

**FILED**

OCT 04 2017

REAL ESTATE COMMISSION  
BY *[Signature]*

**BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA**

SHARATH CHANDRA, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Case No. 2015-620

Petitioner,

vs.

JULIANN R. SOKACH,

Respondent.

**DECISION**

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Tuesday, August 15, 2017, and Wednesday, August 16, 2017, at the Grant Sawyer Building, 555 E. Washington Avenue, Room 4412, Las Vegas, Nevada. Respondent Juliann R. Sokach ("Respondent") appeared and testified under oath, and was represented by legal counsel, Steven Mack, Esq. Keith E. Kizer, Senior Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

The matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

**FINDINGS OF FACT**

The Commission, based upon the evidence presented during the hearing, finds that there is substantial evidence in the record to establish each of the following Findings of Fact:

1. Respondent has been licensed by the Division as a Salesperson, license number S.0061974, since June 22, 2004, and as a Property Manager, permit number PM.0162910, since November 8, 2005, and is in active status.

2. At all times relevant to the Complaint, Respondent was associated with broker Vince E. Hackett ("Hackett") at Centennial Real Estate Inc. ("Centennial").

1 3. Sandra Salsbury ("Salsbury") is the business owner of Centennial and a licensed  
2 salesperson.

3 4. Centennial had an Operating Trust Account XXXXX0270 ("Trust Account 0270").

4 5. Respondent did not have signing authority at Centennial.

5 6. Respondent employed Sharon Gatchell a.k.a. Sharon Harris ("Gatchell").

6 7. Between approximately November 2013 and January 2015, Respondent signed  
7 Salsbury's signature on at least 197 Centennial checks from Trust Account 0270, which totaled  
8 approximately \$30,000.00, made them payable to RESPONDENT, and cashed them.

9 8. Between approximately March 2014 and December 2014, Respondent signed Salsbury's  
10 signature on ten (10) Centennial checks from Trust Account 0270, which totaled \$3,340.00, made them  
11 payable to Gatchell, who then cashed them.

12 9. Respondent edited, or had Gatchell edit, Centennial's check registry to indicate that  
13 some of those checks were paid to Centennial, Las Vegas Justice Court, JSV Real Estate &  
14 Management ("JSV"), Hasbro Home Repair LLC ("Hasbro"), or other entities.

15 10. Respondent formed JSV and Hasbro, both of which were owned by Respondent and  
16 located at her home address.

17 11. On or about December 2, 2014, Respondent signed Salsbury's signature on a Centennial  
18 check from Trust Account 0270, which totaled \$300.00, made payable to Centennial, but personally  
19 cashed by Respondent.

20 12. On or about December 24, 2014, Respondent signed and endorsed a Centennial check  
21 from Trust Account 0270, which totaled \$1,050.00, that was made payable to a client property owner.

22 13. On or about March 4, 2015, Centennial and Hackett, through legal counsel, informed the  
23 Division of allegations against Respondent.

#### 24 CONCLUSIONS OF LAW

25 The Commission, based upon the preponderance of the evidence, makes the following legal  
26 conclusions:

27 1. Respondent received proper notice of the hearing pursuant to NRS Chapters 645 and  
28 233B and NAC Chapter 645.



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This Order shall become effective on the 4<sup>th</sup> day of November, 2017.

DATED this 2<sup>nd</sup> day of October, 2017.

REAL ESTATE COMMISSION  
STATE OF NEVADA

By:   
\_\_\_\_\_  
President, Nevada Real Estate Commission