

FILED

APR 18 2017

REAL ESTATE COMMISSION
BY *Robert A. ...*

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2015-1161

Petitioner,

vs.

RAYMOND F. HALDEMAN,

Respondent.

**ACTION FOR ORDER CONFIRMING ADMINISTRATIVE FINE
AND NOTICE OF HEARING**

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 Keith E. Kizer, Senior Deputy Attorney General, hereby notifies RESPONDENT RAYMOND F. HALDEMAN ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("Commission"). The 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 645.633 and/or NRS 645.630 and/or NAC 645.695 and/or NRS 622.400.

POINTS AND AUTHORITIES

RESPONDENT is licensed as a broker, license number B.0001136.CORP, and as a property manager, permit number PM.0162423.BKR, both of which are in active status. On or about April 30, 2015, the Administrator of the Real Estate Division issued RESPONDENT a Notice of Violation with the Imposition of Administrative Fine in the amount of \$500.00 for a violation of NRS 645.635(6) for failing to produce a document, book or record in his possession or under his control, concerning a real

1 estate transaction under investigation by the Division. The Notice of Violation with Imposition of
2 Administrative Fine was properly served upon RESPONDENT. Exhibit A.

3 The Notice of Violation and accompanying letter from the Division advised that the fine must
4 be remitted to the Division by June 1, 2015. The Notice of Violation and accompanying letter
5 contained notice to the RESPONDENT advising RESPONDENT of his appeal rights if he disagreed
6 with the finding of violation and/or imposition of the fine. *Id.* RESPONDENT did not appeal and did
7 not request a hearing prior to June 1, 2015. As such, RESPONDENT was required to pay the fine
8 imposed in the amount of \$500.00 by the prescribed date of June 1, 2015.

9 RESPONDENT failed to pay the fine by June 1, 2015. To date, RESPONDENT has failed to
10 pay the administrative fine. The Division requests an order requiring (1) the payment of the properly
11 imposed administrative fine and (2) RESPONDENT to attend three live hours of "What Every Licensee
12 Should Know," and that RESPONDENT's license be revoked or suspended until he fully complies
13 with those two requirements.

14 NOTICE OF HEARING

15 PLEASE TAKE NOTICE that a disciplinary hearing has been set to consider the
16 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and
17 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

18 THE HEARING WILL TAKE PLACE on May 23, 2017 commencing at 9:00 a.m., or as
19 soon thereafter as the Commission is able to hear the matter, and each day thereafter
20 commencing at 9:00 a.m. through May 25, 2017, or earlier if the business of the Commission is
21 concluded. The Commission meeting will be held on May 23-25, 2017, at the Nevada State
22 Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102.

23 STACKED CALENDAR: Your hearing is one of several hearings scheduled at the same
24 time as part of a regular meeting of the Commission that is expected to last from May 23-25,
25 2017, or earlier if the business of the Commission is concluded. Thus, your hearing may be
26 continued until later in the day or from day to day. It is your responsibility to be present when
27 your case is called. If you are not present when your hearing is called, a default may be entered
28 against you and the Commission may decide the case as if all allegations in the complaint were

1 true. If you have any questions please call Rebecca Hardin, Commission Coordinator (702) 486-
2 4074.

3 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same
4 time as part of a regular meeting of the Commission that is expected to last from May 23 through
5 May 25, 2017, or earlier if the business of the Commission is concluded. Thus, your hearing may
6 be continued until later in the day or from day to day. It is your responsibility to be present
7 when your case is called. If you are not present when your hearing is called, a default may be
8 entered against you and the Commission may decide the case as if all allegations in the complaint
9 were true. If you have any questions please call Rebecca Hardin, Commission Coordinator (702)
10 486-4074.

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

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

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

27 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC
28 645 and if the allegations contained herein are substantially proven by the evidence

1 presented and to further determine what administrative penalty is to be assessed against the
2 Respondent, if any, pursuant to NRS 645.235, 645.633 and or 645.630.

