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**BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA**

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

Petitioner,

vs.

MICHAEL HENRY RING,
(B.0143523.CORP)

Respondent.

Case No. 2020-358

FILED

JUN 21 2022

REAL ESTATE COMMISSION

BY Shareece Botes

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This matter came on for hearing before the Real Estate Commission, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda set for a three-day stack commencing on June 7, 2021 held by telephonic and virtual means and at the Nevada State Business Center, 3300 W. Sahara Avenue, 4th Floor, Tahoe Room, Las Vegas, Nevada 89102, with video conferencing to Nevada Division of Insurance, 1818 E. College Parkway, Suite 103, Carson City, Nevada 89706 ("Hearing"). Karissa D. Neff, Senior Deputy Attorney General with the Nevada Attorney General's Office appeared on behalf of the Division and Timothy A. Wiseman, Esq. appeared on behalf of Michael Henry Ring ("RESPONDENT").

After hearing testimony presented in this matter and for good cause appearing, the Commission now enters its Findings of Fact, Conclusions of Law, and Order against RESPONDENT as follows:

1 RESPONDENT was at all relevant times mentioned in this Complaint, licensed as
2 a broker with the Division and also holds a property management permit from the Division,
3 and is therefore subject to the jurisdiction of the Division and the Commission, and the
4 provisions of NRS chapter 645 and NAC chapter 645.
5

6 FINDINGS OF FACT

7 The Commission, by the vote that carried, enters the following facts:

8 1. At all times relevant, RESPONDENT held a Nevada Broker License,
9 B.0143523.CORP, issued by the Division on August 1, 2013.

10 2. At all times relevant, RESPONDENT was the broker of Go Global Realty and
11 president of Premier One Holding.

12 3. On or about April 23, 2020, the Division received a complaint from attorney Becky
13 A Pintar, representing complainants Alan and Noel Hangge, property owners, and David
14 and Derik Raber, tenants.

15 4. The complaint alleged that RESPONDENT wrongfully rented out and managed
16 property, located at 2349 Gondi Castle Ave, Henderson, NV 89044 (“subject property”),
17 despite being on notice that Premier One Holding had no ownership of the subject property.

18 5. Alan and Noel Hangge purchased the subject property on September 6, 2006.

19 6. On September 20, 2013, Hangges’ HOA held a foreclosure sale on the subject
20 property.

21 7. On September 24, 2013, a foreclosure deed was recorded listing Premier One
22 Holdings, Inc. as the grantee.

23 8. On June 23, 2014, Premier One Holdings, Inc. filed a complaint in the district
24 court seeking, among other things, quiet title of the subject property.

25 9. On May 19, 2015, the district court ordered the foreclosure deed recorded on
26 September 24, 2013, null and void due to an improper foreclosure sale. The district court
27 order concluded that “the void HOA foreclosure sale was ineffective in conveying any right,
28 title or interest in the [subject property] to Premier One.”

1 10. The May 19, 2015, court order was filed on May 20, 2015, and recorded with the
2 Clark County Recorder's Office on May 26, 2015.

3 11. On July 11, 2018, David Raber leased the subject property from Premier One
4 Holdings, Inc., and RESPONDENT was the designated property manager.

5 12. Raber paid a \$3,990 security deposit to RESPONDENT to rent the subject
6 property.

7 13. On July 10, 2019, Athena Yeung, emailed Raber on Go Global Realty's behalf and
8 notified him that Go Global Realty had "received notice from the bank regarding the
9 auction date set on Aug 2 2019. ... After Aug 2 2019, Go Global Realty will no longer manage
10 the property."

11 14. On August 2, 2019, the subject property was auctioned at a foreclosure sale.

12 15. On August 2, 2019, the Federal National Mortgage Association ("Fannie Mae")
13 was the highest bidder for the subject property at public auction.

14 16. On August 2, 2019, ownership of the subject property transferred to Fannie Mae.

