

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

March 20, 2006

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 July 1, 2005, through December 31, 2005.

Joanne Gierer, Legal Administrative Officer for the Real Estate Division, has compiled the reports and should you need additional information, you may contact her directly. Ms. Gierer can be contacted 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 that reads "Gail J. Anderson".

Gail J. Anderson
Administrator

GJA/jg

enclosures as indicated

Cc: Sydney Wickliffe, Director of Department of Business & Industry
Senator Maggie Carlton, Nevada State Senate

State of Nevada, Department of Business & Industry
REAL ESTATE DIVISION
Quarterly Summary of Disciplinary Actions
Reporting for 4th Quarter of calendar year 2005

REAL ESTATE COMMISSION DISCIPLINARY ACTIONS 10/1/05-12/31/05

NAME	LICENSE #	CASE #	HEARING DATE	CASE/STIP	FINE	DIV COSTS	EDUCATION	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
BELDING, KUULEI M	N/A	S05-08-31-071	10/24/2005	C \$	142,000.01	\$1,461.91	N/A	Fine & costs due 9/20/06			645.235(1)(a) NRS license or certification (2003) Division	Must appear before the Commission before any NRS license or certification may be issued by the (2003) Division
KELLEY, KOLLEEN	27858	S06-07-21-021	10/24/2005	S	\$2,500	N/A	6 Hr WEBSK	Due 12/30/06; written proof the existence of a written policy and procedure manual regarding agent licensing and renewal be disseminated to all seven branch offices of Liberty Realty. Fine Due 6/20/06			NRS 645.633(1)(c) (2003); NRS 645.660(3) (2003) and NAC 645.600(2) (2003)	11/7/05 Provided PROOF of the existence of a written policy and procedure manual provided to the Division. 11/14/05 completed WHAT EVERY BROKER NEEDS TO KNOW.
MOSLEY, THERESA	21506 S	S03-08-08-280	10/25/2005	C	\$40,000.00	\$2,607	N/A	Fine & costs due June 20, 2006			NRS 645.633(1)(b) & NRS 645.252(b); NRS 645.633(1)(b) & NRS 645.252(3); NRS 645.630(1)(c); NRS 645.630(1)(d); NRS 645.633(1)(f) & NAC 645.605(1); NRS 645.633(1)(h) & NAC 645.605(6); NRS 645.633(1)(h) & NAC 645.605(7);	License is revoked immediately. At such time Respondent applies for reinstatement she must appear before the Commission. In considering reinstatement, the Commission shall determine whether Respondent has complied with civil judgments and/or orders for restitution to the Bucks.
RUYBALID, VICTOR E.	31441	S06-07-22-022	10/24/2005	S	\$2,500	N/A	6 Hr WEBSK	Due 12/30/06; written proof the existence of a written policy and procedure manual in all Liberty Realty offices managed by respondent. Fine Due 6/20/06			NRS 645.633(1)(c) (2003); NRS 645.660(3) (2003) and NAC 645.600(2) (2003)	11/7/05 Provided PROOF of the existence of a written policy and procedure manual in each Liberty Realty Office supervised by respondent. 11/14/05 completed WHAT EVERY BROKER NEEDS TO KNOW.

SALERES, TOMMY
"BAL"

806-12-37-219 10/24/2005

\$1,000 \$1,811.00 6 Hr WEBOK

Fine, cost and c/e
due within 6 months
of signed order

645.235(1)(e)
(2003)
NRS
645.633(1)(h) &
NAC 645.606(5)

C/E must be live
instruction and will not
count toward license
renewal c/e/

SWEET, LARRY 11809 BS

10/24/2005

\$3,000 N/A

Must surrender
property management
permit 12/30/05.
C/E must be live
instruction and will not
count toward license
renewal c/e/
requirements.
Must appear before the
Commission and
receive its approval
before the issuance of
any new property
management permit.
If fine & costs not paid,
the Division can
institute debt collection.
Real Estate License
revoked. If fine &
costs not paid, Division
can institute debt
collection. Must appear
before the Commission
and receive its
approval before the
issuance of any new
license, permit or

