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**BEFORE THE REAL ESTATE COMMISSION**  
**STATE OF NEVADA**

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

Petitioner,

vs.

MARSHALL CARRASCO,  
(B.1000579.INDV)

Respondent.

Case Nos. 2021-1122 and 2022-120

**FILED**

SEP 22 2023

REAL ESTATE COMMISSION

BY Kelley Valadez

**OPPOSITION TO RESPONDENT’S PETITION REQUEST FOR REHEARING**

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA (“Division”), by and through its attorneys of record, Aaron D. Ford, Attorney General, and Christal P. Keegan, Deputy Attorney General, brings this Opposition to Respondent’s Petition Request for Rehearing.

DATED this 21st day of September 2023.

AARON D. FORD  
Attorney General

By: epkeegan  
CHRISTAL P. KEEGAN, ESQ.  
Deputy Attorney General  
Nevada Bar No. 12725  
5420 Kietzke Lane, #202  
Reno, Nevada 89511  
(775) 687-2141  
ckeegan@ag.nv.gov

*Attorney for Real Estate Division*

1 **I. Background**

2 The Division's Complaints against Respondent Marshall Carrasco were filed on March 28, 2023  
3 for Case No. 2021-1122 and March 29, 2023 for Case No. 2022-120, and both were set to be heard by  
4 the State of Nevada Real Estate Commission ("Commission") at its meeting commencing on May 2,  
5 2023 through May 4, 2023. *NRED OPP 000002–NRED OPP 000013.*

6 On or about April 11, 2023, with settlement approval from the Division, its attorney presented  
7 settlement offers to Mr. Carrasco which he rejected and decidedly contested the cases against him.  
8 *NRED OPP 000036.*

9 On April 18, 2023, Mr. Carrasco filed his response and points for contesting case nos. 2021-1122  
10 and 2022-120 with the Division's attorney, which as a courtesy, was forwarded on to the commission's  
11 coordinator for filing with the Division. *NRED OPP 000015–NRED OPP 000016.* Included within Mr.  
12 Carrasco's response were requests made upon the Division to audit the licensees of his brokerage and a  
13 request for production of the Division's systems and policies for notifying licensees of their license status.  
14 *NRED OPP 000015.* That same day, the Division provided Mr. Carrasco with responses to his requests.  
15 *NRED OPP 000024.*

16 On April 25, 2023, the Division's attorney reached out to Mr. Carrasco requesting clarification if  
17 he was still asking for a continuance since his request for more time to research was resolved by the  
18 Division's response provided on April 18, 2023. *NRED OPP 000023.* As a courtesy, the Division  
19 reminded Mr. Carrasco that any request for a continuance had to be submitted in writing to the  
20 commission's coordinator, otherwise his appearance at the hearing next week would be expected.  
21 *NRED OPP 000022.*

22 On April 26, 2023, three (3) working days before the hearing, Mr. Carrasco requested a  
23 continuance to hire an attorney, which the Secretary of the Commission granted, and the Deputy Attorney  
24 General did not object to. *NRED OPP 000021, NRED OPP 000020.* Mr. Carrasco was notified that his  
25 hearings would be scheduled for the next Commission hearings August 22-24, 2023. *NRED OPP*  
26 *000020.*

27 On or about June 26, 2023, the Division re-noticed Mr. Carrasco for the Commission hearings in  
28 August. *NRED OPP 000028–NRED OPP 000031.* On July 28, 2023, the Division's attorney asked Mr.

1 Carrasco if he had hired an attorney yet so that pre-hearing disclosures could be appropriately directed.  
2 *NRED OPP 000036*. Mr. Carrasco stated he would be representing himself. *NRED OPP 000036*.  
3 Therefore, the Division’s attorney made its witness disclosures and asked if Mr. Carrasco would  
4 stipulate to the Division’s documents. *NRED OPP 000034–NRED OPP 000035*. Mr. Carrasco  
5 said he would not be calling any witnesses and he agreed to the Division’s documents.  
6 *NRED OPP 000033–NRED OPP 000034*.

7 On August 18, 2023, the Friday before the hearings, Mr. Carrasco asked for his second  
8 hearing extension, stating he had to leave the country for family matters and “was hoping to come  
9 back this weekend to attend the hearing but it looks like I will not be able to come back in time.”  
10 *NRED OPP 000047–NRED OPP 000048*. Mr. Carrasco’s second request for a continuance was denied,  
11 and Mr. Carrasco was provided with links to attend the Commission meeting by virtual means.  
12 *NRED OPP 000046– NRED OPP 000047*.

