

1 **BEFORE THE COMMISSION OF APPRAISERS OF REAL ESTATE**

2 **STATE OF NEVADA**

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION,
5 DEPARTMENT OF BUSINESS AND
6 INDUSTRY, STATE OF NEVADA,

7 Petitioner,

8 vs.

9 GLENN J. HOWARD
10 (License No. A.0007090-RES -
11 SUSPENDED),

12 Respondent.

Case No. 2024-645

FILED

JAN 05 2026

NEVADA COMMISSION OF APPRAISERS

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13 **NOTICE OF DEFAULT**

14 **TO:** GLENN J. HOWARD
15 HOWARD GROUP APPRAISALS
16 20 STAGHORN STREET
17 HENDERSON, NV 89052

VIA CERTIFIED MAIL

18 GLENN J. HOWARD
19 HOWARD GROUP APPRAISALS
20 1429 MINUET STREET
21 HENDERSON, NV 89052

VIA CERTIFIED MAIL

22 GLENN J. HOWARD
23 3702 NEBLINA DR.
24 HENDERSON, NV 89052

VIA CERTIFIED MAIL

25 The Real Estate Division of the Department of Business and Industry, State of
26 Nevada (the "Division"), hereby files notice of its Intent to seek Default against
27 RESPONDENT Glenn J. Howard in the above-mentioned matter.

28 The Division filed a formal complaint against the RESPONDENT for Case 2024-
645 with the Commission of Appraisers of Real Estate of the State of Nevada (the
"Commission") on or about September 5, 2025, by sending, via certified mail, copies of the
Complaint, Notice of Complaint, Notice of Documents, and bates stamped documents
NRED 000001-000072 to RESPONDENT'S addresses of record (20 Staghorn St. and 1429
Minuet St.).

On September 25, 2025, the RESPONDENT requested a continuance of hearing on

1 his matter, which the Commission granted via letter dated September 30, 2025, sent to
2 the 20 Staghorn St. and 1429 Minuet St. addresses. These letters were returned to the
3 Division as undeliverable, and indicating a new forwarding address for RESPONDENT:
4 3702 Neblina Dr. On December 5, 2025, the Division sent Notice of Hearing for Case
5 2024-645 for the January 2026 Meeting to RESPONDENT'S forwarding address, 3702
6 Neblina Dr.

7 Based on the initial certified mailing date of the Complaint, the RESPONDENT'S
8 answer to the complaint was due on October 5, 2025. To date, the RESPONDENT has
9 neither requested a continuance to file an answer, nor has he actually submitted an
10 answer to the complaint, as required by NAC 645C.500(13). Accordingly, the Division
11 intends to request at the January 2026 Commission meeting that the Commission enter a
12 finding of default against the RESPONDENT in accordance with NAC 645C.500(13).

13 DATED this 2nd day of January, 2026.

14 AARON D. FORD
15 Attorney General

16 By: /s/ Phil W. Su
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