3 DATED this 17 day of April, 2017.

4 State of Nevada
5 Department of Business and Industry
6 Real Estate Division

7 By: 
8 SHARATH CHANDRA, Administrator
9 2501 East Sahara Avenue
10 Las Vegas, Nevada 89104-4137
11 (702) 486-4033

12 ADAM PAUL LAXALT
13 Attorney General


14 By: 
15 KEITH E. KIZER (Bar No. 4305)
16 Senior Deputy Attorney General
17 555 East Washington Ave., Ste. 3900
18 Las Vegas, Nevada 89101
19 (702) 486-3326
20 Attorneys for Real Estate Division
21
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EXHIBIT A

1 REAL ESTATE DIVISION
2 DEPARTMENT OF BUSINESS AND INDUSTRY
3 STATE OF NEVADA
4

5 RAYMOND F. HALDEMAN,
Licensee.
6 License No. B.0001136.CORP
7

NOTICE OF VIOLATION
WITH
IMPOSITION OF ADMINISTRATIVE FINE
Case No. 2015-1161
8

9 TO:

10
11 RAYMOND F HALDEMAN
12 OASIS REALTY INC
13 1155 E TWAIN AVE. SUITE #104
14 LAS VEGAS, NV 89169
15

16 PLEASE TAKE NOTICE that as a result of an investigation, the Real Estate Division of the
17 Department of Business and Industry, State of Nevada ("the Division") finds that you have violated
18 NRS 645.635 6 as set out with specificity in Exhibit A attached hereto.
19

20 PLEASE TAKE FURTHER NOTICE that as a result of the above violation(s), you are
21 required to pay an administrative fine pursuant to NAC 645.695 in the amount of \$500.00. The fine
22 must be remitted to the Division on or before June 01, 2015. This Notice of Violation is considered
23 discipline and will be published and made available to the public upon request.
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1 **PLEASE TAKE FURTHER NOTICE** that you have the right to appeal this Notice of
2 Violation before the Real Estate Commission. If you wish to file an appeal, you must submit a
3 written request within 30 days of the date of this Notice. Such notice may be mailed to:

4
5 Nevada Real Estate Division

6 Mr. Jan R. Holle, Chief Compliance/Audit Investigator

7 2501 E. Sahara Avenue, Suite 300

8 Las Vegas, NV 89104-4137
9

10 DATED this 30TH day of APRIL, 2015.
11

12
13 JOSEPH (JD) DECKER, Administrator
14 REAL ESTATE DIVISION
15 DEPARTMENT OF BUSINESS & INDUSTRY
16 STATE OF NEVADA

17 By: 

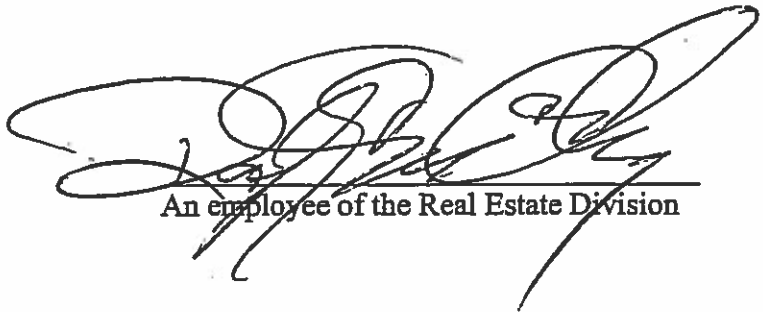
18 MR. JAN R. HOLLE, Chief Investigator
19 2501 East Sahara Avenue
20 Las Vegas, Nevada 89104-4137
21 (702) 486-4033
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Certificate of Service

I, Daryl McCloskey hereby certify that I am an employee of the Real Estate Division of the Department of Business and Industry, State of Nevada and that on the 30TH day of APRIL, 2015, I served a fully executed copy of the foregoing Notice of Violation and Imposition of Administrative Fine, by depositing a copy of the same with the United State Postal Service, postage prepaid, certified mail, return receipt requested addressed as follows:

RAYMOND F HALDEMAN
OASIS REALTY INC
1155 E TWAIN AVE. SUITE #104
LAS VEGAS, NV 89169



An employee of the Real Estate Division

Certified Mail Receipt No. 7013 1090 0000 1699 1043

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BRIAN SANDOVAL
Governor

STATE OF NEVADA



BRUCE H. BRESLOW
Director

JOSEPH (JD) DECKER
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.state.nv.us

April 30, 2015

Raymond F Haldeman
Oasis Realty Inc
1155 E Twain Ave. Suite #104
Las Vegas, NV 89169

Certified Mail Receipt No. 7010 3090 0000 1699 1043

RE: NRED vs. HALDEMAN
CASE NO. 2015-1161

Dear Mr. Haldeman:

Enclosed you will find a Notice of Violation with Imposition of Administrative Fine and continuing education. The Division has found that you have violated NRS 645.635 6 as set out with specificity in Exhibit A attached.