13 The same day, at 3:35 PM, Mr. Carrasco then asked the Division questions against the State:

- 14 1. On what parameters does the State Grant a second Continuance?
- 15 2. How many 2<sup>nd</sup> Continuances has the state Granted in the last 36 months.

16 *NRED OPP 000043*.

17 At 4:05 PM, Mr. Carrasco then asked the Division questions against the Commission:

18 So What is the commissions reason for denying my request?

19 and further stated he “will not be able to attend this hearing or be prepared to defend himself.”  
20 *NRED OPP 000042*.

21 But Mr. Carrasco had had nearly four months since his first continuance request to prepare.  
22 *NRED OPP 000018*. Mr. Carrasco demonstrated he was in a place that had access as he continued to  
23 communicate with the Division and its attorney via email, therefore Mr. Carrasco’s ability to appear by  
24 virtual means was not demonstrated to be impaired. *NRED OPP 000039–NRED OPP 000048*.

25 Because Mr. Carrasco chose not to appear on August 22, 2023 at the commencement  
26 of the Commission’s hearings, on August 31, 2023 a default order was entered against him.  
27 *NRED OPP 000052 –NRED OPP 000055, and NRED OPP 000058 – NRED OPP 000063*.

1 On Monday, September 18, 2023, the Division's attorney received Mr. Carrasco's  
2 Petition Request for Rehearing dated September 15, 2023, submitted by his attorney.  
3 *NRED OPP 000073-NRED OPP 000078*. The Division denied Mr. Carrasco's request to stay the  
4 enforcement of the Commission's decision. *NRED OPP 000079*.

5 Pursuant to NAC 645.820(5), the Division, by and through its attorneys, timely submits its answer  
6 in opposition to Mr. Carrasco's request for a rehearing for the reasons set forth below.

7 **II. Legal Argument**

8 NAC 645.820 sets forth the procedures for a rehearing and provides that the following procedures  
9 are to be used for a rehearing in a case where a ruling or decision of the Commission is against the  
10 licensee. It provides as follows:

- 11 1. The licensee may within 10 days after his or her receipt of the decision petition the  
12 Commission for a rehearing.
- 13 2. The petition does not stay any decision of the Commission unless the Commission so orders.
- 14 3. The petition must state with particularity the point of law or fact which in the opinion of the  
15 licensee the Commission has overlooked or misconstrued and must contain every argument in  
16 support of the application that the licensee desires to present.
- 17 4. Oral argument in support of the petition is not permitted.
- 18 5. The Division may file and serve an answer to a petition for a rehearing within 10 days after  
19 it has received service of the petition.
- 20 6. If a petition for rehearing is filed and the Commission is not scheduled to meet before the  
21 effective date of the penalty, the Division may stay enforcement of the decision appealed from.  
22 When determining whether a stay is to be granted, the Division shall determine whether the  
23 petition was timely filed and whether it alleges a cause or ground which may entitle the licensee  
24 to a rehearing.
- 25 7. A rehearing may be granted by the Commission for any of the following causes or grounds:
  - 26 (a) Irregularity in the proceedings in the original hearing;
  - 27 (b) Accident or surprise which ordinary prudence could not have guarded against;
  - 28 (c) Newly discovered evidence of a material nature which the applicant could not with  
reasonable diligence have discovered and produced at the original hearing; or
  - (d) Error in law occurring at the hearing and objected to by the applicant during the earlier  
hearing.
8. A petition for a rehearing may not exceed 10 pages of standard printing.
9. The filing of a petition for rehearing, or the decision therefrom, does not stop the running of  
the 30-day period of appeal to the district court from the date of the decision of the Commission  
for the purpose of subsection 2 of NRS 645.760.

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27 ///

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1           A.     **The Division opposes Respondent’s petition request for a rehearing because**  
2                     **Respondent has failed to state with particularity the reasons why he should be**  
3                     **granted a rehearing.**

4           NAC 645.820(3) requires that Mr. Carrasco’s petition for a rehearing “state with particularity  
5 the point of law or fact which in the opinion of the licensee the Commission has overlooked or  
6 misconstrued and must contain every argument in support of the application that the licensee desires to  
7 present.”

