

**FILED**

AUG 18 2020

REAL ESTATE COMMISSION

BEFORE THE REAL ESTATE COMMISSION

*By Evelyn Tatter*

**STATE OF NEVADA**

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

CASE NO.: 2019-640

Petitioner

vs.

**RESPONDENT'S ANSWER TO ORIGINAL COMPLAINT**

LINDA S. HARTMAN,

Respondent

JUSTICE LAW CENTER  
1100 S. Tenth Street  
Las Vegas, Nevada 89104  
702-731-0000

COMES NOW LINDA S. HARTMAN, Respondent in the above referenced matter, by and through her attorney, BRET WHIPPLE of the Justice Law Center, and hereby submits this Answer to the Complaint on file herein, and alleges as follows:

1. Answering Factual Allegation 1 of Petitioner's Complaint, Respondent ADMITS each and every allegation contained therein.
2. Answering Factual Allegation 2 of Petitioner's Complaint, Respondent ADMITS each and every allegation contained therein.
3. Answering Factual Allegation of Petitioner's Complaint, Respondent ADMITS that sellers signed an Exclusive Right to Sell Contract with Trans-Action Realty 500, but does not have sufficient knowledge or information to form a belief as to the truth of remainder of the allegation, and therefore Respondent DENIES the remainder of the allegation
4. Answering Factual Allegation 4 of Petitioner's Complaint, Respondent ADMITS that the Property was input into the Northern Nevada Regional Multiple Listing Service, but has

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

no knowledge as to the exact date this was done, and therefore denies that portion of the allegation.

5. Answering Factual Allegation 5 of Petitioner's Complaint, Respondent ADMITS that the sellers signed a Residential Offer and Acceptance Agreement in the amount of \$80,000, but has no knowledge as to the exact date this was done, and therefore denies that portion of the allegation.

6. Answering Factual Allegation 6 of Petitioner's Complaint, Respondent ADMITS each and every allegation contained therein.

7. Answering Factual Allegation 7 of Petitioner's Complaint, Respondent ADMITS each and every allegation contained therein.

8. Answering Factual Allegation 8 of Petitioner's Complaint, Respondent ADMITS each and every allegation contained therein.

9. Answering Factual Allegation 9 of Petitioner's Complaint, Respondent DENIES each and every allegation contained therein.

10. Answering Factual Allegation 10 of Petitioner's Complaint, Respondent ADMITS that, upon Mr. John Stempeck returning to Miner Realty office with an offer, she looked up the property address on the MLS and discovered that there was already an offer on the property, and advised Mr. Stempeck that the buyer's offer would need to be a backup offer.

11. Answering Factual Allegation 11 of Petitioner's Complaint, Respondent ADMITS each and every allegation contained therein.

- 1 12. Answering Factual Allegation 12 of Petitioner's Complaint, Respondent DENIES each  
2 and every allegation contained therein.
- 3 13. Answering Factual Allegation 13 of Petitioner's Complaint, Respondent DENIES each  
4 and every allegation contained therein.
- 5 14. Answering Factual Allegation 14 of Petitioner's Complaint, Respondent ADMITS that  
6 her client obtained two mortgages, but has no knowledge as to the exact date this was  
7 done, and therefore denies that portion of the allegation.
- 8 15. Answering Factual Allegation 15 of Petitioner's Complaint, Respondent ADMITS each  
9 and every allegation contained therein.
- 10 16. Answering Factual Allegation 16 of Petitioner's Complaint, Respondent ADMITS each  
11 and every allegation contained therein.
- 12 17. Answering Factual Allegation 17 of Petitioner's Complaint, Respondent does not have  
13 sufficient knowledge or information to form a belief as to the truth of this Allegation.  
14 Therefore Defendant(s) DENIES each and every allegation contained therein.
- 15 18. Answering Factual Allegation 18 of Petitioner's Complaint, Respondent does not have  
16 sufficient knowledge or information to form a belief as to the truth of this Allegation.  
17 Therefore Defendant(s) DENIES each and every allegation contained therein.
- 18 19. Answering Factual Allegation 19 of Petitioner's Complaint, Respondent does not have  
19 personal knowledge as to the truth of the allegation, but believes that it is true.
- 20 20. Answering Factual Allegation 20 of Petitioner's Complaint, Respondent ADMITS each  
21 and every allegation contained therein.
- 22
- 23
- 24
- 25
- 26
- 27
- 28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- 21. Answering Factual Allegation 21 of Petitioner’s Complaint, Respondent ADMITS each and every allegation contained therein.
- 22. Answering Factual Allegation 22 of Petitioner’s Complaint, Respondent ADMITS each and every allegation contained therein.
- 23. Answering Factual Allegation 23 of Petitioner’s Complaint, Respondent ADMITS each and every allegation contained therein.
- 24. Answering Factual Allegation 24 of Petitioner’s Complaint, Respondent ADMITS each and every allegation contained therein.
- 25. Answering Factual Allegation 25 of Petitioner’s Complaint, Respondent ADMITS each and every allegation contained therein.
- 26. Answering Factual Allegation 26 of Petitioner’s Complaint, Respondent DENIES each and every allegation contained therein.
- 27. Answering Factual Allegation 27 of Petitioner’s Complaint, Respondent ADMITS that the listing agent/original offeror/buyer called her from Europe and initiated a conversation, but does not have sufficient knowledge regarding the time, or what is meant by “during the transaction.”
- 28. Answering Factual Allegation 28 of Petitioner’s Complaint, Respondent DENIES each and every allegation contained therein.
- 29. Answering Factual Allegation 29 of Petitioner’s Complaint, Respondent DENIES each and every allegation contained therein.
- 30. Answering Factual Allegation 30 of Petitioner’s Complaint, Respondent ADMITS each and every allegation contained therein.

JUSTICE LAW CENTER  
1100 S. Tenth Street  
Las Vegas, Nevada 89104  
702-731-0000

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

31. Answering Factual Allegation 31 of Petitioner’s Complaint, Respondent ADMITS each and every allegation contained therein.

32. Answering Factual Allegation 32 of Petitioner’s Complaint, Respondent ADMITS that she did not notify the Division that she was acting as the managing broker for Miner Realty, but DENIES that she was acting as the managing broker for Miner Realty.

33. Answering Factual Allegation 33 of Petitioner’s Complaint, Respondent DENIES that she directed the advertisers to state that she was the managing broker of Miner Realty.

34. Answering Factual Allegation 34 of Petitioner’s Complaint, Respondent DENIES each and every allegation contained therein.

Respectfully submitted this 18<sup>th</sup> day of August, 2020.

JUSTICE LAW CENTER



---

BRET WHIPPLE, Esq.  
NV Bar No. 006168  
1100 S. 10<sup>th</sup> Street  
Las Vegas, NV 89104  
Telephone: (702) 731-0000  
Attorney for Linda S. Hartman

**JUSTICE LAW CENTER**  
1100 S. Tenth Street  
Las Vegas, Nevada 89104  
702-731-0000

**CERTIFICATE OF SERVICE**

Pursuant to NRCP 5(b), I certify that I am Certificant named hereinbelow, and that on this 17<sup>th</sup> day of August, 2020 I emailed a copy of the attached RESPONDENT'S ANSWER TO ORIGINAL COMPLAINT as follows:

**[X] BY EMAIL TO: [epattee@red.nv.gov](mailto:epattee@red.nv.gov)**

DATED this 18<sup>th</sup> day of August, 2020

**JUSTICE LAW CENTER**

By: \_\_\_\_\_

  
Curtis W. Cannon, Certificant  
Employee of Justice Law Center

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28