

JAN 24 2018

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. RES 15-08-175-336

Petitioner,

vs.

J. MARIO SANCHEZ,

Respondent.

**DECISION**

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Tuesday, December 5, 2017, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada. Respondent J. Mario Sanchez ("Respondent") appeared and testified under oath, and was represented by legal counsel, Tony Abbatangelo, Esq. Keith E. Kizer, Senior Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

The matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

**FINDINGS OF FACT**

The Commission, based upon the evidence presented during the hearing, finds that there is substantial evidence in the record to establish each of the following:

1. Respondent has been licensed as a Broker by the Division under license number B.0025442.INDV since October 2, 2007, and is currently in active status.

2. Respondent was licensed as a Broker by the Division under license number B.0031896.CORP from May 16, 2000, until December 31, 2015.

3. Respondent was licensed as a Broker Salesperson by the Division under license number BS.0031896 from December 1, 1999, until December 31, 2015.

1 4. In or about 2005, Respondent solicited several buyers to purchase real estate.

2 5. One of those buyers was Darin Kajioka.

3 6. Respondent provided Kajioka with his real estate broker business card.

4 7. Kajioka provided Respondent with monies to purchase real estate in Arizona: parcels  
5 #506-34-015-M, #506-40-019-C, #506-45-019-C and #511-79-001-C (collectedly referred to herein as  
6 "the Properties").

7 8. The Subscription Agreements and Purchase Agreements for the Properties specify that  
8 Respondent is a licensed real estate broker in Nevada and shall exclusively represent the members,  
9 manager and buyer of the Properties.

10 9. Respondent initially received a \$40,000.00 selling broker's commission for the  
11 purchases.

12 10. Respondent agreed to manage the Properties and pay all property taxes as they are due.

13 11. After paying the property taxes form years 2005 to 2007, Respondent failed to pay the  
14 Properties' property taxes for years 2008 to present.

15 12. On or about August 14, 2014, Darin and Roxanne Kajioka filed a Statement of Fact with  
16 the Division complaining about Respondent's conduct.

17 **CONCLUSIONS OF LAW**

18 The Commission, based upon the preponderance of the evidence, makes the following legal  
19 conclusions:

20 1. Respondent received proper notice of the hearing pursuant to NRS Chapters 645 and  
21 233B and NAC Chapter 645.

22 2. Respondent violated NRS 645.633(1)(h) and/or (i) and/or NRS 645.252(2) on four  
23 occasions by failing to pay the property taxes on each of the Properties.

24 3. Respondent violated NRS 645.252(1)(a) by failing to notify Kajioka of the Properties'  
25 tax liens.

26 **ORDER**

27 IT IS HEREBY ORDERED that Respondent shall pay to the Division a total fine of  
28 \$14,109.01. The total fine reflects a fine of \$2,500.00 for *each* of five above violations of law plus

1 \$1,609.01 for hearing and investigative costs. Respondent shall pay the total fine to the Division within  
2 twelve months of the effective date of this Order. Failure to timely pay the total fine and costs shall be  
3 construed as an event of default by Respondent. In the event of default, Respondent's real estate  
4 license shall be immediately suspended. The suspension of his license shall continue until the total fine  
5 is paid in full. The Division may institute debt collection proceedings for failure to timely pay the total  
6 fine.

7 IT IS FURTHER ORDERED that Respondent shall attend six hours of agency, six hours of  
8 ethics, and six hours of contracts within twelve months of the effective date of the Order. The hours  
9 must be *live* education and will not count towards Respondent's continuing education requirements.  
10 Failure to timely complete the required courses shall be construed as an event of default by  
11 Respondent. In the event of default, Respondent's real estate license shall be immediately suspended.  
12 The suspension of his license shall continue until the continuing education is completed.

13 The Commission retains jurisdiction for correcting any errors that may have occurred in the  
14 drafting and issuance of this Decision.

15 This Order shall become effective on the 1st day of ~~MARCH~~ 2018.

16 DATED this 23 day of January, 2018.

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18 REAL ESTATE COMMISSION  
19 STATE OF NEVADA

20  
21 By:   
22 President, Nevada Real Estate Commission  
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