8           Response to Respondent’s Point #1. Mr. Carrasco falsely states his opportunity to present his  
9 case was denied due process, conveniently fails to acknowledge the opportunities afforded and that he  
10 chose not to attend. *NRED OPP 000074*. Mr. Carrasco’s first continuance was granted, and although his  
11 second continuance was denied, he was notified he could attend virtually, by which means he clearly had  
12 the ability to appear. *NRED OPP 000018, and NRED OPP 000039–NRED OPP 000048*. As Mr.  
13 Carrasco admits in his Point #1, he made a choice not to attend. *NRED OPP 000074, Lines 6–7*.

14           Response to Respondent’s Point #2. Mr. Carrasco falsely states the administrative fines set forth  
15 in the Orders for case nos. 2022-120 and 2021-112 are ambiguous and vague, and makes threats that the  
16 Commission possibly acted in an arbitrary and capricious manner. *NRED OPP 000074–*  
17 *NRED OPP 000075*. The Commission’s justification is firmly planted under NAC 645.860, and because  
18 Mr. Carrasco chose not to appear at his hearing, the Commission considered the charges specified in the  
19 Division’s complaint as true.

20           For Case No. 2022-120, the Division charged three (3) violations of law, with such discipline  
21 authorized pursuant to NRS 645.235(2) which provides:

22           2. If the Commission imposes an administrative fine against a person pursuant to this section,  
23 the amount of the administrative fine may not exceed ***the amount of any gain or economic benefit***  
24 ***that the person derived from the violation*** or \$5,000, ***whichever amount is greater***.

25           for violations of law under NRS 645.235(1)(b), therefore, the Division recommended the \$52,520.50 for  
26 the commission Mr. Carrasco benefited, and so properly ordered by the Commission.

27           Further, with discipline authorized pursuant to NRS 645.630 and NRS 645.633,

28           **NRS 645.630** 1. The Commission may require a licensee, property manager or owner-  
developer to pay ***an administrative fine of not more than \$10,000 for each violation*** he or she  
commits or ***suspend, revoke, deny the renewal of or place conditions upon his or her license,***  
***permit or registration, or impose any combination of those actions,*** at any time if the licensee,  
property manager or owner-developer has, by false or fraudulent representation, obtained a  
license, permit or registration, or the licensee, property manager or owner-developer, whether or  
not acting as such, is found guilty of:

1  
2 NRS 645.633 1. The Commission may take action pursuant to [NRS 645.630](#) against any  
3 person subject to that section who is guilty of any of the following acts:

4 ...  
5 (b) Violating any order of the Commission, any agreement with the Division, any of the  
6 provisions of this chapter, [chapter 116](#), [119](#), [119A](#), [119B](#), [645A](#) or [645C](#) of NRS or *any*  
7 *regulation adopted pursuant thereto*.

8  
9 (c) *Paying a commission, compensation or a finder's fee to any person for performing the*  
10 *services of a broker, broker-salesperson or salesperson who has not secured a license pursuant*  
11 *to this chapter*. This subsection does not apply to payments to a broker who is licensed in his or  
12 her state of residence.

13 for violations of law NRS 645.280(1) and NAC 645.600(1), therefore, the Division recommended an  
14 administrative fine of \$20,000 (\$10,000 per violation of law), and so properly ordered by the  
15 Commission. NRS 645.630(1) permits revocation of all Mr. Carrasco's licenses in combination with the  
16 administrative fine, and therefore is fully within the Commission's statutory authority. The Division  
17 underscores, that these statutorily defined authorized disciplinary actions were included in its original  
18 complaint filed on March 29, 2023, so Mr. Carrasco cannot pretend he was not aware that his license  
19 could be revoked by his choosing not to show up. *NRED OPP 000010*.

20 For Case No. 2021-1122, the Division charged two violations of law, pursuant to NRS 645.630  
21 and NRS 645.633 as laid out above, therefore the administrative fine of \$20,000 for violations of law  
22 (NRS 645.633(1)(b) pursuant to NAC 645.600(1) for \$10,000, and NRS 645.252(3) for \$10,000) is fully  
23 within the Commission's statutory authority. The Order language includes "on five occasions" was a  
24 clerical pasting error which ultimately rendered no error upon the administrative fine so ordered. *NRED*  
25 *OPP 000054*. Further, under Order Term #4, the Commission retains jurisdiction for correcting any  
26 errors that may have occurred in drafting the documents, but again, no such error has occurred with the  
27 material term that being the administrative fine amount of \$20,000 stands as it is statutory supported  
28 within NRS 645.630 and NRS 645.633. *NRED OPP 000055*.

