

17709

WAKE COUNTY
NORTH CAROLINA



BEFORE THE DISCIPLINARY HEARING COMMISSION
OF THE NORTH CAROLINA STATE BAR
04 DHC 3

THE NORTH CAROLINA STATE BAR,
Plaintiff

v.

LEON ORR, JR., ATTORNEY
Defendant

ORDER OF DISBARMENT

THIS MATTER coming before the undersigned Chair of the Disciplinary Hearing Commission pursuant to 27 N.C. Admin. Code Chapter 1, Subchapter B, § .0117(d) of the N.C. State Bar Discipline & Disability Rules upon the defendant's affidavit of Consent to Disbarment executed on the 12th day of March, 2004 and filed with the undersigned on the 17th day of March, 2004 and the undersigned finds from that Consent to Disbarment the following:

1. The defendant's Consent to Disbarment was freely and voluntarily rendered, was not the result of coercion or duress and the Defendant was fully aware of the implications of submitting this Consent to Disbarment.
2. The defendant is aware that a hearing has been scheduled respecting the allegations contained in the State Bar's complaint in this matter and that by submitting this Consent to Disbarment he is giving up the right to defend himself against those allegations at that hearing.
3. The defendant has admitted that the material facts contained in the State Bar's complaint are true.
4. The defendant has admitted that he is guilty of the misconduct alleged in the State Bar's complaint which is incorporated herein by reference.
5. The defendant's Consent to Disbarment was submitted because the defendant knows that he could not successfully defend against the allegations in the State Bar's complaint in this matter.

6. The defendant has agreed that the order of disbarment will become effective immediately upon the signing of the order.

BASED UPON the foregoing findings, the undersigned concludes as follows:

(a) The affidavit of the defendant contained in his Consent to Disbarment meets the requirements of 27 N.C. Admin. Code Chapter 1, Subchapter B, § .0117(d) of the N.C. State Bar Discipline & Disability Rules.

(b) The Consent to Disbarment filed by the defendant herein should be accepted.

(c) The facts as found constitute grounds for disbarment.

THEREFORE it is hereby ORDERED:

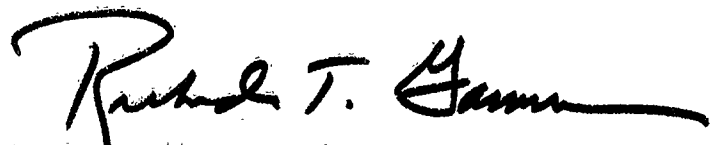
1. The defendant, Leon Orr, Jr. is hereby DISBARRED from the practice of law in North Carolina, effective immediately.

2. The defendant shall submit his license and membership card to the Secretary of the North Carolina State Bar immediately.

3. The defendant shall pay the costs of this proceeding as assessed by the Secretary no later than 30 days after receiving written notice of the costs from the Secretary.

4. The defendant shall comply with all provisions of 27 N.C. Admin. Code Chapter 1, Subchapter B, § .0124 of the N.C. State Bar Discipline & Disbarment Rules.

This the 17th day of March, 2004.



Richard T. Gammon, Chair
Disciplinary Hearing Commission

WAKE COUNTY
NORTH CAROLINA



BEFORE THE
DISCIPLINARY HEARING COMMISSION
OF THE
NORTH CAROLINA STATE BAR
04 DHC 3

THE NORTH CAROLINA STATE BAR)
Plaintiff)

v.)

LEON ORR, JR., ATTORNEY)
Defendant)

COMPLAINT

The Plaintiff, complaining of the Defendant, alleges and says:

1. The Plaintiff, the North Carolina State Bar, is a body duly organized under the laws of North Carolina and is the proper party to bring this proceeding under the authority granted it in Chapter 84 of the General Statutes of North Carolina, and the Rules and Regulations of the North Carolina State Bar promulgated thereunder.

