

KENNY C. GUINN
Governor

STATE OF NEVADA

GAIL J. ANDERSON
Administrator

SYDNEY H. WICKLIFFE, C.P.A.
Director



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.state.nv.us

October 3, 2005

Lorne Malkiewich
Director of Legislative Council Bureau
Legislative Building
401 S. Carson Street
Carson City, Nevada 89701

Re: Quarterly Report of Disciplinary Action

Dear Mr. Malkiewich:

Enclosed you will find the quarterly reports of the disciplinary actions that were assessed by the Nevada Real Estate Commission, Nevada Commission of Appraisers of Real Estate and the Administrator of the Real Estate Division for the period covering the 2nd, 3rd and 4th quarters of calendar year 2004 and the 1st and 2nd quarters of calendar year 2005. We anticipate that we will have the 3rd quarter of calendar year 2005 sent to you next month as required.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Gail J. Anderson".

Gail J. Anderson
Administrator

GJA/td

enclosures as indicated

Cc: Sydney Wickliffe, Director of Department of Business & Industry

State of Nevada, Department of Business & Industry

REAL ESTATE DIVISION

Quarterly Summary of Disciplinary Actions

Report Date: February 14, 2005 Reporting for 2nd Quarter of calendar year 2004

NAME	CASE NO.	License, Certificate, Permit or Registration #	Type of license, cert. or registration	Entity imposing discipline	Summary of Discipline Imposed:
Anderson, Beverly M.	S04-04-22-278	54964	real estate salesperson	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 for violating NRS 645.633(1)(b)
Barba, Margaret	S03-05-13-252	41851	real estate salesperson	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 and complete additional continuing education for violating NRS 645.650(2)
Blink, John	S04-04-05-261	28336	real estate salesperson	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 and additional continuing education for violating NRS 645.633(1)(b)
Coelho, Alexander	S04-07-09-006	42967	real estate salesperson	Real Estate Commission	Entered into a stipulated settlement in which Mr. Coelho agreed to pay a fine in the amount of \$2,000 and complete 6 hours of additional continuing education in the area of law ethics via live instruction for violations of NRS 645.633(a) material misrepresentation, NRS 645.633(1)(b) NAC 645.605(6) gross negligence
Crisp, Eric	N04-03-12-096	43077	real estate corporate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 for violating NRS 645.633(1)(b)
Deiro, Guy	S04-02-25-215	19660	real estate corporate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 and complete additional continuing education for violating NRS 645.633(1)(b)
Dupuis, Brian	S03-05-13-252	35857	real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 and additional continuing education for violating NRS 645.650(2)
Farkas, Ruby J.	S04-02-05-195	30686	real estate salesperson	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to complete additional continuing education for violating NRS 645.252(2)
Fenner, Judith	S03-10-14-086	2168	real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$250 for violating NAC 118.300(8)(9)(13), NAC 118.633(1)(a)(2)(b)(3)(b)
Gavin, John L.	N04-03-10-094	220	real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$1,500 for violating NRS 645.252(1)(2)(3)(5)(3), NRS 645.320(1)(2)(3)(4), NRS 645.633(1)(b) & NRS 645.650(3)
Gavin, Mary C.	N04-03-10-094	25085	real estate salesperson	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$1,500 for violating NRS 645.252(1)(2)(3)(5)
Gill, Hardavinder	S04-10-01-099	45307	real estate broker-salesperson	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 for violating NRS 645.633(1)(b)
Hafen, Natalie	S04-01-24-176	53311	real estate corporate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 for violating NRS 645.650(3)
Jones, Paula	S04-04-15-271	43385	real estate broker-salesperson	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 and additional continuing education for violating NRS 645.630(1)
Leedham, Janet	S04-01-15-167	7439	real estate salesperson	Real Estate Commission	Entered into a stipulated settlement in which Ms. Leedham agreed to pay a fine in the amount of \$1,500 and complete 6 hours of additional continuing education in the area of contracts for violations of: (2001 version of law) NRS 645.633(1)(b) gross negligence & incompetence, NAC 645.605(6) allowing clients to sign a purchase agreement which did not specify how earnest money was evidenced, NRS 645.633(1)(b) NAC 645.605(6) gross negligence & incompetence since purchase evidenced, NRS 645.633(1)(b) NAC 645.605(6) gross negligence & incompetence since purchase evidenced, NRS 645.633(1)(b) NAC 645.605(10) gross negligence & incompetence by failing to check and ensure that the earnest money was held into escrow

