

**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.

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

Respondent.

Case No. 2024-645

FILED

JAN 05 2026

NEVADA COMMISSION OF APPRAISERS

mgcl₂

NOTICE OF DEFAULT

TO: GLENN J. HOWARD
HOWARD GROUP APPRAISALS
20 STAGHORN STREET
HENDERSON, NV 89052

VIA CERTIFIED MAIL

GLENN J. HOWARD
HOWARD GROUP APPRAISALS
1429 MINUET STREET
HENDERSON, NV 89052

VIA CERTIFIED MAIL

GLENN J. HOWARD
3702 NEBLINA DR.
HENDERSON, NV 89052

VIA CERTIFIED MAIL

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

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
17 Phil W. Su, Esq.
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19 Senior Deputy Attorney General
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21 Las Vegas, Nevada 89119
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23 *Attorneys for Real Estate Division*