

FILED

NOV 03 2016

REAL ESTATE COMMISSION
BY *[Signature]*

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2015-620

Petitioner,

vs.

JULIANN R. SOKACH,

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 of the State of Nevada, and Keith E. Kizer, Senior Deputy Attorney General, hereby notifies RESPONDENT JULIANN R. SOKACH ("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 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.0061974, and as a Property Manager under permit number PM.0162910, and is therefore subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

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1 **FACTUAL ALLEGATIONS**

2 1. RESPONDENT has been licensed by the Division as a Salesperson, license number
3 S.0061974, since June 22, 2004, and as a Property Manager, permit number PM.0162910, since
4 November 8, 2005, and is in active status.

5 2. At all times relevant to the Complaint, RESPONDENT was associated with broker
6 Vince E. Hackett ("Hackett") at Centennial Real Estate Inc. ("Centennial").

7 3. Sandra Salsbury ("Salsbury") is the business owner of Centennial and a licensed
8 salesperson.

9 4. Centennial had an Operating Trust Account XXXXX0270 ("Trust Account 0270").

10 5. RESPONDENT did not have signing authority at Centennial.

11 6. RESPONDENT employed Sharon Gatchell a.k.a. Sharon Harris ("Gatchell").

12 7. Between approximately November 2013 and January 2015, RESPONDENT forged
13 Salsbury's signature on at least 197 Centennial checks from Trust Account 0270, which totaled
14 approximately \$30,000.00, made them payable to RESPONDENT, and cashed them.

15 8. Between approximately March 2014 and December 2014, RESPONDENT forged
16 Salsbury's signature on ten (10) Centennial checks from Trust Account 0270, which totaled \$3,340.00,
17 made them payable to Gatchell, who then cashed them

18 9. RESPONDENT edited, or had Gatchell edit, Centennial's check registry to indicate that
19 some of those checks were paid to Centennial, Las Vegas Justice Court, JSV Real Estate &
20 Management ("JSV"), Hasbro Home Repair LLC ("Hasbro"), or other entities.

21 10. RESPONDENT formed JSV and Hasbro, both of which were owned by RESPONDENT
22 and located at her home address.

23 11. On or about December 2, 2014, RESPONDENT forged Salsbury's signature on a
24 Centennial check from Trust Account 0270, which totaled \$300.00, made payable to Centennial, but
25 personally cashed by RESPONDENT.

26 12. On or about December 24, 2014, RESPONDENT personally cashed a Centennial check
27 from Trust Account 0270, which totaled \$1,050.00, that was made payable to a client property owner.

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1 89101. The meeting will continue on December 6, 2016 at the Nevada Department of
2 Employment Training and Rehabilitation, 2800 East St. Louis Avenue, Conference Room A-C,
3 Las Vegas, NV 89104, commencing at 9:00 a.m., and on December 7, 2016, should business not be
4 concluded, starting at 9:00 a.m. at the Nevada Department of Employment Training and
5 Rehabilitation, 2800 East St. Louis Avenue, Conference Room A-C, Las Vegas, NV 89104.

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 December 5
8 through December 7, 2016, or earlier if the business of the Commission is concluded. Thus, your
9 hearing may be continued until later in the day or from day to day. It is your responsibility to be
10 present when your case is called. If you are not present when your hearing is called, a default
11 may be entered against you and the Commission may decide the case as if all allegations in the
12 complaint were true. If you have any questions please call Rebecca Hardin, Commission
13 Coordinator (702) 486-4074.

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.

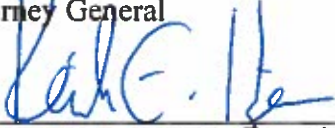
3 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or
4 NAC 645 and if the allegations contained herein are substantially proven by the evidence
5 presented and to further determine what administrative penalty is to be assessed against the
6 RESPONDENT, if any, pursuant to NRS 645.235, 645.633 and or 645.630.

7 DATED this 2 day of ~~October~~ ^{November}, 2016.

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

11 By: 
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16 ADAM PAUL LAXALT
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