

FILED

AUG 11 2015

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

REAL ESTATE COMMISSION
BY *William Ferguson*

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

Case No. 2015-416

Petitioner,

vs.

COMPLAINT AND NOTICE OF HEARING

DIANE WILD,

Respondent.

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("DIVISION"), by and through its counsel, Adam Paul Laxalt, Attorney General of the State of Nevada, and Kimberly A. Arguello, Senior Deputy Attorney General, hereby notifies RESPONDENT DIANE WILD ("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 645.235 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT engaged in activities which require a license as a broker and a property manager issued by the DIVISION and is, therefore, subject to the jurisdiction of the DIVISION and the provisions of NRS and NAC 645.

FACTUAL ALLEGATIONS

1. Respondent holds no broker, broker-salesperson or salesperson license issued by the Division.

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

1 the Grant Sawyer Building, 555 East Washington Avenue, Room 4401, Las Vegas,
2 Nevada 89101.

3 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the
4 same time as part of a regular meeting of the Commission that is expected to last from
5 September 15 through September 17, 2015, or earlier if the business of the Commission
6 is concluded. Thus, your hearing may be continued until later in the day or from day to
7 day. It is your responsibility to be present when your case is called. If you are not
8 present when your hearing is called, a default may be entered against you and the
9 Commission may decide the case as if all allegations in the complaint were true. If you
10 have any questions please call Rebecca Hardin, Commission Coordinator (702) 486-
11 4074.

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

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

25 You have the right to request that the Commission issue subpoenas to compel
26 witnesses to testify and/or evidence to be offered on your behalf. In making the request, you
27 may be required to demonstrate the relevance of the witness' testimony and/or evidence.
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1 Other important rights you have are listed in NRS 645.680 through 645.990, NRS Chapter
2 233B, and NAC 645.810 through 645.875.

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

7 DATED this 11 day of AUGUST, 2015.

8 State of Nevada
9 Department of Business and Industry
10 Real Estate Division

11 By: _____
12 Joseph D. Decker, Administrator
13 2501 East Sahara Avenue
14 Las Vegas, Nevada 89104-4137
15 (702) 486-4033

16 ADAM PAUL LAXALT
17 Attorney General

18 By: _____
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20 Senior Deputy Attorney General
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