2. The Defendant, Leon Orr, Jr. (hereafter, Orr), was admitted to the North Carolina State Bar in 1990, and is, and was at all times referred to herein, an attorney at law licensed to practice in North Carolina, subject to the rules, regulations and Rules of Professional Conduct of the North Carolina State Bar and the laws of the State of North Carolina.

3. During all of the periods relevant hereto, Orr was engaged in the practice of law in the City of Charlotte, North Carolina.

Upon information and belief, it is alleged as follows:

FIRST CLAIM FOR RELIEF

4. Paragraphs 1 – 3 are realleged and reincorporated herein.

5. On or about Oct. 28, 2003, Orr undertook to handle a residential real estate loan closing for Lisa M. Bratton (Ms. Bratton), who was purchasing a home from her mother, Mamie J. Bratton.

6. Orr was directed to remit \$26,102.89 of the closing proceeds to pay off a first mortgage, \$22,404.08 to pay off a second mortgage and \$10,000 to pay off an equity line of credit. A copy of the HUD-1 settlement statement for Ms. Bratton's closing is attached hereto as Ex. 1.

7. Orr failed to pay off the first and second mortgages and the equity line of credit as directed and misappropriated the closing proceeds for his own use and benefit, without the knowledge or consent of his client. A copy of the affidavit of Ms. Bratton is attached as Ex. 2.

THEREFORE, the Plaintiff alleges that Orr's foregoing actions constitute grounds for discipline pursuant to N. C. Gen. Stat. Section 84-28(b) (2) in that Orr violated the Revised Rules of Professional Conduct as follows:

a). By misappropriating funds belonging to Lisa Bratton and/or Mamie J. Bratton for his own use and benefit without the consent of his client, Orr engaged in conduct involving dishonesty, fraud, deceit or misrepresentation in violation of Rule 8.4(c), engaged in criminal conduct in violation of Rule 8.4(b) and engaged in a conflict of interest in violation of Rule 1.7(a).

b). By failing to disburse funds as directed by his client, Orr failed to pay or deliver client funds as directed by his client in violation of Rule 1.15-2(a) and (m).

SECOND CLAIM FOR RELIEF

8. Paragraphs 1 - 7 are realleged and incorporated herein.

9. On or about Nov. 4, 2003, Orr served as the closing attorney for the sale of property at 107 Croft Drive, Kings Mountain, N.C. by Chase Manhattan Bank to Prestigious Homes, Inc. A copy of the HUD-1 is attached as Ex. 3.

10. Orr was directed to pay \$64,307.67 of the closing proceeds to Sovereign Bank on behalf of Chase Manhattan Bank.

11. Orr failed to remit the \$64,307.67 in closing proceeds to Sovereign Bank for Chase Manhattan Bank's benefit and misappropriated all or portion of the money for his own use without the knowledge and consent of his client.

12. On Dec. 8, 2003, Robert G. Kraus (Kraus) filed a grievance with the N.C. State Bar against Orr on behalf of Sovereign Bank. Kraus' grievance, a copy of which is attached as Ex. 4, was assigned file number 03G 1768.

13. On Dec. 11, 2003, Donald H. Jones served Orr with the State Bar's letter of notice and substance of grievance regarding Kraus' grievance and a subpoena for cause audit. Copies of the letter of notice, substance of grievance,

and subpoena for cause audit and proof of service of the documents are attached as Exs. 5 - 7.

14. Orr did not respond to the letter of notice regarding Kraus' grievance nor did he produce the documents as commanded by the subpoena for cause audit.

THEREFORE, the Plaintiff alleges that Orr's foregoing actions constitute grounds for discipline pursuant to N. C. Gen. Stat. Section 84-28(b) (2) and/or 84-28(b)(3) in that Orr violated the Revised Rules of Professional Conduct as follows:

a). By misappropriating funds belonging to Sovereign Bank and/or Chase Manhattan Bank without their consent, Orr engaged in conduct involving dishonesty, fraud, deceit or misrepresentation in violation of Rule 8.4(c), engaged in criminal conduct in violation of Rule 8.4(b) and engaged in a conflict of interest in violation of Rule 1.7(a).

b). By failing to disburse funds as directed by his client, Orr failed to pay or deliver client funds as directed by his client in violation of Rule 1.15-2(a) and (m).

