

FILED

SEP 11 2014

REAL ESTATE COMMISSION  
*John Smith*

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

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

Case No. RES 13-06-20-359

Petitioner,

vs.

**COMPLAINT AND NOTICE OF HEARING**

HILARION G. CORDERO, JR.,

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 HILARION G. CORDERO, JR ("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, NRS 645.235 and/or NRS 645.630 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

**JURISDICTION**

Respondent HILARION G. CORDERO, JR was at all relevant times mentioned in this Complaint licensed as a broker by the Division under license number B.0016062.INDV and is therefore subject to the jurisdiction of the Division and the provisions of NRS chapter 645 and NAC chapter 645.

Attorney General's Office  
555 E. Washington, Suite 3900  
Las Vegas, NV 89101

**FACTUAL ALLEGATIONS**

1  
2 1. RESPONDENT, at the relevant times mentioned in this Complaint, is licensed  
3 as a broker by the Division under license number B.0016062.INDV and is currently in an  
4 active status and subject to the jurisdiction of the Division and the provisions of NRS chapter  
5 645 and NAC chapter 645. RESPONDENT engaged in activities which require a property  
6 management permit issued by the Division and is therefore further subject to the jurisdiction of  
7 the DIVISION.

8 2. RESPONDENT previously held a property management permit issued by the  
9 Division from June 1999 to May 2006, when the property management permit expired.

10 3. At all times relevant to the Complaint, RESPONDENT was the broker  
11 conducting property management for Payless Realty.

12 4. On or about May 22, 2013 the Division received a statement of fact from a  
13 licensed property manager regarding a property formerly managed by RESPONDENT.

14 5. At all relevant times, property located at 5935 Bristol Crest, Las Vegas Nevada  
15 was owned by Rowena and Joseph Murray.

16 6. RESPONDENT, despite having no property management permit, managed the  
17 Bristol Crest property.

18 7. RESPONDENT was asked to provide a list of all of the properties he managed  
19 within the last six months.

20 8. RESPONDENT admits that he conducted unlicensed property of ten properties  
21 in addition to the Bristol Crest property.

22 9. The Division requested that the RESPONDENT submit all of the property  
23 management agreements for the properties he managed.

24 10. RESPONDENT failed to submit to the Division any such property management  
25 agreements.

26 11. REPONDENT received compensation for the unlicensed property management  
27 of eleven properties.



1           **THE HEARING WILL TAKE PLACE** on October 14, 2014 commencing at 8:30 a.m.,  
2 or as soon thereafter as the Commission is able to hear the matter, and each day  
3 thereafter commencing at 8:30 a.m. through October 16, 2014, or earlier if the business  
4 of the Commission is concluded. The Commission meeting will be held at the Grant  
5 Sawyer Building, 555 East Washington Avenue, Room 4401, Las Vegas, Nevada 89101.  
6 The meeting will continue on October 15, 2014 at the Grant Sawyer Building, 555 East  
7 Washington Avenue, Room 4401, Las Vegas, Nevada 89101, commencing at 8:30 a.m.,  
8 and on October 16, 2014, should business not be concluded, starting at 8:30 a.m. at the  
9 Grant Sawyer Building, Gaming Control Board, 555 East Washington Avenue, Room  
10 2450, Las Vegas, Nevada 89101.

11           **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the  
12 same time as part of a regular meeting of the Commission that is expected to last from  
13 October 14 through October 16, 2014, or earlier if the business of the Commission is  
14 concluded. Thus, your hearing may be continued until later in the day or from day to  
15 day. It is your responsibility to be present when your case is called. If you are not  
16 present when your hearing is called, a default may be entered against you and the  
17 Commission may decide the case as if all allegations in the complaint were true. If you  
18 have any questions please call Rebecca Hardin, Commission Coordinator (702) 486-  
19 4074.

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

26           As the Respondent, you are specifically informed that you have the right to appear and  
27 be heard in your defense, either personally or through your counsel of choice. At the hearing,  
28 the Division has the burden of proving the allegations in the complaint and will call witnesses

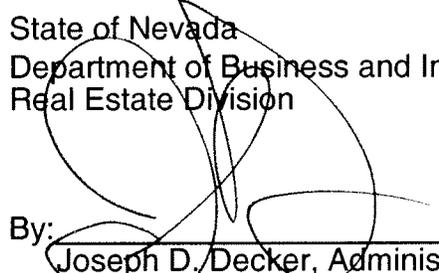
1 and present evidence against you. You have the right to respond and to present relevant  
2 evidence and argument on all issues involved. You have the right to call and examine  
3 witnesses, introduce exhibits, and cross-examine opposing witnesses on any matter relevant  
4 to the issues involved.

5 You have the right to request that the Commission issue subpoenas to compel  
6 witnesses to testify and/or evidence to be offered on your behalf. In making the request, you  
7 may be required to demonstrate the relevance of the witness' testimony and/or evidence.  
8 Other important rights you have are listed in NRS 645.680 through 645.990, NRS Chapter  
9 233B, and NAC 645.810 through 645.875.

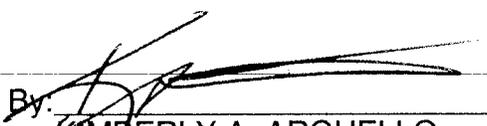
10 The purpose of the hearing is to determine if the Respondent has violated NRS 645  
11 and/or NAC 645 and if the allegations contained herein are substantially proven by the  
12 evidence presented and to further determine what administrative penalty is to be assessed  
13 against the RESPONDENT,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

14 DATED this 11<sup>th</sup> day of September, 2014.

15 State of Nevada  
16 Department of Business and Industry  
17 Real Estate Division

18 By:   
19 Joseph D. Decker, Administrator  
20 2501 East Sahara Avenue  
21 Las Vegas, Nevada 89104-4137  
22 (702) 486-4033

21 CATHERINE CORTEZ MASTO  
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Attorneys for Real Estate Division