

FILED

FEB 25 2022

REAL ESTATE COMMISSION
BY *Emily Patten*

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

**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, Aaron D. Ford, Attorney General of the State of Nevada, and Alexander Quagge, Deputy Attorney General, hereby notifies RESPONDENT MICHAEL HENRY RING ("RESPONDENT") of the instant Complaint and Notice of Hearing. An administrative hearing will be held before the STATE OF NEVADA REAL ESTATE COMMISSION ("Commission") to allow the Respondent to present his case. The hearing will be held pursuant to Chapters 233B and 645 of the Nevada Revised Statutes ("NRS") as well as 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 645.630, NRS 645.633, NRS 645.635 and NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT engaged in activities which require a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, and/or a permit to engage in property management, issued by the Division and is therefore subject to the jurisdiction of the Division and the Commission, and provisions of NRS and NAC 645.

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1 **FACTUAL ALLEGATIONS**

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

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

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

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

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

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

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

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

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

24 10. Due to this May 19, 2015, District Court order, Premier One did not have any
25 right, title or interest in the subject property.

26 11. The May 19, 2015, court order was filed on May 20, 2015, and recorded with
27 the Clark County Recorder’s Office on May 26, 2015.

1 12. After receiving notice that Premier One Holdings, Inc. had no right, title or
2 interest in the subject property, Premier One Holdings, Inc. continued to maintain
3 possession of the property.

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

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

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

12 16. On August 2, 2019, the subject property was auctioned at a foreclosure sale.

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

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

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

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

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

23 22. Despite Fannie Mae owning the subject property on August 2, 2019,
24 RESPONDENT continued to charge Raber rent for the months of August and September
25 2019.

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

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

3 25. During the period of Raber's tenancy of the subject property, Premier One
4 Holdings, Inc., did not have any rights, title or interest in the subject property.

5 26. During the period of Raber's tenancy of the subject property, RESPONDENT
6 did not have authorization from the subject property's owners to list the property for rent.

7 27. From July 11, 2018, to August 2, 2019, RESPONDENT did not have
8 authorization from the subject property's owners, Alan and Noel Hangge, to manage the
9 subject property.

10 28. From August 2, 2019, to September 30, 2019, RESPONDENT did not have
11 authorization from the subject property's owner, Fannie Mae, to manage the subject
12 property.

13 29. On March 18, 2014, Timothy and Estella Derry leased the subject property
14 from Premier One Holdings, Inc., and RESPONDENT was the designated property
15 manager.

16 30. Timothy and Estella Derry rented the subject property until June 2017.

17 31. From May 19, 2015, to June 2017, RESPONDENT did not have authorization
18 from the subject property's owners, to manage the subject property.

19 32. On June 22, 2017, Bart K. and Kallie Blaisdell leased the subject property
20 from Premier One Holdings, Inc., and RESPONDENT was the designated property
21 manager.

22 33. Bart K. and Kallie Blaisdell rented the subject property until June 2018.

23 34. From June 2017 to June 2018, RESPONDENT did not have authorization
24 from the subject property's owners, to manage the subject property.

25 **VIOLATIONS OF LAW**

26 35. Between May 19, 2015, and June 2017, RESPONDENT violated NRS
27 645.635(1) by offering real estate for lease to Timothy and Estella Derry without the
28 knowledge and consent of the owners.

1 **NOTICE OF HEARING**

2 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider this
3 Administrative Complaint against the above-named RESPONDENT in accordance with
4 Chapters 233B and 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada
5 Administrative Code.