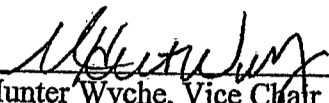
c) By failing to respond to the letter of notice and substance of grievance regarding Kraus' grievance, Orr failed to respond to a lawful demand for information from a disciplinary authority in violation of Rule 8.1.

d) By failing to produce records and documents as required in the State Bar's subpoena for cause audit, Orr failed to respond to a lawful demand for information from a disciplinary authority in violation of Rule 8.1 and engaged in conduct constituting knowing, willful contempt of the N.C. State Bar, in violation of N.C. Gen. Stat. Section 84-28(b)(3).


WHEREFORE, the Plaintiff prays that disciplinary action be taken against the Defendant in accordance with N. C. Gen. Stat. Section 84-28(a) and 27 N.C. Admin. Code Chapter 1, Subchapter B, Section .0114 of the Discipline & Disability Rules of the N.C. State Bar, as the evidence on hearing may warrant and that the Defendant be taxed with the costs permitted by law in connection

with this proceeding and for such other and further relief as is appropriate.

This the 2 day of February, 2004.



Hunter Wyche, Vice Chair
Grievance Committee



Carolin Bakewell
Attorney for the Plaintiff
The North Carolina State Bar
P.O. Box 25908
Raleigh, N.C. 27611

SETTLEMENT STATEMENT

U.S. Department of Housing and Urban Development

OMB No. 2502-0255

B. Type of Loan			6. File Number	7. Loan Number	8. Mortgage Ins. Case #
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FNMA	3. <input type="checkbox"/> Conv. Unins	200389 LO	6789243695	
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C: Notes: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the Settlement Agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name and Address of Borrower LISA M. BRATTON 2066 WEST MORGANS BLUFF COW LITHONIA, GA 30058	E. Name and Address of Seller MAMIE J. BRATTON 6053 WILORA LAKE RD., AP CHARLOTTE, NC 28212	F. Name and Address of Lender BANK OF AMERICA 9000 SOUTHSIDE BLVD JACKSONVILLE, FL 32256
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G. Property Location 1333 LAKEHILL DRIVE CHARLOTTE, NC 28215	H. Settlement Agent LEON ORR, JR., ATTORNEY AT LAW Place of Settlement	I. Settlement Date 10/28/03 DISB. DATE: 10/28/03
--	--	---

Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
10. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
1. Contract sales price	115,000.00	401. Contract sales price	115,000.00
2. Personal property		402. Personal property	
3. Settlement charges to borrower (line 100)	3,214.23	403.	
4. 2003 RE TAXES	1,181.02	404.	
5.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
6. City/town taxes to		406. City/town taxes to	
7. County taxes to		407. County taxes to	
8. Assessments to		408. Assessments to	
9.		409.	
10.		410.	
11.		411.	
12.		412.	
13. Gross Amount Due From Borrower	119,395.25	420. Gross Amount Due To Seller	115,000.00
Amounts Paid By or in Behalf of Borrower		500. Reduction in Amount Due To Seller	
14. Deposit or earnest money	500.00	501. Excess deposit (see instructions)	500.00
15. Principal amount of new loan(s)	92,000.00	502. Settlement charges to seller (line 300)	455.00
16. Existing loan(s) taken subject to		503. Existing loans taken subject to	
		504. Payoff of first mortgage loan	26,101.89
		505. Payoff of second mortgage loan	22,404.08
		506. WACHOVIA CREDIT LYNE	10,000.00
		507.	
		508.	
		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
17. City/town taxes to		510. City/town taxes to	
18. County taxes 1/1/03 to 10/28/03	973.94	511. County taxes 1/1/03 to 10/28/03	973.94
19. Assessments to		512. Assessments to	
20.		513.	
21.		514.	
22.		515.	
23.		516.	
24.		517.	
25.		518.	
26.		519.	
27. Total Paid By/For Borrower	93,473.94	520. Total Reduction Amount Due Seller	60,434.91
28. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
29. Gross amount due from borrower (line 13)	119,395.25	601. Gross amount due to seller (line 420)	115,000.00
30. Less amt paid by/for borrower (line 27)	(93,473.94)	602. Less reduction in amt due seller (ln 520)	(60,434.91)
31. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	25,921.31	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	54,565.09