Response to Respondent's Point #3. First, Mr. Carrasco misstates the first continuance request  
was on August 18, 2023, and the second request was on August 21, 2023. *NRED OPP 000075, Footnote*  
2. As stated in section **I. Background** above, Mr. Carrasco's first request for a continuance was actually  
on April 26, 2023, which the Secretary of the Commission granted, and the Deputy Attorney General did  
not object to. *NRED OPP 000019, and NRED OPP 000018*. Then on August 18, 2023, Mr. Carrasco

1 asked for his second continuance, which was denied. *NRED OPP 000046–NRED OPP 000048*. On  
2 August 21, 2023, without any new information submitted, Mr. Carrasco’s second request for a  
3 continuance remained denied. *NRED OPP 000042*.

4 Further, Mr. Carrasco falsely states the Commission overlooked the fact he requested a second  
5 continuance. *NRED OPP 000075*. The Commission was not only aware that Mr. Carrasco requested a  
6 second continuance because it had to review and decide upon his request, but the Division’s attorney  
7 provided that fact at the hearing when informing the Commissioners of the procedural history of the case.

8 Further, pursuant to NAC 645.830, which provides the procedures to grant continuances:

9 1. The time of the hearing may be continued by the Commission upon the written petition of  
10 the licensee or upon the written petition of the Division for good cause shown, or by stipulation  
of the parties to the hearing.

11 2. A continuance will not be granted unless it is made in good faith and not merely for delay.

12 3. A request for a continuance made before the hearing must be served upon the Commission  
as set forth in subsection 4 of NRS 645.050. If the Secretary of the Commission is not available  
13 to review and rule upon the continuance before the hearing, the continuance must be reviewed  
and ruled upon by the:

14 (a) President of the Commission; or

(b) If the President is unavailable, the Vice President of the Commission.

15 does not require the Commission to provide any explanation as to why a continuance is denied. Mr.  
16 Carrasco not only failed to identify any such law in his Point #3, but under NAC 645.830 he has failed  
17 to articulate any violation of the procedure for granting continuances by the Commission.

18 Lastly, it is flagrant for Mr. Carrasco to represent that “Now, he is available and ready to present  
19 his case” which undermines the procedures set forth for hearings scheduled by the Commission, and an  
20 abuse of the Division’s staff, attorneys, and commissioners’ time. *NRED OPP 000075, Line 7*.

21 In summary, Mr. Carrasco’s Petition Request is insufficient and fails to articulate any such law  
22 or demonstrate any fact to support his request for a hearing because as stated the Commission has not  
23 overlooked or misconstrued any law or fact, and such request should be denied.

24 **B. The State opposes Respondent’s request for a stay because he fails to allege a cause  
25 or grounds which entitle him to a rehearing.**

26 The Division, pursuant to its authority granted under NAC 645.820(6), has denied Mr. Carrasco’s  
27 request to stay the enforcement of the Commission’s decision. *NRED OPP 000079*. Mr. Carrasco’s  
28 Petition will be placed on the agenda for the next commission meetings scheduled for November 7-9,

1 2023, and in the meantime, the Commission's Order shall take effect October 2, 2023. *NRED OPP*  
2 *000079*. Mr. Carrasco received the Orders on September 5, 2023. *NRED OPP 000066, NRED OPP*  
3 *000070*. The Order's future effective date provides an adequate amount of time for Mr. Carrasco to get  
4 his business affairs in order and therefore he cannot reasonably claim to be prejudiced.

5 Mr. Carrasco also claimed a stay is needed to allegedly engage in the "cost savings alternative"  
6 of settlement negotiations, but conveniently fails to mention the Division extended such offers to no avail,  
7 and the time period for that has effectively passed. *NRED OPP 000075, and NRED OPP 000036*.

8 **C. Respondent has failed to articulate a reason set forth in NAC 645.820(7) regarding**  
9 **why the Commission should grant his request for a rehearing.**

10 Last, Mr. Carrasco has failed to demonstrate why the Commission should grant his request for a  
11 rehearing. As stated above, NAC 645.820(7) sets forth the reasons when the Commission may grant a  
12 respondent a rehearing. Mr. Carrasco alleges a rehearing based on NAC 645.820(7)(a) and (c) which the  
13 Division will take each in turn.