Pursuant to NAC 645.695, you are required to pay an administrative fine in the amount of \$500.00. Additionally, you are required to obtain 3 hours of continuing education, What Every Licensee Should Know 2015, which will not count toward the hours required for the renewal of your license. **Both the fine and documentation of the continuing education completion requirement must be remitted to the Division by June 01, 2015.**

PLEASE TAKE NOTICE that you have the appeal this Notice of Violation before the Real Estate Commission. If you wish to appeal this Notice of Violation, you must notify the Division within 30 days of the date of this letter. Please submit such notification to Mr. Jan R. Holle, Chief Compliance/Audit Investigator, at 2501 E. Sahara #300, Las Vegas, Nevada 89104-4137.

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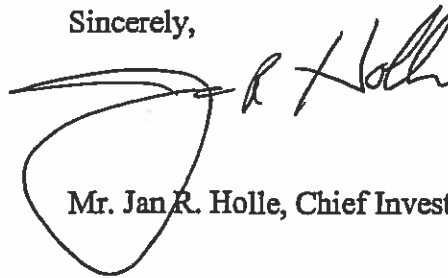
Please remit a check or money order made payable to the order of "Nevada Real Estate Division" for the full amount of the fine and submit documentation of education completion to:

ASSISTANT OF THE ADMINISTRATOR
Nevada Real Estate Division
2501 E. Sahara Avenue, Suite 303
Las Vegas, NV 89104-4137

There is an extra copy of this letter marked "Remittance Copy" and should be returned with your check and documentation of completion of education. The purpose of the remittance copy is to assure proper posting of fines to your disciplinary file.

If you have any questions concerning this Notice, you may contact Investigator Daryl McCloskey at (702) 486-2423.

Sincerely,



Mr. Jan R. Holle, Chief Investigator

cc: Joseph (JD) Decker, Administrator

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Exhibit A

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Violation found:

NRS 645.635 Additional grounds for disciplinary action: Unprofessional and improper conduct relating to real estate transactions. The Commission may take action pursuant to NRS 645.630 against any person subject to that section who is guilty of:

~~6. Failure to produce any document, book or record in his or her possession or under his or her control, concerning any real estate transaction under investigation by the Division.~~

Facts and Rationale for Finding:

The Respondent failed to respond to the Real Estate Division. The Real Estate Division request information about the Trust Account Reconciliation on February 06, 2014 and gave the Respondent until February 23, 2015 to supply the Division with the information requested. This letter was send by registered letter return receipt. The Certified mail card was signed by a James Ruiz on February 09, 2015. The Division then sent a demand letter to the Respondent on March 10, 2015 as Certified Mail with returned Receipt. The Division requested that the information be provided by March 24, 2015. As of the date of this report no response has been received from the Respondent.

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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omit
Apr 30 2015

Sent To: **Raymond Haldeman (OASIS Realty)**
 Street Apt. No. or PO Box No.: **1155 E. Twain Ave #104**
 City, State, ZIP+4: **LAS VEGAS, NV 89169**

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return this card to you. Attach this card to the back of the mailpiece or on the front if space permits. 	<p>A. Signature X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) James Ruiz</p> <p>C. Date of Delivery 5/2/15</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to: Raymond F. Haldeman OASIS Realty, Inc. 1155 E. Twain Ave Suite #104 Las Vegas, NV. 89169</p>	<p>3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. 7013 1090 0000 1699 1043</p>	<p>112015-1161</p>

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Postage	\$	<i>Enclad</i> <i>onit</i> <i>Apr 30 2015</i>
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Razmond Haldeman (Oasis Realty)
 Street Apt. No. or PO Box No. *1155 E. Tropic Ave #104*
 City, State, ZIP+4 *LAS VEGAS, NV 89169*

PS Form 3800, August 2006 See Reverse for Instructions



RECEIVED
 MAY 14 2015
 DEPT OF BUSINESS & INDUSTRY
 Real Estate Division - LV

STATE OF NEVADA
 DEPARTMENT OF BUSINESS & INDUSTRY
 REAL ESTATE DIVISION
 ATTN: DARYL MCLOSKEY
 2501 E SAHARA AVE #300
 LAS VEGAS NV 89104-4137

• Sender: Please print your name, address, and ZIP+4 in this box.

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Features:
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DATE & TIME	STATUS OF ITEM	LOCATION
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Your item was delivered at 10:12 am on May 2, 2015 in LAS VEGAS, NV 89169.		
May 2, 2015, 5:49 am	Departed USPS Facility	LAS VEGAS, NV 89169
May 1, 2015, 12:43 am	Arrived at USPS Facility	LAS VEGAS, NV 89169

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