REPORTER TAX ID # 56-1827904

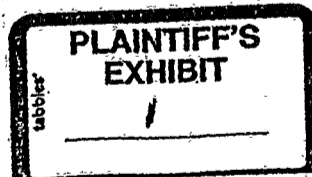
(704) 339-0271

The amount on line 401 on this form is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. This is a substitute form 1099-S.

MAMIE J. BRATTON TAX ID #

is Edition is Obsolete

HUD-1 (3-86)
KESPA, BR 4305.2



Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
00. Total Sales/Broker's Commission based on price \$ 115,000.00 @ .00 %			
Division of commission (line 700) as follows:			
01. \$	to		
02. \$	to		
03. Commission paid at settlement			
10. Items Payable in Connection With Loan			
01. Loan origination fee			
02. Loan Discount	.95 % BANK OF AMERICA	874.92	
03. Appraisal Fee	to 248.00/POC BY LDR/HOMEFOCUS SVCS,	POC	
04. Credit report	to .80/POC BY LDR/EQUIFIRST MORTGAGE	POC	
05. Lender's Inspection Fee			
06. Mortgage Insurance Application Fee to			
07. Assumption Fee			
08. TAX SERVICE FEE/HOMEFOCUS SVCS. LLC		70.00	
09.			
10.			
11. APP FEE/200.00/POC BY BORROWER		POC	
12. FLOOD DETERMINATION FEE		11.00	
13. COMMITMENT FEE		500.00	
14. COURIER FEE/5.65/POC BY LENDER		POC	
15.			
1. Items Required By Lender To Be Paid In Advance			
01. Interest from 10/28/03 to 11/1/03: 17.64 /day		70.56	
02. Mortgage Insurance Premium for		months to	
03. Hazard Insurance Premium for 1 years to STATE FARM IN		513.00	THANKA
10. Reserves Deposited With Lender			
01. Hazard Insurance 3 months @ 42.75 per month		128.25	
02. Mortgage Insurance		months @	per month
03. City Property Taxes		months @	per month
04. County Property Taxes 0 months @ 98.42 per month		0.00	
05. Annual Assessments		months @	per month
06. Flood Insurance		months @	per month
07. Sanitary Tax		months @	per month
08. AGGREGATE ACCOUNTING ADJ months @		per month	0.00
0. Title Charges			
01. Settlement or closing fee to LEON ORR, JR., ATTORNEY AT LAW		500.00	
02. Abstract or title search to			
03. Title examination to LEON ORR, JR., ATTORNEY AT LAW		175.00	
04. Title insurance binder to			
05. Document preparation to LEON ORR, JR., ATTORNEY AT LAW			175.00
06. Notary fees to LEON ORR, JR., ATTORNEY AT LAW		5.00	
07. Attorney's fees to			
(includes above item numbers: 1101-1107)			
08. Title insurance to THE TITLE CO.		222.50	
(includes above item numbers:)			
09. Lender's coverage \$ 92,000.00			
10. Owner's coverage \$ 115,000.00			
11. COURIER FEE/ ATTY LEON ORR, JR		25.00	
Government Recording and Transfer Charges			
Recording fees: Deed \$ 20.00 Mortgage \$ 99.00 Releases \$.00		119.00	
City/county tax/stamps: Deed \$ Mortgage \$			
State tax/stamps: Deed \$ 230.00 Mortgage \$.00			230.00
Additional Settlement Charges			
Survey to			
Post inspection to			
COURIER FEE/PAYOFFS/LEON ORR, JR			50.00
Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		3,214.23	455.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by-me in this transaction. I further certify that I have read a copy of the HUD-1 Settlement Statement.