VALERIANO, LUIGI F. 51189 S

804-06-33-337 10/24/2005

\$5,000 \$2,403.56 N/A

DEFAULT
JUDGMENT
Fine & costs due
June 22, 2006

REAL ESTATE ADMINISTRATOR ON BEHALF OF THE NEVADA REAL ESTATE COMMISSION PURSUANT TO NAC 645.695 - 10/01/05 - 12/31/05

LICENSE #	NAME	DATE ISSUED	FINE \$ AMT.	DATE FINE DUE	BAL DUE	C/E	DATE C/E COMPLETED	REASON FOR STIPULATION	
		12/7/2005	\$		500.00	\$0	HRS Contracts 2/28/2006		
RENO		6/15/2004	500.00	7/23/2004	10/3/2005	500.00	\$0	CE 9/23/2004 N/A NRS 645.252	
LAS VEGAS		10/13/2005	\$ 500.00		\$ 500.00	NONE	None	NRS 645.630(1)	
LAS VEGAS		2/18/2005	\$ 500.00	2/18/2005	10/11/2005	NONE		NRS 645.633	
LAS VEGAS		3/10/2004	\$ 500.00	4/12/2004	10/14/2005			NRS 645.252(1)(e)	
LAS VEGAS		2/10/2004	\$ 1,000.00	4/18/2004	10/21/2005	1,000.00	\$0	NRS 645.252(2) & NRS 645.633(1)(h)	
LAS VEGAS		2/19/2004	\$ 100.00	3/2/2004	10/21/2005	100.00	\$0		
STEWART, JERRA S05-08-07-047	LAS VEGAS	9/27/2004	\$ 500.00	11/1/2004	10/25/2005	\$ 500.00	\$0	NONE	NRS 645.633(1)(h)
SUNIGA, JAVIER H S04-10-01-99	LAS VEGAS	5/6/2004	\$ 500.00	6/11/2004	10/31/2005	\$ 500.00	\$0	NONE	NRS 645.633(1)(h)
THOMPSON, RACQUEL S06-08-04-057	LAS VEGAS	9/26/2005	\$ 500.00	10/28/2005	11/2/2005	\$ 500.00	\$0	NONE	NRS 645.633(1)(h)

NAME	LIC #	CASE #	HEARING DATE	FINE	COSTS	EDUCATION	EFF DATE	DUE DATE	AMOUNT PAID	VIOLATION	OTHER	
TIPPETS, JASON S04-04-28-284 TOLENTINO, OLIVER S04-09-21-077 DIRECTOR, VEGAS Y. S04-11-04- 123		N LAS VEGAS	6/15/2004	\$ 1,500.00	9/21/2004	11/8/2005	\$ 1,500.00	\$0	NONE		NRS 645 603(1)(h) NRS 645 252(2) NRS 645 252(1)(a)	
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE DISCIPLINARY ACTIONS 10/1/05-12/31/05												
DRAGEN, MICHELLE	A 0002219-CG	03.073S & 03.074 S	12/6/2005	N/A	N/A	N/A	12/19/2005	N/A	N/A	USPAP violations	Voluntary Surrender in Lieu of Disciplinary Action entered.	
LARSON, JOHN	01984 CR	03.025 S & 04.018S	12/6/2005	\$5,000	\$1,418	N/A	12/19/2005	Fine due 12/19/2005	N/A	USPAP violations	LICENSE WAS REVOKED.	
APPRAISAL ADVISORY REVIEW COMMITTEE DISCIPLINARY REPORT												
NAME	LIC #	CASE #	Conference Date	FINE	COSTS	EDUCATION	OTHER	EFF DATE	DUE DATE	DATE PAID or COMPLET ED	AMOUNT PAID	VIOLATION
ALVES, PAUL M. & NOBLE, DARRYL A.	008 CG 02145 CG	02.035.N	11/2/2005	N/A	N/A	Each respondent to attend the 15 hour USPAP course and pass the examinations within six months from the effective date of the stipulation. May not use education to renew their licenses		12/8/2005	8/16/2006			Committee found that the respondents violated USPAP as follows: 1-1(c), 1-2(b), 1-2(e)(i), 1-4(a); 1- 4(b)(ii), 1-4(c)(i), (ii) and (v), and 2-1(b), 2- 2(b)(i)(v) and 2-3.
MARRIS, SHARON T	2068	03.059.S	11/2/2005	N/A	N/A	15 hour USPAP course, pass the exam and attend a 15 hour Residential Case Studies course and pass that course. Courses must be taken in a class room setting, within six months and cannot be used towards the renewal of respondents licenses		12/6/2005	8/16/2006			Committee found that the respondents violated USPAP as follows: 1-1(a), 1-2(e), 1-3(a), 1-4(a)(i)(ii), 1-5(a)(b)(c)(d), 2- 1(e)(b), and 2-2 and 2- 2(b).

<p>GEARY, WILLIAM & HUTZLER, RICHARD</p>	<p>A 474-CG A.3887CG</p>	<p>04,036.S</p>	<p>11/2/2005</p>	<p>N/A</p>	<p>N/A</p>	<p>15 hour USPAP course, pass the exam within six months and may not use the education to renew license.</p>	<p>12/6/2005</p>	<p>8/16/2008</p>	<p>Committee found that the respondents violated USPAP as follows: 1-(a)(b)(c); 1-2(e)(i)(5); 1-4(a)(b)(ii)(c)(i)(v); 1-5(b); 2-1(b); 2-2(a) 8(9). Failed to analyze and discuss the subject's sales history, the subject was not located within the neighborhood boundaries as described by the Respondents and the report was a self report however lacked appropriate discussion regarding the subjects deferred maintenance and adjustments and the capitalization rate.</p>
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