6 **THE HEARING WILL TAKE PLACE on March 29, 2022, commencing at 9:00**
7 **a.m., or as soon thereafter as the Commission is able to hear the matter, and each**
8 **day thereafter commencing at 9:00 a.m. through March 31, 2022, or earlier if the**
9 **business of the Commission is concluded. The Commission meeting will be held**
10 **on March 29, 2022, at the Nevada State Business Center, 3300 West Sahara**
11 **Avenue, 4th Floor – Tahoe Room, Las Vegas, Nevada 89102. The meeting will**
12 **continue on March 30, 2022, at the Nevada State Business Center, 3300 West**
13 **Sahara Avenue, 4th Floor – Tahoe Room, Las Vegas, Nevada 89102, commencing**
14 **at 9:00 a.m., and on March 31, 2022, should business not be concluded, starting at**
15 **9:00 a.m. at the Nevada State Business Center, 3300 West Sahara Avenue, 4th**
16 **Floor – Tahoe Room, Las Vegas, Nevada 89102.**

17 **If the meeting will not be conducted in person, then you will be notified by**
18 **known email or mail as soon as possible that the Commission will conduct a**
19 **virtual meeting using Webex.com with the meeting information as follows:**

20 **DIAL-IN NUMBER: (844) 621-3956 or Webex.com**

21
22 **TUESDAY, MARCH 29, 2022 - MEETING NUMBER ACCESS CODE: 2492 043 1496**
23 **MEETING PASSWORD: 38YerzTWmU3 (38937989683 from phones and video**
24 **systems)**

25
26 **WEDNESDAY, MARCH 30, 2022 - MEETING NUMBER ACCESS CODE: 2487 420**
27 **4399**

1 MEETING PASSWORD: Kmmix976v52 (56649976852 from phones and video
2 systems)

3
4 THURSDAY, MARCH 31, 2022 - MEETING NUMBER ACCESS CODE: 2486 415
5 0596

6 MEETING PASSWORD: MjPpJCFs723 (65775237723 from phones and video
7 systems)

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9 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at
10 the same time as part of a regular meeting of the Commission that is expected to
11 last from March 29, 2022, through March 31, 2022, or earlier if the business of the
12 Commission is concluded. Thus, your hearing may be continued until later in the
13 day or from day to day. It is your responsibility to be present when your case is
14 called. If you are not present when your hearing is called, a default may be
15 entered against you and the Commission may decide the case as if all allegations
16 in the complaint were true. If you have any questions please call Evelyn Pattee,
17 Commission Coordinator (702) 486-4074.

18 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the
19 hearing is an open meeting under Nevada's open meeting law and may be attended by the
20 public. After the evidence and arguments, the commission may conduct a closed meeting
21 to discuss your alleged misconduct or professional competence. A verbatim record will be
22 made by a certified court reporter. You are entitled to a copy of the transcript of the open
23 and closed portions of the meeting, although you must pay for the transcription.

24 As the RESPONDENT you are specifically informed that, you have the right to
25 appear and be heard in your defense, either personally or through your counsel of choice.
26 At the hearing, the Division has the burden of proving the allegations in the complaint and
27 will call witnesses and present evidence against you. You have the right to respond and to
28 present relevant evidence and argument on all issues involved. You have the right to call

1 and examine witnesses, introduce exhibits, and cross-examine opposing witnesses on any
2 matter relevant to the issues involved.

3 You have the right to request that the Commission issue subpoenas to compel
4 witnesses to testify and/or evidence to be offered on your behalf. In making the request,
5 you may be required to demonstrate the relevance of the witness' testimony and/or
6 evidence. Other important rights you have are listed in NRS 645.680 through 645.990, NRS
7 Chapter 233B, and NAC 645.810 through 645.920.

8 The purpose of the hearing is to determine if the RESPONDENT has violated NRS
9 645 and/or NAC 645 and if the allegations contained herein are substantially proven by
10 the evidence presented and to further determine what administrative penalty, if any, is to
11 be assessed against the RESPONDENT.

12 DATED this 24 day of February, 2022.

DATED this 23rd day of February, 2022.

13 STATE OF NEVADA,
14 Department of Business & Industry
Real Estate Division

AARON D. FORD
Attorney General

15 By: 
16 SHARATH CHANDRA
17 Administrator
18 3300 W. Sahara Avenue, Ste. 350
19 Las Vegas, Nevada 89102

By: /s/ Alexander E. Quagge
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Attorneys for the Real Estate Division

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