isa M. Bratton
SA M. BRATTON

Mamie J. Bratton
MAMIE J. BRATTON

I, the undersigned, Seller, certify that the HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

LEON ORR, JR., ATTORNEY AT LAW
Agent

10/28/03
Date

NOTE: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

WAKE COUNTY
NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
04 CVS

THE NORTH CAROLINA STATE BAR)	
)	
v.)	AFFIDAVIT
)	
LEON ORR, JR. ATTORNEY)	
)	

Lisa M. Bratton, being first duly sworn, deposes and says as follows:

2. I am a citizen and resident of the State of Georgia.
2. On Oct. 28, 2003, I purchased real estate in Charlotte, N.C. from my mother, Mamie J. Bratton. Leon Orr, Jr., was the closing attorney for the transaction.
3. Mr. Orr was supposed to use a portion of the closing proceeds to pay off a first mortgage loan in the amount of \$26,102.89, a second mortgage loan in the amount of \$22,404.08 and a \$10,000 equity line of credit at Wachovia Bank. A copy of the HUD-1 settlement statement is attached hereto as Ex. 1.
4. As of the date of this affidavit, the outstanding loans and equity line of credit have not been paid off. A copy of my letter of Dec. 1, 2003 complaining to Mr. Orr is attached as Ex. 2.
5. I have not authorized anyone to use any portion of the closing proceeds for any purpose other than as set out in the HUD-1 settlement statement.

This the 31 day of December, 2003.

Lisa M. Bratton
Lisa M. Bratton, PhD

Sworn to and subscribed before me

This the 31 day of December.

Faye L. Lusk
Notary Public

My commission expires:

Notary Public, DeKalb County, Georgia
My Commission Expires June 18, 2005





11/04/2003 16:29 7043390279

LEON ORR

PAGE 02

A. SETTLEMENT STATEMENT

U.S. Department of Housing and Urban Development

OMB No. 2502-0245

B. Type of Loan		6. File Number		7. Loan Number		8. Mortgage Ins. Case #	
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins	200391 LO				
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.						

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the Settlement Agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name and Address of Borrower PRESTIGIOUS HOMES, INC 15405 GREAT GLEN LANE HUNTERSVILLE, NC 28078	E. Name and Address of Seller CHASE MANHATTAN BANK AS and TRUSTEE FOR BANK BOSTON and HOME EQUITY LOAN TRUST	F. Name and Address of Lender
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G. Property Location 107 CROFT DRIVE KINGS MOUNTAIN, NC 28086	H. Settlement Agent LEON ORR, JR., ATTORNEY AT LAW Place of Settlement 1315 Harding Place Charlotte, NC 28204	I. Settlement Date 11/4/03 DISB. DATE: 11/4/03
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J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower	
101. Contract sales price	72,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	1,275.00
104.	
105. 2003 RE TAXES	731.58
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller	
401. Contract sales price	72,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	

L. Summary of Borrower's Transaction

130. Gross Amount Due From Borrower	74,006.58
131. Amounts Paid By or in Behalf of Borrower	
132. Deposit or earnest money	500.00
133. Principal amount of new loan(s)	0.00
134. Existing loan(s) taken subject to	
135.	
136.	
137.	
138.	
139.	
Adjustments for items unpaid by seller	
140. City/town taxes to	
141. County taxes 1/1/03 to 11/4/03	617.33
142. Assessments to	
143.	
144.	
145.	
146.	
147.	
148.	
149.	

