

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2021-383

Petitioner,

FILED

vs.

OCT 20 2022

JOSEPH ANDERSON,

REAL ESTATE COMMISSION
BY 

Respondent.

FINDING 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 September 27, 2022 (the "Hearing"). RESPONDENT Joseph Anderson ("RESPONDENT") did not appear in person, through counsel, or otherwise, nor did he answer the complaint. Matthew Feeley, Esq., Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

Shareece Bates testified regarding notice sent to the RESPONDENT. The Commission found appropriate service of the notice of the Hearing, the initial complaint, Notice of the Complaint, and Notice of Documents, and all re-noticing documents.

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 by default against RESPONDENT as follows:

JURISDICTION

RESPONDENT, at the time of the alleged violation, was licensed by the Division as a Salesperson. RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

1 **FINDINGS OF FACT**

2 The Commission, based on the evidence presented during the Hearing and the vote that carried,
3 enters the finding of the following facts by default:

4 1. RESPONDENT was licensed with the Division as a salesperson under license S.0078640,
5 said license being issued on May 5, 2008, and is currently in “inactive” status. (NRED0003)

6 2. RESPONDENT’S license expired on June 30, 2021. (NRED0003)

7 3. RESPONDENT was associated with the brokerage CUSHMAN & WAKEFIELD from
8 November 22, 2019, through March 21, 2021. (NRED0003)

9 4. Ms. Christina Roush, the COMPLAINANT herein, holds an active broker’s license with
10 the Division, and at the time of the alleged violation was a broker with CUSHMAN & WAKEFIELD.
11 (NRED0020-21)

12 5. CUSHMAN & WAKEFIELD represented “Tivoli Village” as the exclusive listing agent.
13 (NRED0021).

14 6. CUSHMAN & WAKEFIELD also represented a tenant of “Tivoli Village,” the retail store
15 “Matriarch R+D.” (NRED0021).

16 7. On April 5, 2021, COMPLAINANT submitted a complaint to the Division regarding
17 RESPONDANT’s actions. (NRED0020-21).

18 8. COMPLAINANT alleged that RESPONDENT shoplifted merchandise from the store
19 “Matriarch R+D.” The store owner sent an email to CUSHMAN & WAKEFIELD with a video clip of
20 RESPONDENT placing the merchandise under his sweatshirt. (NRED0021).

21 9. COMPLAINANT alleged that she had a conversation the following day, March 8, 2021,
22 with RESPONDENT wherein he confessed to stealing the merchandise and he resigned from, and was
23 subsequently terminated from, CUSHMAN & WAKEFIELD. (NRED0021).

24 10. On April 12, 2021, the Division sent RESPONDENT, via both email and U.S. postal
25 service, a letter notifying RESPONDENT of the complaint and requesting a response to the allegations
26 by April 22, 2021.

27 11. On November 5, 2021, albeit late, RESPONDENT provided an email response to the
28 Division’s request stating “No contest here. Mrs. Roush’s statement is accurate.” (NRED0023).

1 **CONCLUSIONS OF LAW**

2 Based on the foregoing findings of fact by default, the Commission concludes, by the vote that
3 carried, that RESPONDENT has committed the following violations of law by default:

4 12. RESPONDENT violated NRS 645.633(1)(i) as he as he engaged in conduct which
5 constitutes deceitful, fraudulent, or dishonest dealings when he shoplifted merchandise from his
6 brokerage's client.

7 **ORDER**

8 1. RESPONDENT's Real Estate License and all other certificates and permits issued by the
9 Division are hereby revoked.

10 2. RESPONDENT may not reapply with the Division for any licenses, certificates, or
11 permits for the next seven years, from the date of this Order.

12 3. RESPONDENT shall pay the Division a total of \$11,688.60 ("Amount Due"), consisting
13 of a \$10,000.00 fine plus the Division's attorney's fees and costs in the amount of \$1,688.60. The
14 Amount Due shall be paid to the Division within 30 days of the effective date of this Order.

15 4. If the Amount Due is not actually received by the Division on or before its due date, it
16 shall be a default by RESPONDENT. In the event of default, the unpaid balance of the administrative
17 fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in
18 full to the Division within ten calendar days of the date of default, and the Division may obtain a judgment
19 for the amount owed, including collection fees and costs.

20 5. The Commission retains jurisdiction fort correcting any errors that may have occurred in
21 the drafting and issuance of this document,

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27 ...

1 6. This order shall become effective on the 20th day of November, 2022.

2 DATED this 20th day of October, 2022.

3
4 REAL ESTATE COMMISSION
STATE OF NEVADA

5
6 By: 
7 President, Nevada Real Estate Commission

8 Submitted by:

9 AARON D. FORD
10 Attorney General

11 By: /s/ Matthew Feeley
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