# 1

## 2

# 3 4

5

6 7

8

9

10

11

1213

14

1516

17

18 19

20 21

22

2324

25

26

2728

## BEFORE THE REAL ESTATE COMMISSION

### STATE OF NEVADA

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

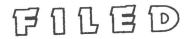
Petitioner,

VS.

JULES MITCHELL LEHR, (S.0174507 - REVOKED)

Respondent.

Case No. 2022-884



AUG 3 1 2023

REAL ESTATE COMMISSION
BY Kelly Valader

## 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 August 22, 2023 (the "Hearing"). RESPONDENT Jules Mitchell Lehr ("RESPONDENT") did not appear in person, through counsel, or otherwise. Christal Park Keegan, 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").

The Division's counsel advised the Commission that RESPONDENT was aware of his attendance at the hearing, that the Commission had denied the RESPONDENT'S first request for a continuance. The RESPONDENT subsequently submitted additional information and documentation, but his request for a continuance remained denied by the Commission.

On the day of the hearings, August 22, 2023, at 1:18 a.m., the RESPONDENT sent an email to the Division's Commission Coordinator requesting his statements be read to the Commission. On August 23, 2023, when the RESPONDENT'S case was called, the Division's Commission Coordinator read the RESPONDENT'S email as requested, but his request for a continuance remained denied by the Commission.

Therefore, the Division proceeded with a default pursuant to NAC 645.860. The Division's Commission Coordinator testified regarding proper notice to the RESPONDENT. The Commission

found proof of service of the Complaint and Notice of Hearing, Notice of Complaint and Obligation to Respond, and Notice of Documents with documents numbered NRED 000001-000161 was made.

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:

#### JURISDICTION

RESPONDENT, at all relevant times mentioned in this Complaint, held himself out and/or otherwise performed acts as a person required to have a license while his salesperson license (S.0174507) was revoked. RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

#### FINDINGS OF FACT

On December 30, 2021, as so ordered by the Commission, the Division revoked the RESPONDENT'S real estate salesperson license number S.0174507. *NRED 000004*.

Prior to the RESPONDENT'S revocation, he was associated with Sin City Realty, LLC. NRED 000005.

After the RESPONDENT'S license had been revoked, the Division received information that the RESPONDENT continued to be directly involved with the real property located at 9363 Pinnacle Cove, Las Vegas. *NRED* 000007.

Furthermore, the Division received information that the RESPONDENT was actively advertising properties for rent, sale or both even though his license was revoked. *NRED 000007*.

On or about December 2, 2022, the unlicensed RESPONDENT advertised the real property located at 808 Hamlet for sale. *NRED* 000089 - 000092.

The RESPONDENT did not own the Hamlet Property. NRED 000093 – 000094.

On or about December 3, 2022, the unlicensed RESPONDENT advertised the real property located at 4980 Mountain Creek "for sale or rent or both". *NRED 000084 – 000088*.

But the RESPONDENT did not own the Mountain Creek Property. NRED 000077.

On or about December 4, 2022, the unlicensed RESPONDENT advertised a liberty model home with a detached casita for sale. *NRED* 000095.

# 

#### **CONCLUSIONS OF LAW**

Whereas the Commission found that the Division proved by a preponderance of the evidence the foregoing findings of fact, and concludes by unanimous vote that the RESPONDENT committed the following violations of law, as presented in the Complaint:

1. RESPONDENT violated NRS 645.235(1)(a) on more than one occasion when he continued to advertise property for sale and/or rent without a license.

#### ORDER

The Commission, being fully apprised in the premises, and good cause appearing to the Commission, by unanimous vote, ORDERS as follows:

- 1. RESPONDENT shall pay an administrative fine to the Division in the total amount of \$30,552.61 ("Amount Due"), which includes a fine of \$25,000 for violations of law on five occasions and \$5,552.61 for the Division's costs and attorney's fees, within ninety (90) days from the effective date of this Order.
- 2. If payment is not actually received by the Division on or before its due date, it shall be a default by RESPONDENT. In the event of default, the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten (10) calendar days of the date of default, and the Division may obtain a judgment for the amount owed, including collection fees and costs.
- 3. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting and issuance of this document.
  - 4. This Order shall become effective thirty (30) days after the date of this Order.

	Dated this 31 day of August, 2023	NEVADA READESTATE COMMISSION
1		Alaun Tima
2		By: Wice President, Nevada Real Estate Commission
4		
5	Dated this 24th day of August, 2023	AARON D. FORD Attorney General
6		*
7		By: CHRISTAL P. KEEGAN (Bar No. 12725)
8		Deputy Attorney General
9		5420 Kietzke Lane, Suite 202 Reno, Nevada 89511
10		(775) 687-2141
11		Attorneys for Real Estate Division
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		