M. Summary of Seller's Transaction

430. Gross Amount Due To Seller	72,000.00
431. Reduction in Amount Due To Seller	
432. Earnest deposit (see instructions)	0.00
433. Settlement charges to seller (line 1400)	7,075.00
434. Existing loans taken subject to	
435. Payoff of first mortgage loan	
436. Payoff of second mortgage loan	
437.	
438.	
439.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes 1/1/03 to 11/4/03	617.33
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

N. Total Paid By/For Borrower

20. Total Paid By/For Borrower	1,117.33
00. Cash At Settlement From/To Borrower	
01. Gross amount due from borrower (line 130)	74,006.58
02. Less amt paid by/for borrower (line 220)	(1,117.33)
03. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	72,889.25

O. Total Reduction Amount Due Seller

520. Total Reduction Amount Due Seller	7,692.33
600. Cash At Settlement To/From Seller	
601. Gross amount due to seller (line 430)	72,000.00
602. Less reduction in amt due seller (in 520)	(7,692.33)
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	64,307.67

REPORTER TAX ID # 55-1827904 (704) 339-0271

The amount on line 401 on this form is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and has not been reported.

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B. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price \$ 72,000.00 @ 6.00 %				Borrower's	Seller's
Division of commission (line 700) as follows:				Funds at	Funds at
701. \$		to	REMAX	Settlement	Settlement
702. \$	4,320.00	to			4,320.00
703. Commission paid at settlement					
704. 500.00 EARNEST MONEY retained by REMAX					
705. Items Payable in Connection With Loan					
801.	Loan origination fee	\$			
902.	Loan Discount	\$			
903.	Appraisal Fee	to			
904.	Credit Report	to			
905.	Lender's Inspection Fee				
906.	Mortgage Insurance Application Fee to				
907.	Assumption Fee				
908.					
909.					
910.					
911.					
912.					
913.					
914.					
915.					
900. Items Required By Lender To Be Paid In Advance					
901.	Interest Fees	to	\$/day		
902.	Mortgage Insurance Premium for		months to		
903.	Hazard Insurance Premium for		years to		
904.					
905.					
1000. Reserves Deposited With Lender					
1001.	Hazard Insurance	months @	per month		
1002.	Mortgage Insurance	months @	per month		
1003.	City Property Taxes	months @	per month		
1004.	County Property Taxes	months @	per month		
1005.	Annual Assessments	months @	per month		
1006.	Flood Insurance	months @	per month		
1007.	Sanitary Tax	months @	per month		
1008.	AGGREGATE ACCOUNTING ADJ	months @	per month		0.00
1100. Title Charges					
1101.	Settlement or closing fee	to	LEON ORR, JR., ATTORNEY AT LAW	250.00	
1102.	Abstract or title search	to			
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to	LEON ORR, JR., ATTORNEY AT LAW		175.00
1106.	Notary fees	to	LEON ORR, JR., ATTORNEY AT LAW	5.00	
1107.	Attorney's fees	to	LEON ORR, JR., ATTORNEY AT LAW	1,000.00	
(includes above item numbers: 1101-1107)					
1108.	Title insurance	to			
(includes above item numbers:)					
1109.	Lender's coverage	\$			
1110.	Owner's coverage	\$			
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201.	Recording Fees: Deed \$ 20.00	Mortgage \$.00	Release \$.00	20.00	
1202.	City/county tax/stamps: Deed \$	Mortgage \$			
1203.	State tax/stamps: Deed \$ 144.00	Mortgage \$.00			144.00
1204.					
1205.					
1300. Additional Settlement Charges					
1301.	Survey to				
1302.	Past inspection to				
1303.	COURTIER FEE/LEON ORR, JR.				25.00
1304.	LAWN SERVICE				2,300.00
1305.	BURLEY'S LOCK AND KEY				111.00
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section E)			1,275.00	7,075.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Christina Jones, Inc
 CHRISTINA JONES, INC
 President

