

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

July 13, 2006

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

Re: Quarterly Report of Disciplinary Action

Dear Mr. Malkiewich:

Enclosed you will find the quarterly report 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 First Quarter of calendar year 2006, covering April 1, 2006, through June 30, 2006.

Joanne Gierer, Legal Administrative Officer for the Real Estate Division, has compiled the reports. Should you need additional information, you may contact her directly at (702) 486-4033 ext. 222 or by e-mail at jegierer@red.state.nv.us

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Gail J. Anderson".

Gail J. Anderson
Administrator

GJA/jg

Enclosures as indicated

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

**State of Nevada, Department of Business & Industry
REAL ESTATE DIVISION**

**Quarterly Summary of Disciplinary Actions
Reporting for 2nd Quarter of calendar year 2006**

REAL ESTATE COMMISSION DISCIPLINARY ACTIONS - 04/01/06 - 06/30/06

NAME	LICENSE #	CASE #	HEARING DATE	CASE/STIP	FINE	DIV COSTS	EDUCATION	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
Alarcon, Sergio	27497	S04-09-17-073	4/18/2006	S	\$3,000	N/A	"WELSK"; CONTRACTS; ETHICS (6 HR EACH)	Fine & educ due 12/18/06			NRS 645.633(1)(h) (2003); NRS 645.633(1)(b) 2003; NRS 645.633(1)(h)(20 03); NAC 645.605(5) & NRS 113.130	
		S04-06-34-338	4/18/2006	S	\$2,500	N/A	"WEBSEK"	Fine & educ due 12/18/06			NRS 645.633(1)(b) (2003); NAC 645.600(1) 2003; NAC 645.600(1) (2003);	
Fitzpatrick, William	36459 B		4/18/2006	S	\$25,000	N/A	45 HR Broker Management class	1. Fine & educ due 6/19/06. 2. 6/1/06 downgrade from Broker to Broker/Salesman			NRS 645.633(1)(i)(20 03); NAC 645.605(11)(C) and/or (11)(d) and/or (11)(e); NRS 645.633(1)(h)(20 03); NRS 645.660(3) (2005); AND NAC 645.600(2).	Downgrade from Broker to Broker/Salesman effective 6/1/06 - 5/31/06. Cannot supervise or manage licensees.
Gumm, Gary	Expired license 39250 BL		4/19/2006	S	\$5,000	N/A	N/A	Fine due 12/18/06			NRS 645.235(1)(a)	
					\$10,000		Attend "What every broker should know" course & attend "What every licensee should know."	Fine & educ due 12/29/06			NRS 645.633(1)(c) (2003); NRS 645.660(3) (2003); and NRS 645.600(2)(2003)	
Lippon, Richard L.	17871 BC	N05-06-02-120	4/19/2006	S	\$5,000	N/A	N/A	Fine due 12/18/06			NRS 645.633(1)(b)	Respondent agrees to keep a broker located in Ely licensed for the branch office at all times

Lucero, Stephanie	59898 S	S05-01-14-244	4/19/2006	C	\$21,000	\$986.50	N/A	Fine & cost due 12/18/06	mail returned	NRS 645.633(1)(b); NRS 645.230(1)(b); NRS 645.235(1)(a); NRS 645.630(1)(C); NRS 645.630(1)(C); NRS 645.280(2); NRS 645.630(1)(f) and/or (h) and/or (i); NRS 645.633(1)(i); NAC 645.605(11)(d); NRS 645.633(1)(h); NAC 645.605(7); NRS 645.633(1)(i); NAC 645.605(11)(c) and/or (11)(e).	<u>License is revoked.</u> Did not show up for the hearing - Order Granting Petitioner's Motion for Default. Should Respondent reapply for licensing with the Division, the application must come before the Commission prior to licensing	
Maheu, Michiline	Unlicensed	S05-12-20-201	4/19/2006	C	\$55,000	N/A	N/A	Fine due 12/17/07		Respondent is allegedly engaged in activity for which a real estate license is required and is, therefore, subject to the jurisdiction of the REC pursuant to NRS 645.235.		
Smith, Albert	B 0000607 INDV	S05-04-24-359	4/18/2006	S	\$6,000	N/A	"WEBSK" by live instruction.	Fine & Educ due 12/18/06. Policy and procedures manual to all employees and copy to the Division by 7/19/06	5/24/2006	\$6,000	NRS 645.633(1)(c) (2004); NRS 645.660(3) (2003); and NAC 645.600(2)(2003).	5/22/06 -What Every Broker Needs to Know - 6 Hours - General/Broker Management Credit Hours.
Unruh, Janice	41214	S06-01-39-294 S06-02-14-314	4/19/2006	S	\$5,500	N/A	"WELSK"; CONTRACTS; ETHICS (6 HR EACH) - Each by live instruction and will not count towards CE requirements.	Fine & Educ due 12/18/06.			NRS 645.235 (2005); NRS 645.490(3)(b) (2005); NRS 645.633(1)(b) (2005); and NRS 645.630(1)(d) (2003)	

