charges were dismissed.

4. It was later determined that this mailing was sent by Respondent.

5. On July 17, 2024, the Commission initiated the present Complaint against Respondent concerning Respondent's failure to timely notify the Commission of the charges and the conviction.

6. Respondent submitted a response to the Commission's Complaint by email on September 12, 2024. Therein, Respondent stated that she did not believe the Commission needed to be notified of the charges because they did not relate to money, fraud, or real estate. Respondent did not explain what prompted her to send the Criminal Judgment Orders despite this belief.

2

7. At its regular meeting on October 16, 2024, the Commission considered all of the information received on the matter and determined that there was probable cause to conclude that Respondent's failure to timely notify the Commission of the charges and subsequent conviction violated the *West Virginia Real Estate License Act* and authorized the proposal of this Consent Decree to resolve the matter.

CONCLUSIONS OF LAW

1. Pursuant to the *West Virginia Real Estate License Act*, West Virginia Code § 30-40-1, et seq., the Commission is charged with the regulation of the practice of real estate brokerage in this State, and, thus, has jurisdiction over this Formal Complaint.

2. In relevant part, West Virginia Code § 30-40-7(l) authorizes the Commission to impose sanctions for violations of the *West Virginia Real Estate License Act*, including, but not limited to, an administrative fine not to exceed \$1,000 per day per violation; probation; revocation;

suspension; restitution; additional education; denial of future license; downgrade of license; reprimand; and/or the return of compensation collected from an injured consumer.

3. The Legislative Rule promulgated by the Commission requires that a licensee notify the Commission within 30 days of receiving notice of a criminal offense and then again within 30 days after the disposition of the offense. W.Va. Code R. § 174-1-20.3.

4. West Virginia Code § 30-40-19(a)(19) authorizes the Commission to sanction a licensee if he or she “[v]iolates any provision of this article, any rule, or any order or final decision issued by the commission.”

5. Respondent’s failure to timely notify the Commission within 30 days of her arrest and within 30 days of the no contest plea violates of the above-cited Legislative Rule and West Virginia Code § 30-40-19(a)(19).

CONSENT

By signing below, Respondent agrees to the following:

1. Respondent has had the opportunity to consult with counsel and executes this Consent Decree voluntarily, freely, without compulsion or duress and mindful that it has legal consequences. No person or entity has made any promise or given any inducement whatsoever to encourage Respondent to make this settlement other than as set forth herein. Respondent acknowledges that she may pursue this matter through appropriate administrative proceedings and is aware of her legal rights regarding this matter, but intelligently and voluntarily waives such rights.

3

2. Respondent acknowledges the Findings of Fact set forth above, admits that there is probable cause to conclude that the violations set forth above in the Conclusions of Law occurred, and consents to the entry of the following Order:

ORDER

On the basis of the foregoing, the Commission hereby ORDERS as follows:

1. Respondent is hereby reprimanded and shall pay a fine in the amount of \$500.00, payable to the State of West Virginia.
2. Respondent shall also pay the Commission's administrative costs, including attorney fees, in the amount of \$140.00.
3. Payment of the fine and costs shall be submitted to the Commission within thirty (30) days of the entry of this Consent Decree.
4. Any deviation from the requirements of this Consent Decree, without the prior written consent of the Commission, shall constitute a violation of an order of the Commission and may result in further disciplinary action, including, but not limited to, suspension of Respondent's license. The Commission shall immediately notify Respondent via certified mail of the alleged violation of the Consent Decree. In the event Respondent contests the alleged violation of the Consent Decree, Respondent is entitled to a hearing to challenge the alleged violation.

CONSENT DECREE AGREED TO BY:

Amanda R. Moore
Amanda R. (Liggett) Moore

11-30-2024
Date

ENTERED into the records of the Real Estate Commission this:

30 day of November, 2024.

WEST VIRGINIA REAL ESTATE COMMISSION,

By: *Keri L. Ferro*
Keri L. Ferro, Executive Director



Priscilla A. Adkins