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Lemus, Paul D.	S03-03-25-204	47810	real estate salesperson	Real Estate Commission	After a public hearing, the Commission ruled that Mr. Lemus should pay a fine in the amount of \$5,000, cost of the hearing in the amount of \$5,414.24 and complete the 19 hour Nevada Law portion of the pre-licensing curriculum and 6 hours of additional continuing education in the area of contract preparation (all education to be taken via live instruction and not to count toward renewal requirements) for violations of: [2001 version of law] NRS 645.252(3) failed to provide Duties Owed form, NRS 645.252(3) failed to provide Confirmation Regarding RE agenda form, Six Counts of NRS 645.633(1)(h)NAC 645.605(8) gross negligent or incompetent by failing to have the sellers initial changes to purchase agreement; and NRS 645.633(1)(h)NAC 645.605(5) gross negligent or incompetent by signing for the sellers on the SRPO form.
Masters, Terri L.	S04-01-24-176	47897	real estate salesperson	Real Estate Commission pursuant to NAC 645.695	Agreed to a fine in the amount of \$1,000 and additional continuing education for violating NRS 645.630(1) & NRS 645.633(1h). Entered into a stipulated settlement in which Mr. Mega agreed to pay a fine in the amount of \$3,000 and complete 6 hours of additional continuing education in the area of real estate law and 6 hours in the area of ethics via live instruction for violations of: [2001 version of law] NRS 645.633(1)(h)NAC 645.605(1) failed to ensure that only his client signed the purchase agr and earnest money receipt; NRS 645.633(1)(h)NAC 645.605(6) failed to respond to Avila's numerous phone calls; NRS 645.633(1)(h)NAC 645.605(10) failed to convey pertinent information to his client.
Mejia, Jorge	S03-04-11-217	41719	real estate salesperson	Real Estate Commission	Entered into a stipulated settlement in which Ms. Meyer agreed to pay a fine in the amount of \$1,000 and complete 6 hours of additional continuing education in the area of escrow via live instruction for violations of: NRS 645.633(1)(h)NAC 645.605(1) failed to review escrow instructions.
Meyer, Regesina	S04-07-06-006	53654	real estate salesperson	Real Estate Commission	Entered into a stipulated settlement in which Ms. Miquarray agreed to pay a fine in the amount of \$1,500 and complete 6 hours of continuing education in the area of agency and 3 hours in the area of ethics via live instruction for violations of: [2001 version of law] NRS 645.252(3) failed to supply Duties Owed; NRS 645.252(3) failed to supply a Confirmation Regarding RE Agent Relationship; NRS 645.633(1)(h)NAC 645.605(1) failed to ensure that only the proper seller signed the purchase agreement and earnest money receipt.
Miquarray, Ana	S04-02-14-204	42487	real estate salesperson	Real Estate Commission	Agreed to fine in the amount of \$500 and continuing education for violating NRS 645.252(3) and NRS 645.637
Morris, Craig	N04-04-15-113	52095	real estate broker-salesperson	Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 and additional continuing education for violating NRS 645.252(3) and NRS 645.637
Morris, Jimmy	N04-04-15-113	38434	real estate salesperson	Real Estate Commission pursuant to NAC 645.695	Agreed to a fine in the amount of \$1,000 for violating NRS 645.252(1d)(2)(3)(5) and NRS 645.660(1).
Morrison, Christine	N04-03-05-089	50121	real estate broker	Real Estate Commission pursuant to NAC 645.695	After a public hearing, the Commission ruled that Mr. Obregon be assessed a fine in the amount of \$3,000, cost of the hearing in the amount of \$1,263.44 and complete the 90 hour pre-licensing via live instruction for violations of: [2001 version of law] NRS 645.630(3) for taking compensation for a real estate transaction from someone other than his broker; NRS 645.630(5) failure to account and remit for money within reasonable time; and NRS 645.630(8) commingling or conversation
Obregon, Humberto	S03-05-16-255	38195	real estate salesperson	Real Estate Commission	
Parkinson, Susan R.	S04-05-04-288	27937	real estate broker-salesperson	Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 for violating NRS 645.252(2).
Pedley, Toni	S04-03-35-254	37561	real estate salesperson	Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$1,000 for violating NRS 645.630(1h).