REAL ESTATE ADMINISTRATOR ON BEHALF OF THE NEVADA REAL ESTATE COMMISSION PURSUANT TO NAC 645.695 - 04/01/06 - 06/30/06

LICENSE #	NAME	CITY	DATE ISSUED	FINE \$ AMT.	DATE FINE DUE	DATE FINE PAID	AMOUNT PAID	BAL. DUE	C/E	DATE C/E DUE	DATE C/E COMPLETED	REASON FOR STIPULATION
	CABALLERO, MICHAEL D. S06-11-23-195	LAS VEGAS	2/8/2006	\$1,000.00	4/7/2006	4/4/2006	\$1,000.00	\$0	9 HRS GENERAL	6/9/2006	CE COMPLETED	NRS 645.633 1 (h) & 645.252 3
	WALLER, WILLIAM JR S06-03-04-331	LAS VEGAS	3/21/2006	\$500.00	4/28/2006	5/4/2006	\$500.00	\$0	6 HRS	28-May		NRS 645.630

	MURPHY, JUDY S06-09-25-109	LAS VEGAS	3/21/2006	\$500.00	4/21/2006	5/9/2006	\$500.00	\$0	LAW/ETHIC	6/6/2006		NRS645 630 1 (a)
	BOURGEOIS, LINDA	LAS VEGAS	3/8/2006	\$1,000.00	5/12/2006	5/12/2006	\$1,000.00	\$0	NONE	NONE	NONE	NRS 645 630 1 & NRS 645 633 1(h)
	S06-02-17-317	LAS VEGAS	3/27/2006	\$1,000.00	5/31/2006	5/2/2006	\$1,000.00	\$0	NONE	NONE	NONE	NRS 645 633 & NRS 645 252
	HUMPHRIES, HAROLD J.	LAS VEGAS	3/27/2006	\$1,000.00	5/31/2006	5/2/2006	\$1,000.00	\$0	NONE	NONE	NONE	NRS 645 633 & NRS 645 252
	S06-07-10-10	LAS VEGAS	6/6/2006	\$1,000.00	7/6/2006	6/19/2006	\$1,000.00	\$0	NONE	NONE	NONE	NRS 645 310 4
	JOHNSON, BEVERLY	LAS VEGAS	6/6/2006	\$1,000.00	7/6/2006	6/19/2006	\$1,000.00	\$0	NONE	NONE	NONE	NRS 645 310 4
	S06-12-29-236	LAS VEGAS	6/6/2006	\$1,000.00	7/6/2006	6/19/2006	\$1,000.00	\$0	NONE	NONE	NONE	NRS 645 310 4
	GALANG, HERMINIA	LAS VEGAS	6/15/2006	\$500.00	7/28/2006	6/29/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633 1 (h)
	S06-05-36-447	LAS VEGAS	6/15/2006	\$500.00	7/28/2006	6/29/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633 1 (h)
	LEAL, BETTY D	LAS VEGAS	6/9/2006	\$250.00	6/14/2006	6/15/2006	\$250.00	\$0	NONE	NONE	NONE	NRS 645580
	S06-04-10-377	LAS VEGAS	6/9/2006	\$250.00	6/14/2006	6/15/2006	\$250.00	\$0	NONE	NONE	NONE	NRS 645580
	MAESTAS, AMY	LAS VEGAS	2/21/2006	\$500.00	3/24/2006	5/2/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633
	S06-07-29-29	LAS VEGAS	2/21/2006	\$500.00	3/24/2006	5/2/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633
	TU, MINH-HA	LAS VEGAS	3/23/2006	\$500.00	4/28/2006	5/12/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633 1 (h)
	S06-10-30-170	LAS VEGAS	3/23/2006	\$500.00	4/28/2006	5/12/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633 1 (h)
	CAPPELLO, GEORGE	LAS VEGAS	3/23/2006	\$500.00	4/28/2006	4/27/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633 1 (h)
	S06-10-30-170	LAS VEGAS	3/23/2006	\$500.00	4/28/2006	4/27/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 633 1 (h)
	MAGNO, JONATHAN	LAS VEGAS	3/30/2006	\$500.00	5/5/2006	5/19/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 61
	S06-02-04-304	LAS VEGAS	3/30/2006	\$500.00	5/5/2006	5/19/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 61
	BUCKLE, DUSTY	LAS VEGAS	4/21/2006	\$500.00	3/2/2006	4/21/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 630 1(a)
	S06-02-19-319	LAS VEGAS	4/21/2006	\$500.00	3/2/2006	4/21/2006	\$500.00	\$0	NONE	NONE	NONE	NRS 645 630 1(a)
	REINBERGER, KATHY S	LAS VEGAS	3/15/2006	\$1,000.00	5/22/2006	5/18/2006	\$1,000.00	\$0	9 HR ETHICS, 3 LAW, 6 GENERAL	6/20/2006	6/21/2006	NRS 645 630 &633
	S06-11-30-202	LAS VEGAS	3/15/2006	\$1,000.00	5/22/2006	5/18/2006	\$1,000.00	\$0	6 HRS CONTRACTS	6/9/2006		NRS 645 633 1(h)
	HOTCHKISS, MARY	LAS VEGAS	3/30/2006	NONE	NONE	NONE	N/A	\$0	6 HRS GENERAL	5/5/2006	1/12/2006	NRS 645 633 (1)(f)
	S06-03-11-338	LAS VEGAS	3/30/2006	NONE	NONE	NONE	N/A	\$0	6 HRS GENERAL	5/5/2006	1/12/2006	NRS 645 633 (1)(f)
	HOUSTON, JOHN J	LAS VEGAS	3/1/2006	\$500.00	4/15/2006	4/3/2006	\$500.00	\$0	6 HRS GENERAL	5/5/2006	1/12/2006	NRS 645 633 (1)(f)
	S06-06-20-414	LAS VEGAS	3/1/2006	\$500.00	4/15/2006	4/3/2006	\$500.00	\$0	6 HRS GENERAL	5/5/2006	1/12/2006	NRS 645 633 (1)(f)
	RADAN, BRYAN	LAS VEGAS	3/5/2006	\$500.00	4/5/2006	4/6/2006	\$500.00	\$0	6 HRS GENERAL	5/6/2006		NRS 645 633 (1)
	S06-01-04-257	LAS VEGAS	3/5/2006	\$500.00	4/5/2006	4/6/2006	\$500.00	\$0	6 HRS GENERAL	5/6/2006		NRS 645 633 (1)
	BRELSFORD, MICHAEL G.	LAS VEGAS	3/5/2006	\$500.00	4/10/2006	4/4/2006	\$500.00	\$0			5/14/1901	NRS 645 633(1)(f)
	S06-01-04-257	LAS VEGAS	3/5/2006	\$500.00	4/10/2006	4/4/2006	\$500.00	\$0				NRS 645 633(1)(f)
	LAVADO, EDUIN	LAS VEGAS	3/10/2006	\$500.00	4/21/2006	4/10/2006	\$500.00	\$0	3 HR CE	4/21/2006		NRS 645 252 (2) (3)
	S06-01-01-254	LAS VEGAS	3/10/2006	\$500.00	4/21/2006	4/10/2006	\$500.00	\$0	3 HR CE	4/21/2006		NRS 645 252 (2) (3)
	DEANGIO, SANDY	LAS VEGAS	2/24/2006	NONE	NONE	NONE	N/A	\$0	3 HRS CE	3/28/2006	4/18/2006	NRS 645 252 (2)
	S06-12-39-247	LAS VEGAS	2/24/2006	NONE	NONE	NONE	N/A	\$0	3 HRS CE	3/28/2006	4/18/2006	NRS 645 252 (2)

NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE DISCIPLINARY ACTIONS - 04/01/06 - 06/30/06

NAME	LIC #	CASE #	HEARING DATE	FINES	COSTS	EDUCATION	EFF DATE	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
Bauer, Richard	A 0004262	04 015 N & 04 008 N	6/20/2006	\$3,000	N/A	15 Hr USPAP, 3 Hr NV law,	8/10/2006	license suspended 8/10/06-9/9/06 EDU due 11/7/06 Fine due 2/8/07			USPAP violations	1. Suspend license 8/10/06-9/9/06 2. Terminate intern by 9/9/06 3. Will not employ interns for 3 yrs 9/9/06- 9/8/09
Tirona, Rodolfo	A 0004262-RES	03 075 S	6/20/2006	\$9,000	\$1,674.00	N/A	8/10/2006	Fine & costs due 2/6/07 License is revoked			USPAP violations	Mr. Tirona's license is revoked

APPRAISAL ADVISORY REVIEW COMMITTEE DISCIPLINARY REPORT - 04/01/06 - 06/30/06

NAME	LIC #	CASE #	Conference Date	FINES	COSTS	EDUCATION	OTHER	EFF DATE	DUE DATE	DATE PAID or COMPLET ED	AMOUNT PAID	VIOLATION
		04 038 S	5/9/2006	N/A	N/A	15 hr USPAP, hour Nevada Law Course		8/23/2006	2/19/2007		N/A	NRS 645C 2A(6d) Standards Rule 1-1(a), 1-1(b), 1-1(c), 1-4(a), 2- 1(a) and 2-1(b)
		04 050 S	5/9/2006	N/A	N/A	15 hr USPAP, hour Supervisor/inter in Law Course		8/23/2006	2/19/2007		N/A	NRS 645C 480(1)(c), Standards Rules: 1- 1(b), 1-1(c), 1-4(a), 1- 2(e)(iv), 1-2(f), 1-5(b), 1-6(b), 2-1(a), 2-1(b), 2- 2(b)(vii), 2-2(b)(viii) and 2-2(b)(ix)
Vollmer, B Kent	A 000111-CG	03 081 S	5/9/2006	N/A	N/A	15 hr USPAP, hour general appraisal course		8/23/2006	2/19/2007		N/A	Record Keeping, Standards Rule 1-1(c), 1-2(b), 2-2(b)(ii), 1-4(a) and 1-5(e)