

BEFORE THE MARYLAND REAL ESTATE COMMISSION

IN THE MATTER OF \*  
THE CLAIM OF PATRICIA SHORTS \*  
AND PAUL POSTON AGAINST THE \* Case No. 2008-RE-884 G.F.  
MARYLAND REAL ESTATE \*  
COMMISSION GUARANTY FUND \*  
RESP: ANNE BALOGUN \*  
LICENSE NO: 05 587082 \*

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PROPOSED ORDER

Upon a review of the available evidence, the Commission concludes that the Claimants have established a valid claim against the Maryland Real Estate Commission Guaranty Fund. It has been established that the Claimants retained the above named Respondent to sell their home and purchase a new home. Respondent wrote a personal check in each transaction and both checks were returned because of insufficient funds and because of this the Claimants are entitled to reimbursement under The Annotated Code of Maryland, Business Occupations and Professions Article, Title 17, Section 505. Respondent has filed for bankruptcy in the Bankruptcy Court and is no longer affiliated with a brokerage. It has further been established that, as a result of the actions by the Respondent, the Claimants have sustained actual loss in the amount of One Thousand Six Hundred Eighty-Nine Dollars and eighty-two cents (\$1,689.82). Accordingly, the Commission hereby awards the Claimant \$1,689.82, from the Maryland Real Estate Commission Guaranty Fund, and Orders that:

1. Pursuant to Business Occupations and Professions Article 17, Section 412(a) any real estate licenses held by the Respondent are suspended and the Respondent is ineligible

for any real estate license until the Respondent has repaid any money paid from the Real Estate Guaranty Fund pursuant to this Order, under Code of Maryland Regulations 09.11.01.23A, with 12% annual interest.

2. The records and publications of the Maryland Real Estate Commission reflect this decision.

3. This decision is a proposed decision only and may be challenged by either the Claimant or the Respondent. If either party disagrees with this Proposed Order they may file written exceptions with the Commission. Any exceptions must be in writing addressed to the Executive Director signed below, Maryland Real Estate Commission, 500 N. Calvert Street, 3rd Floor, Baltimore, Maryland 21202 and must be received within thirty (30) days of receipt of this decision. If neither party files written exceptions, this proposed decision will become final at the end of the thirty (30) day period.

December 1, 2008  
Date

MARYLAND STATE  
REAL ESTATE COMMISSION

By: Katherine F. Connelly  
Katherine F. Connelly,  
Executive Director