14 Response to Respondent's Claim under NAC 645.820(7)(a) Irregularity in the proceedings in  
15 the original hearing. Mr. Carrasco erroneously advances arguments claiming irregularities in the  
16 hearing and his accusations that the Commission acted in an arbitrary or capricious manner completely fail.  
17 *NRED OPP 000075–NRED OPP 000076*. The simple fact is - Mr. Carrasco chose not to show up at his  
18 hearing. He cannot even explain why at a very minimum he did not appear virtually and make his  
19 requests upon the Commissioners despite his demonstrated technological capability to do so.

20 NAC 645.860 provides the statutory procedure and authority of the agency to proceed upon the  
21 failure of a party to appear at a hearing. Accordingly, the Division through its counsel presented  
22 testimony that proper notice was effectuated and read the filed complaint to the Commissioners. The  
23 Commission, as permitted by statute, accepted the charges specified in the complaint as true. The hearing  
24 was conducted adequately to support the Commission's conclusion. In summary, the Commission  
25 followed precisely the statutory framework in exercising its lawful authority to revoke Mr. Carrasco's  
26 licenses and the imposition of administrative fines. Therefore, the Commission should not grant a rehearing  
27 because no irregularity in the proceedings in the original hearing has been demonstrated.



1            Response to Respondent's Claim under NAC 645.820(7)(c) Newly discovered evidence of a  
2 material nature which the applicant could not with reasonable diligence have discovered and produced at  
3 the original hearing. Now Mr. Carrasco personally attacks the Division's attorney Mrs. Keegan claiming  
4 he discovered evidence of a conflict of interest. *NRED OPP 000076*. Mr. Carrasco erroneously states  
5 Mrs. Keegan's license was with a competitor and placed on inactive status just prior to the scheduled  
6 hearing, when the fact is, Mrs. Keegan placed her real estate salesperson license on voluntary inactive  
7 status in December of 2022 where it remained in constant inactive status. *NRED OPP 000082*.  
8 Therefore, Mrs. Keegan's could not and was not associated with any alleged competitor of Mr. Carrasco.

9            Further, upon accessing the Division's publicly available real estate license lookup tool it does  
10 not represent Ms. Keegan's license went inactive in August 2023 as Mr. Carrasco so recklessly  
11 misrepresents. *NRED OPP 000083*. The Division underscores, that the real estate license lookup tool  
12 provides the following disclaimer under the Division's contact information:

13            *The License Look-up is for informational purposes only. Please take all steps necessary to*  
14 *ascertain that information you receive from the License Look-up is correct and has been verified.*

15 There is no evidence presented that Mr. Carrasco called the Division to verify this information before  
16 making such accusations against the Division's attorney.

17            These cases are not about the Division's attorney and further undermine Mr. Carrasco's claims  
18 that he is willing to accept professional responsibility. Therefore, the Commission should not grant a  
19 rehearing because the alleged newly discovered evidence was distorted and with reasonable diligence Mr.  
20 Carrasco, and even his attorney<sup>1</sup>, could have discovered the truth of, and given its falsity, had zero material  
21 effect on the hearing.

22 //

23 \_\_\_\_\_  
24 <sup>1</sup> Further, Robert G. Kilroy (NV Bar # 8529), Mr. Carrasco's licensed and practicing attorney, should be  
25 well aware of Nevada Rules of Civil Procedure's (NRCPP) Rule 11's mandate that every pleading, motion,  
26 and other paper signed by an attorney certifies it is not presented for improper purpose such as to harass  
27 (NRCPP Rule 11(b)(1)), that the claims, defenses and other legal contentions are nonfrivolous (NRCPP  
28 Rule 11(b)(2)), and the factual contentions have evidentiary support (NRCPP Rule 11(b)(3)). The  
Division's attorney asserts Attorney Kilroy has violated Rule 11(b) in this instance and acknowledges  
that while we are not in civil court where such sanctions would otherwise be formally sought, the  
improper contentions concern the underlying administrative proceeding, and the Commission should  
consider directing Attorney Kilroy to pay the Division's attorney fees incurred to oppose such frivolity  
as authorized by NRS 622.400.

