

FILED

BEFORE THE REAL ESTATE COMMISSION DEC 03 2014

STATE OF NEVADA

REAL ESTATE COMMISSION

*[Signature]*

JOSEPH R. DECKER, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Case No. RES 14-02-44-515

Petitioner,

vs.

COMPLAINT AND NOTICE OF HEARING

STEVEN ABOULAFIA,

Respondent.

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("DIVISION"), by and through its counsel, Catherine Cortez Masto, Attorney General of the State of Nevada, and Kimberly A. Arguello, Senior Deputy Attorney General, hereby notifies RESPONDENT STEVEN ABOULAFIA ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("COMMISSION") which hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.633 and/or NRS 645.630 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

Respondent STEVEN ABOULAFIA was at all relevant times mentioned in this Complaint licensed as a salesperson by the Division under license number S.0040153 and is therefore subject to the jurisdiction of the Division and the provisions of NRS chapter 645 and NAC chapter 645.

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**FACTUAL ALLEGATIONS**

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2 1. RESPONDENT, at the relevant times mentioned in this Complaint, was licensed  
3 as a salesperson, license number SD.0040153, and is currently active and subject to the  
4 jurisdiction of the Division and the provisions of NRS chapter 645 and NAC chapter 645.

5 2. On November 5, 2013, RESPONDENT was adjudicated guilty pursuant to a  
6 Plea Agreement entered into by RESPONDENT to one count of the felony of harboring illegal  
7 aliens in violation of Title 8, United States Code, Sections 1324 (a)(1)(A)(iii) and 1324  
8 (a)(1)(B)(i).

9 3. RESPONDENT admits that leased apartments in his name for use as residential  
10 brothels in Washington, Illinois and Virginia.

11 4. The felony conviction relates to the practice of the licensee and is a crime  
12 involving fraud, deceit, misrepresentation or moral turpitude.

13 5. RESPONDENT failed to notify the Division of the conviction and guilty plea to  
14 the Division within ten days.

**VIOLATIONS**

15 RESPONDENT has committed the following violations of law:

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17 6. RESPONDENT violated NRS 645.995 by failing to notify the Division of the  
18 felony conviction and plea agreement.

19 7. RESPONDENT violated 645.633(1)(d)(1) and/or NRS 645.633(1)(d)(2) by being  
20 convicted of a felony relating to the practice of the licensee and/or a crime involving fraud,  
21 deceit, misrepresentation or moral turpitude.

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1 **DISCIPLINE AUTHORIZED**

2 8. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to  
3 impose an administrative fine of up to \$10,000 per violation against RESPONDENT and  
4 further to suspend, revoke or place conditions on the license of RESPONDENT.

5 9. Additionally, under NRS Chapter 622, the Commission is authorized to impose  
6 costs of the proceeding upon Respondent, including investigative costs and attorney's fees, if  
7 the Commission otherwise imposes discipline on Respondent.

8 10. Therefore, the Division requests that the Commission take such disciplinary  
9 action as it deems appropriate under the circumstances.

10 **NOTICE OF HEARING**

11 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider the  
12 Administrative Complaint against the above-named Respondent in accordance with Chapters  
13 233B and 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative  
14 Code.

15 **THE HEARING WILL TAKE PLACE** on January 7, 2015 commencing at 9:00 a.m.,  
16 or as soon thereafter as the Commission is able to hear the matter, and each day  
17 thereafter commencing at 9:00 a.m. through January 9, 2015, or earlier if the business  
18 of the Commission is concluded. The Commission meeting will be held on January 7,  
19 2015, at the Henderson City Hall, Council Chambers Conference Room, 240 Water  
20 Street, Henderson, Nevada 89015. The meeting will continue on January 8, 2015, at the  
21 Henderson City Hall, Council Chambers Conference Room, 240 Water Street,  
22 Henderson, Nevada 89015, commencing at 9:00 a.m., and on January 9, 2015, should  
23 business not be concluded, starting at 9:00 a.m. at the Bradley Building, 2501 East  
24 Sahara Avenue, 2<sup>nd</sup> Floor Conference Room, Las Vegas, Nevada 89104.

25 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the  
26 same time as part of a regular meeting of the Commission that is expected to last from  
27 January 7 through January 9, 2015, or earlier if the business of the Commission is  
28 concluded. Thus, your hearing may be continued until later in the day or from day to

1 day. It is your responsibility to be present when your case is called. If you are not  
2 present when your hearing is called, a default may be entered against you and the  
3 Commission may decide the case as if all allegations in the complaint were true. If you  
4 have any questions please call Rebecca Hardin, Commission Coordinator (702) 486-  
5 4074.

6 YOUR RIGHTS AT THE HEARING: except as mentioned below, the hearing is an  
7 open meeting under Nevada's open meeting law, and may be attended by the public. After  
8 the evidence and arguments, the commission may conduct a closed meeting to discuss your  
9 alleged misconduct or professional competence. A verbatim record will be made by a certified  
10 court reporter. You are entitled to a copy of the transcript of the open and closed portions of  
11 the meeting, although you must pay for the transcription.

12 As the Respondent, you are specifically informed that you have the right to appear and  
13 be heard in your defense, either personally or through your counsel of choice. At the hearing,  
14 the Division has the burden of proving the allegations in the complaint and will call witnesses  
15 and present evidence against you. You have the right to respond and to present relevant  
16 evidence and argument on all issues involved. You have the right to call and examine  
17 witnesses, introduce exhibits, and cross-examine opposing witnesses on any matter relevant  
18 to the issues involved.

19 You have the right to request that the Commission issue subpoenas to compel  
20 witnesses to testify and/or evidence to be offered on your behalf. In making the request, you  
21 may be required to demonstrate the relevance of the witness' testimony and/or evidence.  
22 Other important rights you have are listed in NRS 645.680 through 645.990, NRS Chapter  
23 233B, and NAC 645.810 through 645.875.

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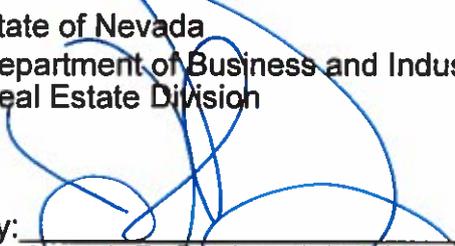
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1 The purpose of the hearing is to determine if the Respondent has violated NRS 645  
2 and/or NAC 645 and if the allegations contained herein are substantially proven by the  
3 evidence presented and to further determine what administrative penalty is to be assessed  
4 against the RESPONDENT, if any, pursuant to NRS 645.235, 645.633 and or 645.630.

5 DATED this 2nd day of DECEMBER, 2014.

6 State of Nevada  
7 Department of Business and Industry  
8 Real Estate Division

9 By:   
10 Joseph R. Decker, Administrator  
11 2501 East Sahara Avenue  
12 Las Vegas, Nevada 89104-4137  
13 (702) 486-4033

14 CATHERINE CORTEZ MASTO  
15 Attorney General

16 By:   
17 KIMBERLY A. ARGUELLO  
18 Senior Deputy Attorney General  
19 555 East Washington Ave., Ste. 3900  
20 Las Vegas, Nevada 89101  
21 (702) 486-3094  
22 Attorneys for Real Estate Division  
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