

1 **BEFORE THE REAL ESTATE COMMISSION**

2 **STATE OF NEVADA**

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION, DEPARTMENT
5 OF BUSINESS & INDUSTRY,
6 STATE OF NEVADA,

7 Petitioner,

8 vs.

9 JULES MITCHELL LEHR,
10 (S.0174507 - REVOKED)

11 Respondent.

Case No. 2022-884

FILED

AUG 31 2023

REAL ESTATE COMMISSION

BY Kelly Valadez

12 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

13 This matter came on for hearing before the Real Estate Commission, Department of Business and
14 Industry, State of Nevada (the "Commission"), during a regular agenda set for a three-day stack
15 commencing August 22, 2023 (the "Hearing"). RESPONDENT Jules Mitchell Lehr ("RESPONDENT")
16 did not appear in person, through counsel, or otherwise. Christal Park Keegan, Esq., Deputy Attorney
17 General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of
18 the Department of Business and Industry, State of Nevada (the "Division").

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

23 On the day of the hearings, August 22, 2023, at 1:18 a.m., the RESPONDENT sent an email to
24 the Division's Commission Coordinator requesting his statements be read to the Commission. On August
25 23, 2023, when the RESPONDENT'S case was called, the Division's Commission Coordinator read the
26 RESPONDENT'S email as requested, but his request for a continuance remained denied by the
27 Commission.

28 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

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

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

5 **JURISDICTION**

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8 was revoked.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

10 **FINDINGS OF FACT**

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

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

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

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

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

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

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

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

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

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1 On or about December 14, 2022, the unlicensed RESPONDENT advertised the real property
2 located at 2808 Karen Avenue which stated: "Private owner, no property manager games."
3 *NRED 000066.*

4 The RESPONDENT did not own the Karen Avenue property, either. *NRED 000069.*

5 On or about December 22, 2022, the Division requested the RESPONDENT provide a response
6 and information by January 4, 2023. *NRED 000007.*

7 Thereafter, on or about December 23, 2022, the Division ordered the RESPONDENT to Cease
8 and Desist from performing unlicensed real estate activities. *NRED 000012 - 000014.*

9 The RESPONDENT refused to accept the Division's Cease and Desist. *NRED 000015,*
10 *NRED 000021.*

11 By January 4, 2023, the RESPONDENT did not respond to the Division's request for a response
12 and information. *NRED 000028.*

13 On or about January 20, 2023, as a courtesy, the Division gave the RESPONDENT an extension
14 until January 30, 2023 to respond. *NRED 000028.*

15 By January 30, 2023, the RESPONDENT did not respond to the Division's request for a response
16 and information.

17 Instead, the unlicensed RESPONDENT continued to advertise property for sale or rent online.
18 *NRED 0012.*

19 On or about February 21, 2023, the unlicensed RESPONDENT advertised the real property
20 located at Durango and Lone Mountain for sale. *NRED 000079.*

21 In this online advertisement, the RESPONDENT represented he had several properties posted in
22 his social media including on "Graigslist." *NRED 000079.*

23 But as of May 2, 2022, the RESPONDENT continued to hold himself out as associated with Sin
24 City Realty. *NRED 000038.*

25 On or about February 27, 2023, the Division informed the RESPONDENT it would be bringing
26 this matter to the Commission. *NRED 000033.*

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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.

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Dated this 31 day of August, 2023

NEVADA REAL ESTATE COMMISSION

By: *David Tma*
Vice President, Nevada Real Estate Commission

Dated this 24th day of August, 2023

AARON D. FORD
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