1 The Division moves the Commission to strike from Mr. Carrasco's Petition Section e) 2. on the  
2 grounds that it is insufficient, immaterial, impertinent, attempts to create scandal, harassing and plainly  
3 wrong.

4 **III. Conclusion**

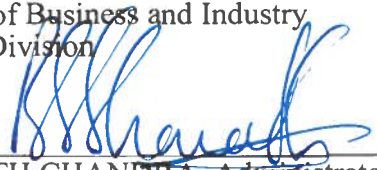
5 Based on the foregoing, the Division respectfully requests the Commission deny Mr. Carrasco's  
6 Petition Request for Rehearing, and if his rehearing request is for some reason permitted, that the  
7 Commission deny his request to stay its decision, that this Commission's Order should remain in full  
8 force and effect until such time. Thank you.

9  
10 DATED this 21 day of September 2023.

DATED this 21st day of September 2023.

11 STATE OF NEVADA  
12 Department of Business and Industry  
13 Real Estate Division

AARON D. FORD  
Attorney General

14 By:   
15 SHARATH CHANDRA, Administrator  
16 CHARVEZ FOGER, Deputy Administrator  
17 3300 West Sahara Avenue, Suite 350  
18 Las Vegas, Nevada 89102

By:   
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26 Attorney for Real Estate Division  
27  
28

# **EXHIBIT 1**

# **EXHIBIT 1**

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 MARSHALL CARRASCO,  
10 (B.1000579.INDV)

11 Respondent.

Case No. 2021-1122

**FILED**

MAR 28 2023

REAL ESTATE COMMISSION

BY Kelly Valadez

12 **COMPLAINT AND NOTICE OF HEARING**

13 The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY  
14 OF THE STATE OF NEVADA ("Division") hereby notifies RESPONDENT MARSHALL  
15 CARRASCO ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL  
16 ESTATE COMMISSION ("Commission"). The hearing will be held pursuant to Chapters 233B and  
17 Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative  
18 Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine  
19 if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.630 and/or  
20 NRS 622.400, and the discipline to be imposed, if violations of law are proven.

21 **JURISDICTION**

22 RESPONDENT, at all relevant times mentioned in this Complaint, was actively licensed as a  
23 Broker under license number B.1000579.INDV. RESPONDENT is, therefore, subject to the jurisdiction  
24 of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

25 **FACTUAL ALLEGATIONS**

26 1. At all times relevant to this Complaint, RESPONDENT was the listing agent for  
27 Complainant's real property located at 2219 Kadden, Dayton, Nevada 89403 (the "Property"). *NRED*  
28 *000033 – 000036.*

2. On or about September 2, 2021, RESPONDENT'S agent, Tyler Richardson, met with the  
Complainant in person to sign an Exclusive Right to Sell Contract for the Property. *NRED 000069.*

1           3.       On April 4, 2022, in an email to the Division, RESPONDENT admitted his agent, Mr.  
2 Richardson, met Complainant to sign the Exclusive Right to Sell Contract. *NRED 000006.*

3           4.       Yet, the Exclusive Right to Sell Contract was executed electronically. *NRED 000033 –*  
4 *000036.*

5           5.       On June 7, 2022, RESPONDENT represented to the Division that his agent, Mr.  
6 Richardson, was an active licensee at all times relevant. *NRED 000020 – 000021.*

7           6.       But, RESPONDENT’S agent, Tyler Richardson, did not have an active license when he  
8 met with the Complainant to sign the Exclusive Right to Sell Contract. *NRED 000004.*

9           7.       On October 6, 2021, RESPONDENT’S inactive licensee, Mr. Richardson, emailed  
10 Complainant listing information for comparables. *NRED 000064.*

11          8.       On November 23, 2021, RESPONDENT’S inactive licensee, Mr. Richardson, emailed  
12 Complainant listing information and links. *NRED 000073.*

13          9.       But, RESPONDENT’S agent, Mr. Richardson, did not have an active license when he  
14 emailed Complainant listing information. *NRED 000004.*

15          10.      On or about September 2, 2021, the Complainant signed a Duties Owed by a Nevada Real  
16 Estate Licensee (the “Duties Owed”). *NRED 000037.*

17          11.      The Duties Owed only identified RESPONDENT as the licensee in the real estate  
18 transaction. *NRED 000037.*

19          12.      A Supplemental List of Licensees Party to the Duties Owed was not included.