Chase Caspere
 CHASE MANHATTAN BANK AS
 Sellers TRUSTEE FOR BANK BOSTON

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent LEON ORR, JR., ATTORNEY AT LAW

Date 11/4/03

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

THE GRIEVANCE COMMITTEE
 THE NORTH CAROLINA STATE BAR
 PO BOX 25908
 RALEIGH, NC 27611
 TELEPHONE: (919) 828-4620

OFFICE USE ONLY
FILE NUMBER
REC. NC STATE BAR

2003 DEC -8 AM 9:54

I, the undersigned hereby complain against (Name of Attorney) Leon Orr, Jr.
 (Address) 1315 Harding Place (City) Charlotte NC (Zip) 28204
 practicing attorney of _____ County. I agree to cooperate by furnishing to the representatives of
 North Carolina State Bar all pertinent information and records in my possession concerning the alleged misconduct of said
 attorney. I further agree that if a hearing or inquiry is ordered concerning the alleged misconduct of said attorney, then I will furnish
 evidence concerning the facts by submitting to deposition or personal attendance at the hearing or inquiry. I hereby indicate that this
 information is provided and transmitted by me to the North Carolina State Bar for the purpose of investigating the alleged misconduct
 of the above-named attorney. I understand that I may also need to reveal this information to a privately-retained attorney to pursue
 available remedies on my behalf. I further understand that the immunity granted by North Carolina General Statute 84-28.2 applies only
 to those statements made without malice and intended for transmittal only to the North Carolina State Bar.

I do understand that the North Carolina State Bar may reveal this information to the accused attorney for his response to a formal
 inquiry and to others pursuant only to the Rules and Regulations of the North Carolina State Bar.

Name of Complainant Robert G. Kraus
 (Mrs., or Ms.)
 Please circle correct TITLE and TYPE or PRINT legibly)
 Address One Sovereign Way RI-EPV-02-17
East Providence State RI Zip 02915
 Home Telephone (401) 254-2532
 Office Telephone (401) 432-2967

Robert A. Kraus
 Signature of complainant

THIS AFFIDAVIT SHOULD BE NOTARIZED
 Sworn and subscribed before me this the 5th
 day of December, 2003
Jane P. Castore
 (Notary Public)

401-432-2955 Fax -

My commission expires RENORE P. CASTORE
 NOTARY PUBLIC RHODE ISLAND
 My Commission Expires 7/30/2007

DESCRIPTION OF YOUR COMPLAINT

In the space below, tell us what your complaint is about. Be sure to include all facts that you want the State Bar to consider,
 including names, dates, and places. Use additional sheets if necessary. Attach copies (not originals) of any papers that support your
 complaint. On 11/4/03 we sold an REO property and used Atty. Orr for a closing attorney. We were
 to receive \$64,307.67 from the closing. To date we have yet to receive any money from Atty.
 I called Atty. Orr's office starting 11/17 until 11/24 three times a day. Atty. Orr never
 answered my calls nor gave any of his office staff any info on these proceeds. I finally
 managed to speak to Atty. Orr and he stated he is under investigation by the Bar and
 all of his files are being audited. This has caused Sovereign Bank not to receive any
 money to date. He assured me that money would be sent but he didn't know when.
 My broker who sold the property, Scott F Buchanan of Re/Max, has already received his
 commission check on 11/17/03. This is the first instance in our REO area that we had a
 problem receiving proceeds from the sale of the property. Enclosed please find supporting
 documentation. Thank you for your assistance.