15 17. After the foreclosure auction, Raber negotiated an agreement with Fannie Mae
16 to vacate the subject property by August 31, 2019.

17 18. On August 31, 2019, Raber and a representative from Fannie Mae conducted a
18 walkthrough inspection of the subject property.

19 19. After the August 31, 2019, walkthrough inspection of the subject property, Raber
20 turned the subject property's keys over to Fannie Mae.

21 20. Despite Fannie Mae owning the subject property on August 2, 2019,
22 RESPONDENT continued to charge Raber rent for the months of August and September
23 2019.

24 21. On September 30, 2019, RESPONDENT sent Raber a Security Deposit
25 Transmittal which noted RESPONDENT was withholding Raber's Security Deposit for
26 nonpayment of August and September rent and utilities.

27 22. In addition to withholding the \$3,990 security deposit, the Security Deposit
28 Transmittal asserted that Raber owed an additional \$30 to RESPONDENT.

1 23. From August 2, 2019, to September 30, 2019, RESPONDENT did not have
2 authorization from the subject property's owner, Fannie Mae, to manage the subject
3 property.

4 24. On March 18, 2014, Timothy and Estella Derry leased the subject property from
5 Premier One Holdings, Inc., and RESPONDENT was the designated property manager.

6 25. Timothy and Estella Derry rented the subject property until June 2017.

7 26. From May 19, 2015, to June 2017, RESPONDENT did not have authorization
8 from the subject property's owners, to manage the subject property.

9 27. On June 22, 2017, Bart K. and Kallie Blaisdell leased the subject property from
10 Premier One Holdings, Inc., and RESPONDENT was the designated property manager.

11 28. Bart K. and Kallie Blaisdell rented the subject property until June 2018.

12 29. From June 2017 to June 2018, RESPONDENT did not have authorization from
13 the subject property's owners, to manage the subject property.

14 **VIOLATIONS OF LAW**

15 Based on the foregoing findings of fact, the Commission concludes, by the vote that
16 carried, that RESPONDENT violated the following violations of law:

17 30. On or about September 30, 2019, RESPONDENT violated NRS 645.633(1)(i), as
18 explained through NAC 645.605(1), by deceitfully, fraudulently, or otherwise dishonestly
19 withholding Raber's \$3,990 security deposit; thereby failing to protect the public against
20 fraud, misrepresentation, or unethical practices related to real estate.

21 **ORDER**

22 1. RESPONDENT shall pay an administrative fine to the Division in amount of
23 \$5,000.00 along with the Division's costs in the amount of \$4,050.14, for a total amount of
24 \$9,050.14 ("Amount Due"). The Amount Due shall be payable to the Division within 90
25 days of the effective date of this Order.

26 2. RESPONDENT shall also complete 9 hours of live continuing education in
27 property management that shall be completed within 90 days of the effective date of this
28 Order, which shall not count towards the education needed for his annual license renewal.

1 3. If the Amount Due is not actually received by the Division on or before its due date
2 or if RESPONDENT fails to timely complete the required education under this Order,
3 RESPONDENT shall be deemed to be in default. In the event of default, any licenses held
4 by RESPONDENT from the Division shall be immediately suspended, and the unpaid
5 balance of the administrative fine and costs, together with any attorney's fees and costs
6 that may have been assessed, shall be due in full to the Division within ten calendar days
7 of the date of default, and the Division may obtain a judgment for the amount owed,
8 including collection fees and costs.

9 4. The Commission retains jurisdiction for correcting any errors that may have
10 occurred in the drafting and issuance of this document.

11 5. This order shall become effective on the 21st day of June, 2022.

12 DATED this 20th day of June, 2022.

13
14 REAL ESTATE COMMISSION
15 STATE OF NEVADA

16 By: 
17 President, Nevada Real Estate Commission

18 Submitted by:

19 AARON D. FORD
20 Attorney General

21 By: /s/ Karissa Neff

22 _____
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