

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2015-3310

Petitioner,

vs.

JOSHUA (JOSH) RAMOS,

Respondent.

COMPLAINT 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, and Keith E. Kizer, Senior Deputy Attorney General, hereby notifies RESPONDENT JOSHUA (JOSH) RAMOS ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE 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 NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT was at all relevant times mentioned in this Complaint licensed by the Division as a Salesperson under license number S.0175867, and is therefore subject to the jurisdiction of the Division and the Commission and the provisions of NRS Chapter 645 and NAC Chapter 645.

FACTUAL ALLEGATIONS

1. RESPONDENT was licensed as a Salesperson, license number S. 0175867, from November 17, 2014, to November 30, 2016, when the license expired.

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

6 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same
7 time as part of a regular meeting of the Commission that is expected to last from May 23-25,
8 2017, or earlier if the business of the Commission is concluded. Thus, your hearing may be
9 continued until later in the day or from day to day. It is your responsibility to be present when
10 your case is called. If you are not present when your hearing is called, a default may be entered
11 against you and the Commission may decide the case as if all allegations in the complaint were
12 true. If you have any questions please call Rebecca Hardin, Commission Coordinator (702) 486-
13 4074.

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

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

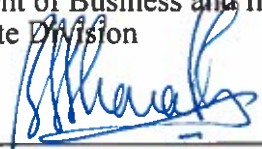
26 You have the right to request that the Commission issue subpoenas to compel witnesses to
27 testify and/or evidence to be offered on your behalf. In making the request, you may be required to
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1 demonstrate the relevance of the witness' testimony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


3 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or
4 NAC 645 and if the allegations contained herein are substantially proven by the evidence
5 presented and to further determine what administrative penalty is to be assessed against the
6 Respondent, if any, pursuant to NRS 645.633 and/or NRS 645.630.

7 DATED this 17 day of April, 2017.

8 State of Nevada
9 Department of Business and Industry
10 Real Estate Division

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