

FILED

Oct 15, 2025

Disciplinary
Board

Docket # 001

DISCIPLINARY BOARD
WASHINGTON STATE BAR ASSOCIATION

In re

TERESA THAIS KEENE,

Lawyer (Bar No. 40045).

Proceeding No. 25#00060

ODC File No. 24-01124

Resignation Form of Teresa Thais Keene
(ELC 9.3(b))

I, Teresa Thais Keene, declare as follows:

1. I am over the age of eighteen years and am competent. I make the statements in this declaration from personal knowledge.

2. I was admitted to practice law in the State of Washington on May 21, 2008.

3. After consulting with my counsel, Wilhelm Dingler, I have voluntarily decided to resign from the Washington State Bar Association (the Association) in Lieu of Discipline under Rule 9.3 of the Washington Supreme Court's Rules for Enforcement of Lawyer Conduct (ELC).

4. Attached hereto as Exhibit A is Disciplinary Counsel's statement of alleged misconduct for purposes of ELC 9.3(b). I am aware of the alleged misconduct stated in Disciplinary Counsel's statement, but rather than defend against the allegations, I wish to permanently resign from membership in the Association.

5. I consent to entry of an order under ELC 13.9(e) assessing expenses of \$1,500 in

1 this matter.

2 6. I agree to pay any additional costs or restitution that may be ordered by a Review
3 Committee under ELC 9.3(g).

4 7. I understand that my resignation is permanent and that any future application by me
5 for reinstatement as a member of the Association is currently barred. If the Washington Supreme
6 Court changes this rule or an application is otherwise permitted in the future, it will be treated as
7 an application by one who has been disbarred for ethical misconduct. If I file an application, I
8 will not be entitled to a reconsideration or reexamination of the facts, complaints, allegations, or
9 instances of alleged misconduct on which this resignation was based.

10 8. I agree to (a) notify all other states and jurisdictions in which I am admitted, of this
11 resignation in lieu of discipline; (b) seek to resign permanently from the practice of law in any
12 other state or jurisdiction in which I am admitted; and (c) provide Disciplinary Counsel with
13 copies of this notification and any response(s). I acknowledge that this resignation could be
14 treated as a disbarment by all other jurisdictions.

15 9. I agree to (a) notify all other professional licensing agencies in any jurisdiction from
16 which I have a professional license that is predicated on my admission to practice law of this
17 resignation in lieu of discipline; (b) seek to resign permanently from any such license; and (c)
18 provide disciplinary counsel with copies of any of these notifications and any responses.

19 10. I agree that when applying for any employment, I will disclose the resignation in
20 lieu of discipline in response to any question regarding disciplinary action or the status of my
21 license to practice law.

22 11. I understand that my resignation becomes effective on Disciplinary Counsel's
23 endorsement and filing of this document with the Clerk, and that under ELC 9.3(c) Disciplinary

1 Counsel must do so promptly following receipt of this document.

2 12. When my resignation becomes effective, I agree to be subject to all restrictions that
3 apply to a disbarred lawyer.

4 13. Upon filing of my resignation, I agree to comply with the same duties as a disbarred
5 lawyer under ELC 14.1 through ELC 14.4.

6 14. I understand that, after my resignation becomes effective, it is permanent. I will
7 never be eligible to apply and will not be considered for admission or reinstatement to the practice
8 of law nor will I be eligible for admission for any limited practice of law.

9 15. I certify under penalty of perjury under the laws of the State of Washington that the
10 foregoing is true and correct.

11 10-15-25
Huntington WV
Date and Place

Teresa Thais Keene
Teresa Thais Keene, Bar No. 40045

13 ENDORSED BY:

14 Francesca D'Angelo

15 Francesca D'Angelo, Disciplinary Counsel
16 Bar No. 22979
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EXHIBIT A

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8 DISCIPLINARY BOARD
WASHINGTON STATE BAR ASSOCIATION

9
10 In re

11 **TERESA THAIS KEENE,**

12 Lawyer (Bar No. 40045).

Proceeding No.

ODC File No. 24-01124

13 STATEMENT OF ALLEGED
14 MISCONDUCT UNDER ELC 9.3(b)(1)

15 The following constitutes a Statement of Alleged Misconduct under Rule 9.3(b)(1) of the
16 Washington Supreme Court's Rules for Enforcement of Lawyer Conduct (ELC).

17 **I. ADMISSION TO PRACTICE**

18 1. Respondent Teresa Thais Keene was admitted to the practice of law in the State of
19 Washington on May 21, 2008.

20 **II. ALLEGED FACTS**

21 2. In December 2022, a client hired Respondent to assist the client in requiring the
22 client's former spouse to refinance the mortgage on the home that had been awarded to the former
23 spouse in the dissolution and to pay the client their equity.

24 3. At the time that the client hired Respondent, the mortgage on the home was in default

1 because the former spouse had stopped making payments. The client was concerned because the
2 client's credit was damaged, and the equity in the home was at risk due to the client's former
3 spouse's failure to make payments.

4 4. In June 2023, the client's former spouse was offered a mortgage modification
5 through the Veteran's Administration. The client told Respondent that the client would not sign
6 the modification documents without a legally binding guarantee that the former spouse would
7 refinance the home and pay the client their equity within six months.

8 5. Opposing counsel wrote to Respondent and offered to enter into an agreed order
9 requiring the client's former spouse to refinance and pay the client within six months if the client
10 would sign off on the loan modification. Respondent did not follow through on obtaining this
11 order.

12 6. Respondent advised the client to sign off on the loan modification. In June 2023,
13 the client signed a mortgage modification agreement and partial deed of trust that listed both the
14 client and the client's former spouse as borrowers.

15 7. The modification agreement and partial deed of trust added substantial additional
16 debt onto the mortgage loan and extended the client's obligation to pay the principal balance until
17 June 1, 2053. Rather than fulfilling the client's goals of getting off the loan and obtaining a
18 portion of the equity, the effect of the partial deed of trust was that the client's equity was
19 decreased and the client was obligated to pay for 30 additional years on the original note.
20 Respondent did not explain the effect of signing these documents to the client.

21 8. Respondent notarized both the mortgage modification agreement and the partial
22 deed of trust, certifying that the client and the client's former spouse had appeared before
23 Respondent to sign the document. However, the client's former spouse was not present at the time

1 that Respondent signed the notary certification.

2 9. In January 2024, the client's former spouse again missed a mortgage payment.
3 Because Respondent had failed to pursue an order requiring the spouse to refinance within a
4 certain time period, the client's ability to force the client's spouse to refinance through court
5 action was limited.

6 **III. ALLEGED MISCONDUCT.**

7 10. By failing to make an enforceable agreement with opposing counsel requiring the
8 client's former spouse to refinance the property in exchange for the client signing the modification
9 papers, Respondent violated RPC 1.3.

10 11. By failing to explain the effect of the mortgage modification documents to the client,
11 Respondent violated RPC 1.4(a) and RPC 1.4(b).

12 12. By falsely notarizing the modification loan documents, Respondent violated RPC
13 8.4(c) and RPC 8.4(d).

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15 DATED this 14th day of October, 2025.

16 *Francesca D'Angelo*
17 _____
18 Francesca D'Angelo, Bar No. 22979
19 Managing Disciplinary Counsel
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