20          13.      From about September 28, 2021, to October 28, 2021, RESPONDENT’S licensee, Brylle  
21 Ireland, sent numerous emails to Complainant regarding the Property transaction. *NRED 000028 –*  
22 *000063, and NRED 000065 – 000072.*

23          14.      During which, on October 11, 2021, RESPONDENT’S licensee, Ms. Ireland, emailed  
24 Complainant details of an offer to purchase the Property. *NRED 000065 – 000066.*

25          15.      But, RESPONDENT’S licensee, Ms. Ireland, was not included on a Supplemental List of  
26 Licensees Party to the Duties Owed.



1 Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102. The meeting will continue  
2 on each day thereafter commencing at 9:00 a.m. through May 4, 2023, at the Nevada State Business  
3 Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102, until the  
4 business of the Commission is concluded. To attend the Commission meeting virtually or by  
5 telephone, go to Webex.com or dial 1-844-621-3956 and enter the meeting information below:

6  
7 TUESDAY, MAY 2, 2023

8 1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2498 351 9155##

9 WEBEX.COM MEETING NUMBER: 2498 351 9155 MEETING PASSWORD: Td4KAXu9A3n

10 WEDNESDAY, MAY 3, 2023

11 1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2494 419 1083##

12 WEBEX.COM MEETING NUMBER: 2494 419 1083 MEETING PASSWORD: Z8Gj6VJH8W3

13 THURSDAY, MAY 4, 2023

14 1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2482 634 9998##

15 WEBEX.COM MEETING NUMBER: 2482 634 9998 MEETING PASSWORD: uxWgkUka243

16  
17 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
18 time as part of a regular meeting of the Commission that is expected to last from May 2, 2023  
19 through May 4, 2023, or earlier if the business of the Commission is concluded. Thus, your hearing  
20 may be continued until later in the day or from day to day. It is your responsibility to be present  
21 when your case is called. If you are not present when your hearing is called, a default may be  
22 entered against you and the Commission may decide the case as if all allegations in the complaint  
23 were true. If you have any questions, please call Kelly Valadez, Commission Coordinator, at (702)  
24 486-4606.

25 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open meeting  
26 under Nevada's open meeting law, and may be attended by the public. After the evidence and arguments,  
27 the commission may conduct a closed meeting to discuss your alleged misconduct or professional  
28

1 competence. A verbatim record will be made by a certified court reporter. You are entitled to a copy of  
2 the transcript of the open and closed portions of the meeting, although you must pay for the transcription.

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

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

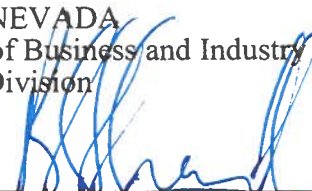
13 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC  
14 645 and if the allegations contained herein are substantially proven by the evidence presented and  
15 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,  
16 pursuant to NRS 645.235, 645.633 and or 645.630.

17 DATED this 20 day of March 2023.

DATED this 9<sup>th</sup> day of March 2023.

18  
19 STATE OF NEVADA  
20 Department of Business and Industry  
Real Estate Division

AARON D. FORD  
Attorney General

21 By:   
22 SHARATH CHANDRA, Administrator  
23 CHARVEZ FOGER, Deputy Administrator  
24 3300 West Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102

By:   
25 CHRISTAL P. KEEGAN, ESQ.  
26 Deputy Attorney General  
27 Bar No. 12725  
28 5420 Kietzke Lane #202  
Reno, Nevada 89511  
(775) 687-2141  
[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)  
Attorney for Real Estate Division



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,

Case No. 2022-120

7 Petitioner,

8 vs.

9 MARSHALL CARRASCO,  
10 (B.1000579.INDV)

11 Respondent.

**FILED**

MAR 29 2023

REAL ESTATE COMMISSION

BY Kelley Valadez

12 **COMPLAINT AND NOTICE OF HEARING**

13 The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY  
14 OF THE STATE OF NEVADA (“Division”) hereby notifies RESPONDENT MARSHALL  
15 CARRASCO (“RESPONDENT”) of an administrative hearing before the STATE OF NEVADA REAL  
16 ESTATE COMMISSION (“Commission”). The hearing will be held pursuant to Chapters 233B and  
17 Chapter 645 of the Nevada Revised Statutes (“NRS”) and Chapter 645 of the Nevada Administrative  
18 Code (“NAC”). The purpose of the hearing is to consider the allegations stated below and to determine  
19 if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.630 and/or  
20 NRS 622.400, and the discipline to be imposed, if violations of law are proven.

