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1	<b>BEFORE THE REAL ESTATE COMMISSION</b>	
2	STATE OF NEVADA	
3	SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT	Case No. 2022-182
4	OF BUSINESS & INDUSTRY, STATE OF NEVADA,	
5	Petitioner,	F11日日向
6	vs.	
7		JUL 1 1 2023
8	PHILBERT WILSON, (B.1001034.LLC, B.1002757.INDV, BS.1001034, PM.0163519)	REAL ESTATE COMMISSION BY Keeey Valader
9	Respondent.	
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11	COMPLAINT AND NOTICE OF HEARING	
12	The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY	
13	OF THE STATE OF NEVADA ("Division") hereby notifies RESPONDENT PHILBERT WILSON	
14	("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE	
15	COMMISSION ("Commission"). The hearing will be held pursuant to Chapters 233B and Chapter 645	
16	of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC").	
17	The purpose of the hearing is to consider the allegations stated below and to determine if the	
18	RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.630 and/or NRS	
19	622.400, and the discipline to be imposed, if violations of law are proven.	
20	JURISDICTION	
21	RESPONDENT, at all relevant times mentioned in this Complaint, was licensed as a Broker under	
22	license numbers B.1001034.LLC and B.1002757.INDV, and has licenses BS.1001034 and PM.0163519.	
23	RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission, and the	
24	provisions of NRS chapter 645 and NAC chapter 645.	
25	FACTUAL ALLEGATIONS	
26	1. Beginning on or about October	7, 2021, Quantified Investment Group hired the
27	RESPONDENT to be its broker. NRED 0041.	
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1 2. Therefore, through the Respondent Broker, Quantified Investment Group represented to 2 the Division its license to do the work advertised on their website. NRED 0041. 3 3. On or about November 15, 2021, the Division received complaint that the Quantified Investment Group's website displayed real estate licensees who were no longer associated with the 4 5 brokerage. NRED 0031 - 0032. 4. Additionally, Quantified Investment Group's website did not display real estate agents' 6 7 license numbers. NRED 0030, NRED 0032, and NRED 0036 - 0039. 8 5. The Complainant was one of the licensees who was no longer associated with Quantified 9 Investment Group and wanted his name removed from the website. NRED 0030 and NRED 0032. 10 Therefore, on or about March 18, 2022, the Division issued a Notice of Violation with 6. 11 Imposition of Administrative Fine to the RESPONDENT via certified mail, in the amount of \$1,000 12 payment due by April 18, 2022. NRED 0010 - 0020. 13 7. On or about April 15, 2022, the Notice of Violation was returned to the Division because 14 the Respondent's address was "vacant." NRED 0019. 15 Therefore, on April 15, 2022, the Division emailed the Notice of Violation to the 8. 16 Respondent. NRED 0021. 17 9. Thereafter, on or about April 22, 2022, RESPONDENT'S attorney appealed the 18 Division's Notice of Violation. NRED 0041 – 0042. 19 10. Therefore, on or about April 28, 2022, the Division informed the RESPONDENT this 20 matter would be proceed to the Commission Hearings. NRED 0025 - 0026. 21 VIOLATIONS OF LAW 22 RESPONDENT has committed the following violations of law: 23 1. RESPONDENT violated NRS 645.633(1)(h) pursuant to NRS 645.315 for failing to 24 include license numbers for the listed real estate agents on the company website. 25 2. RESPONDENT violated NAC 645.610(1)(a) for advertising in a false and misleading 26 way under his broker's license by displaying unassociated licensees without license numbers on the 27 brokerage's website. 28 . . .

3. RESPONDENT violated NAC 645.600(1) and (2)(e) for failing to supervise the activities 2 and operations of the brokerage's website. 3 **DISCIPLINE AUTHORIZED** 4 4. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose 5 and administrative fine per violation against RESPONDENT that may not exceed \$10,000, and further 6 to suspend, revoke or place conditions on the license of RESPONDENT. 7 5. Additionally, under NRS 622.400, the Commission is authorized to impose costs of the 8 proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the Commission 9 otherwise imposes discipline on RESPONDENT. 6. Therefore, the Division requests that the Commission take such disciplinary action as it deems appropriate under the circumstances. **NOTICE OF HEARING** PLEASE TAKE NOTICE, that a disciplinary hearing has been set to consider the

Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

THE HEARING WILL TAKE PLACE on August 22, 2023, commencing at 9:00 a.m., or as soon thereafter as the Commission is able to hear the matter, and each day thereafter commencing 18 at 9:00 a.m. through August 24, 2023, or earlier if the business of the Commission is concluded. 19 The Commission meeting will be held on August 22, 2023, at the Nevada Division of Insurance, 20 1818 E. College Parkway, Suite 103, Carson City, Nevada 89706, with video conference to the 21 Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor, Nevada Room, Las Vegas, 22 Nevada 89102. The meeting will continue each day thereafter commencing at 9:00 a.m. through August 24, 2023, until the business of the Commission is concluded.

24 STACKED CALENDAR: Your hearing is one of several hearings scheduled at the same 25 time as part of a regular meeting of the Commission that is expected to last from August 22, 2023 26 through August 24, 2023, or earlier if the business of the Commission is concluded. Thus, your 27 hearing may be continued until later in the day or from day to day. It is your responsibility to be 28 present when your case is called. If you are not present when your hearing is called, a default may

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be entered against you and the Commission may decide the case as if all allegations in the complaint were true. If you have any questions, please call Kelly Valadez, Commission Coordinator at (702) 486-4606.

YOUR RIGHTS AT THE HEARING: except as mentioned below, the hearing is an open meeting under Nevada's open meeting law and may be attended by the public. After the evidence and arguments, the Commission may conduct a closed meeting to discuss your alleged misconduct or professional competence. You are entitled to a copy of the transcript of the open and closed portions of the meeting, although you must pay for the transcription.

As the Respondent, you are specifically informed that you have the right to appear and be heard in your defense, either personally or through your counsel of choice. At the hearing, the Division has the burden of proving the allegations in the complaint and will call witnesses and present evidence against you. You have the right to respond and to present relevant evidence and argument on all issues involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine opposing witnesses on any matter relevant to the issues involved.

You have the right to request that the Commission issue subpoenas to compel witnesses to testify
and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate
the relevance of the witness' testimony and/or evidence. Other important rights you have are listed in
NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC 645 and if the allegations contained herein are substantially proven by the evidence presented and to

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1	further determine what administrative penalty is to be assessed against the RESPONDENT, if any,	
2	pursuant to NRS 645.235, 645.633 and or 645.630.	
3	DATED this <u>day of July 2023</u> .	State of Nevada Department of Business and Industry Real Estate Division
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5		Pu
6 7		By: SHARATH CHANDRA, Administrator CHARVEZ FOGER, Deputy Administrator
8		3300 West Sahara Avenue, Suite 350 Las Vegas, Nevada 89102
9	DATED this <u>10th</u> day of July 2023.	AARON D. FORD Attorney General
10		
11		By: <u>Daren Gonzalez</u> DAREN GONZALEZ (Level 2 Certification
12		of Limited Practice Under SCR 49.3 dated June 8, 2023)
13		CHRIŚTAL P. KEEGAN (Bar No. 12725) Deputy Attorney General
14		5420 Kietzke Lane, #202 Reno, Nevada 89511
15		(775) 687-2141 cpkeegan@ag.nv.gov
16		Attorneys for Real Estate Division
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