Robert A. Kraus
 Robert G. Kraus
 Manager - Foreclosure / REO
 Sovereign Bank





The North Carolina State Bar

GRIEVANCE COMMITTEE

John B. McMillan
Chair

December 10, 2003

Mr. Leon Orr
Attorney at Law
1315 Harding Place
Charlotte, NC 28204

LETTER OF NOTICE

RE: Grievance received from: Robert Kraus
Our file number: 03G1768

Dear Mr. Orr:

This is to advise that a grievance alleging misconduct on your part as an attorney was received in this office from the above-named individual. To assist you in preparing a response to this letter, I am enclosing the "Substance of the Grievance". It is not a pleading of any sort but is simply a summary of what appears to be the basis of the grievance.

Under 27 N.C. Admin. Code, Chapter 1, Subchapter B, Rule .0112(c) of the Discipline and Disability Rules of The North Carolina State Bar, you are required to respond to this letter within 15 days of its receipt. Such response must be a full and fair disclosure of all of the facts and circumstances pertaining to your alleged misconduct. If you fail to respond within 15 days, the Chairman of the Grievance Committee may proceed under Rule .0112(f) of the rules.

Under Rule .0112(d), a copy of your response may be provided to the complaining party unless you object thereto in writing. Please note your objection in your written response to the grievance.

Please give this matter your immediate attention.

Sincerely truly yours,

John B. McMillan, Chair
Grievance Committee



M/lr
Enclosure

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

3 Fayetteville Street Mall/Post Office Box 25908 /Raleigh, NC 27611/(919) 828-4620/Fax (919) 834-8156

SUBSTANCE OF GRIEVANCE

FILE NUMBER: 03G1768

DATE FILE RECEIVED: 12/8/03

Leon Orr
Attorney/Respondent's Name

North Carolina State Bar
Complainant's Name

1315 Harding Place
Charlotte, NC 28204

One Sovereign Way
East Providence, RI 02915

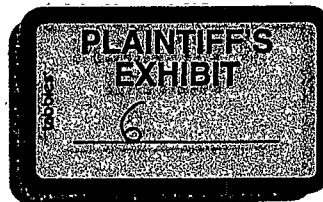
THE SUBSTANCE OF GRIEVANCE:

Respondent was the closing attorney for a sale of real property by Robert G. Kraus on Nov. 4, 2003. According to the settlement statement, Kraus was to receive \$64,307.67 in proceeds from the transaction. Kraus has not received any funds despite respondent's assurances that the funds will be paid.

It is unclear whether respondent has held these funds intact in his trust account.

VIOLATIONS OF REVISED RPC INDICATED:

Revised Rule 1.3
Revised Rule 1.15-2
Revised Rule 1.15-3



NORTH CAROLINA

WAKE COUNTY

BEFORE THE
GRIEVANCE COMMITTEE OF THE
NORTH CAROLINA STATE BAR
03G1768

IN RE: GRIEVANCE AGAINST)
LEON ORR, ATTORNEY) SUBPOENA FOR CAUSE AUDIT

TO: Leon Orr
Attorney at Law
1315 Harding Place
Charlotte, NC 28204

Pursuant to TITLE 27 N.C. ADMINISTRATIVE Code, Chapter 1, Subchapter B, SECTION .0128(a), you are hereby directed to produce for inspection, copy and audit by the Counsel of the North Carolina State Bar or her staff all records relating to your handling of client funds that are required to be kept pursuant to Rule 1.15-3 of the Rules of Professional Conduct. You are directed to appear and produce said records at the offices of the North Carolina State Bar, 208 Fayetteville Street Mall, Raleigh, NC 27611 at 2 P m. Dec 17 2003, 2003, or at such other time and place as may be agreed upon by you and the Counsel or Investigator of the North Carolina State Bar.

This subpoena is issued pursuant to the authority stated above because of facts coming to the attention of the State Bar, which, if true, would constitute a probable violation of the Rules of Professional Conduct concerning the handling of client funds. A Letter of Notice and Substance of Grievance setting out the matters under investigation are attached hereto.

This the 9th day of December, 2003.

John B. McMILLAN

JOHN B. McMILLAN, CHAIR