NAME	CASE NO.	License, Certificate, Permit or Registration #	Type of license, cert. Or registration	Entity imposing discipline	Summary of Discipline Imposed:
Piper, Pamela L.	S04-04-22-278	4439	real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	
Rail, David Allan	S04-01-24-178	49234	real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	
Reyes, Javier	S04-02-05-195	51288	real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	
Rogers, Martha	S04-02-28-218	25313	real estate corporate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	Agreed to pay a fine in the amount of \$500 for violating NRS 645.680(3)
Shoenberger, George	N04-04-06-104	2884	real estate corporate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	Agreed to fine in the amount of \$1,500 and additional continuing education for violating NRS 645.252(2), NRS 645.633(1)(h) & NRS 645.680(3).
Shoenberger, Linda	N04-04-06-104	2885	real estate broker-salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	Agreed to fine in the amount of \$500 and additional continuing education for violating NRS 645.252(2)
					Entered into a stipulated settlement in which Ms. Smith agreed to pay a fine in the amount of \$2,000 and complete 6 hours of additional continuing education via live instruction in the area of agency for violations of: [2001 version of law] NRS 645.252(3) failed to supply Duties Owed; NRS 645.252(3) failed to supply a Confirmation Regarding RE Agent Relationship; NRS 645.252(2) attempted to negotiate the sale of the property directly with seller when another company had Exclusive Right to Sell.; and NAC 645.535(3) attempted to negotiate the sale of the property directly w/ seller w/o the consent of his agent
Smith, Diane M.	S04-08-09-037	17623	real estate broker	Real Estate Commission	
Suniga, Javier H.	S04-10-01-099	53915	real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	Agreed to fine in the amount of \$500 for violating NRS 645.633(1)(h)
Tippets, Jason	S04-04-28-284	56699	real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	Agreed to fine in the amount of \$1,500 for two counts of violating NRS 645.633(1)(h)
Trujillo, Rose Yvette	S04-11-04-123	47625	real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	Agreed to fine in the amount of \$500 for violating NRS 645.252(1)(a)
					Entered into a stipulated settlement in which Ms. Van Wienen agreed to pay a fine in the amount of \$2,250 and complete 15 hours of additional continuing education via live instruction for violations of: [2003 version of law] NRS 645.633(1)(h)/NAC 645.605(2) by taking a listing and negotiating a sale w/o both owner's signature; NRS 645.633(1)(h)/NAC 645.605(7) allowed buyer to move into property w/o a lease before close of escrow; NRS 645.330(d) represented buyer under a different broker than the one she was associated with w/o the consent of her broker
Van Wienen, Jackie	S04-08-26-054	47449	real estate salesman	Real Estate Commission	
West, Carla	S04-01-24-178	31304	real estate broker-salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695.	Agreed to a fine in the amount of \$1,000 and additional continuing education for violating NRS 645.630(1) & NRS 645.633(1)(h)
					Entered into a stipulated settlement in which Mr. West agreed to pay a fine in the amount of \$3,000 and complete the course known as What Every Broker Should Know for violations of: [2003 version of law] NRS 645.630(a) falsely represented that he had a check for earnest money and that he would deposit it w/ one day; NRS 645.633(1)(i) allowed Van Wienen to work on a transaction while she was associated w/ another broker
West, Ken	S04-08-26-054	36442	real estate broker	Real Estate Commission	