

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

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

Petitioner,

vs.

KRISTEN N. ASTE,
(License No. A.0007406-CR),

Respondent.

Case No. 2020-676, AP21.009.S

**RESPONDENT KRISTEN N. ASTE'S
AMENDED RESPONSE TO
COMPLAINT AND NOTICE OF
HEARING**

FILED

NOV 13 2023

NEVADA COMMISSION OF APPRAISERS

mgallo

Respondent Kristen N. Aste, by and through her attorneys at Lipson Neilson P.C., hereby submits her response to the State of Nevada, Department of Business and Industry, Real Estate Division ("the Division") Complaint and Notice of Hearing filed September 1, 2023.

JURISDICTION

Respondent admits she is a Certified Residential Appraiser licensed by the Division and that jurisdiction and venue are proper with respect to consideration of this specific assignment.

PROCEDURAL HISTORY

1. In response to Paragraph 1, Respondent is without knowledge or information sufficient to form a belief as to the truth of the allegation contained therein and therefore denies the same.

2. In response to Paragraph 2, Respondent admits that she received a letter of investigation from the Division requesting a copy of her report and work file pertaining to 608 St. Croix Street, Henderson, NV 89012, APN #178-27-216-015 ("Property"), but is without knowledge or information sufficient to form a belief as to the truth of the remaining allegations contained therein and therefore denies the same.

1 consideration of fines under statute.

2 In response to the Fourth Violation, to the extent the allegations contained therein
3 consist of the Division's legal conclusions or an attempt to summarize this lawsuit, no
4 response is required. To the extent a response is required, Respondent denies the
5 allegations as pled.

6 In response to the Fifth Violation, to the extent the allegations contained therein
7 consist of the Division's legal conclusions or an attempt to summarize this lawsuit, no
8 response is required. To the extent a response is required, Respondent denies the
9 allegations as pled.

10 In response to the Sixth Violation, to the extent the allegations contained therein
11 consist of the Division's legal conclusions or an attempt to summarize this lawsuit, no
12 response is required. To the extent a response is required, Respondent denies the
13 allegations as pled.

14 In response to the Seventh Violation, to the extent the allegations contained
15 therein consist of the Division's legal conclusions or an attempt to summarize this
16 lawsuit, no response is required. To the extent a response is required, Respondent
17 denies the allegations as pled. This violation is duplicative and inclusive of the prior
18 allegations set forth herein, and should not be viewed as an independent violation for
19 purposes of consideration of fines under statute.

20 In response to the Eighth Violation, to the extent the allegations contained therein
21 consist of the Division's legal conclusions or an attempt to summarize this lawsuit, no
22 response is required. To the extent a response is required, Respondent denies the
23 allegations as pled. This violation is duplicative and inclusive of the prior allegations set
24 forth herein, and should not be viewed as an independent violation for purposes of
25 consideration of fines under statute.

26 In response to the Ninth Violation, to the extent the allegations contained therein
27 consist of the Division's legal conclusions or an attempt to summarize this lawsuit, no
28 response is required. To the extent a response is required, Respondent denies the

1 allegations as pled. This violation is duplicative and inclusive of the prior allegations set
2 forth herein, and should not be viewed as an independent violation for purposes of
3 consideration of fines under statute.

4 In response to the Tenth Violation, to the extent the allegations contained therein
5 consist of the Division's legal conclusions or an attempt to summarize this lawsuit, no
6 response is required. To the extent a response is required, Respondent denies the
7 allegations as pled. This violation is duplicative and inclusive of the prior allegations set
8 forth herein, and should not be viewed as an independent violation for purposes of
9 consideration of fines under statute.

10 **DISCIPLINE AUTHORIZED**

11 Respondent disagrees with the Division's allegations as pled and requests that
12 the Commission refrain from the imposition of discipline, restriction or the imposition of
13 education and fines under the Nevada Revised Statutes or the Nevada Administrative
14 Code. Respondent has been licensed for more than 15 years and has no prior
15 discipline. Respondent's goal is to continue to educate herself and improve her skills.
16 She respects that the Commission serves an important role and is open to any feed-back
17 and input the Commission may have to assist in her pursuit of that goal. To the extent
18 that the Commission does determine that any discipline may be warranted, Respondent
19 requests that the Commission take into consideration significant financial and health
20 issues being faced by Respondent and her three young children. More information
21 regarding these mitigation factors will be presented should that be necessary.
22 Respondent thanks the Commission for their time and attention to this matter.

23 DATED this 9th day of November, 2023.

24 LIPSON NEILSON P.C.

25
26 By: /s/ Janeen V. Isaacson
27 JANEEN V. ISAACSON, ESQ.
28 Nevada Bar No. 6429
9900 Covington Cross Drive, Suite 120
Las Vegas, Nevada 89144
Attorneys for Respondent, Kristen N. Aste

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CERTIFICATE OF SERVICE

I hereby certify that on the 9th day of November, 2023, service of the foregoing
**RESPONDENT KRISTEN N. ASTE'S AMENDED RESPONSE TO COMPLAINT AND
NOTICE OF HEARING** was made via electronic mail addressed to the following parties:

Maria Gallo Commission Coordinator Shareece N. Bates Administration Section Manager Nevada Real Estate Division 3300 W. Sahara Avenue, Suite 350 Las Vegas, Nevada 89102 mgallo@red.nv.gov sbates@red.nv.gov	Phil W. Su, Esq. Senior Deputy Attorney General 555 East Washington Ave. Las Vegas, Nevada 89101 psu@ag.nv.gov
--	---

/s/ Michele Stones
An Employee of LIPSON NEILSON P.C.