21 **JURISDICTION**

22 RESPONDENT, at all relevant times mentioned in this Complaint, was actively licensed as a  
23 Broker under license number B.1000579.INDV. RESPONDENT is, therefore, subject to the jurisdiction  
24 of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

25 **FACTUAL ALLEGATIONS**

26 1. At all times relevant to this Complaint, RESPONDENT was the broker for his agent,  
27 licensee Tyler Scott Richardson (S.0183650). *NRED 000004, NRED 000014.*

28 2. RESPONDENT failed to supervise his agent, Mr. Richardson, during periods of inactive  
licensed status between January 31, 2021, to February 2, 2022. *NRED 000040 – 000041, NRED 000031*

1 – 000032, NRED 000004, NRED 000017 – 000030, NRED 000169 – 000171, NRED 000409 – 000420,  
2 NRED 000423 – 000426, NRED 000446, and NRED 000450 – 000452.

3 3. RESPONDENT's agent represented buyers in the transaction for the purchase of real  
4 property located at 7115 Banbury Court, Reno, Nevada 89523 ("Property #1"). NRED 000025.

5 4. On June 22, 2021, the Property #1 sale closed. NRED 000418 - 000420.

6 5. On or about June 23, 2021, sales commissions for Property #1 were disbursed to  
7 RESPONDENT'S brokerage in the total amount of \$23,375.00. NRED 000420

8 6. At all times relevant to the Property #1 transaction, RESPONDENT'S agent did not hold  
9 an active real estate license. NRED 000004.

10 7. RESPONDENT's agent represented buyers in the transaction for the purchase of real  
11 property located at 135 Blair Place, Reno, Nevada 89509 ("Property #2"). NRED 000025.

12 8. On July 21, 2021, the Property #2 sale closed. NRED 000409 - 000410.

13 9. On or about July 22, 2021, sales commissions for Property #2 were disbursed to  
14 RESPONDENT'S brokerage in the total amount of \$21,747.50. NRED 000409.

15 10. At all times relevant to the Property #2 transaction, RESPONDENT'S agent did not hold  
16 an active real estate license. NRED 000004.

17 11. RESPONDENT's agent represented buyers in the transaction for the purchase of real  
18 property located at 900 South Meadows Parkway, Reno, Nevada 89521 ("Property #3"). NRED 000018.

19 12. On July 21, 2021, the Property #3 sale closed. NRED 000414 - 000415.

20 13. On or about July 26, 2021, sales commissions for Property #3 were disbursed to  
21 RESPONDENT'S brokerage in the total amount of \$8,125.00. NRED 000414.

22 14. At all times relevant to Property #3 transaction, RESPONDENT'S agent did not hold an  
23 active real estate license. NRED 000004.

24 15. RESPONDENT's agent represented buyers in the transaction for the purchase of real  
25 property located at 4301 Numaga Pass, Carson City, Nevada 89703 ("Property #4"). NRED 000018.

26 16. On July 30, 2021, the Property #4 sale closed. NRED 000446.

27 17. Sales commissions for Property #4 were disbursed to RESPONDENT'S brokerage in the  
28 total amount of \$27,279.69. NRED 000446.

1 18. At all times relevant to Property #4 transaction, RESPONDENT'S agent did not hold an  
2 active real estate license. *NRED 000004.*

3 19. RESPONDENT's agent represented Complainants in the transaction for the purchase of  
4 real property located at 992 Bench Road, Fallon, Nevada 89406 ("Property #5"). *NRED 000018.*

5 20. On August 30, 2021, the Property #5 sale closed. *NRED 000305 - 000311.*

6 21. Sales commissions for Property #5 were disbursed to RESPONDENT'S brokerage in the  
7 total amount of \$17,737.50. *NRED 000306.*

8 22. At all times relevant to Property #5 transaction, RESPONDENT'S agent did not hold an  
9 active real estate license. *NRED 000004.*

10 23. RESPONDENT'S agent represented buyers in the transaction for the purchase of real  
11 property located at 204 Agate Drive, Carson City, Nevada 89706 ("Property #6"). *NRED 000018.*

12 24. On September 15, 2021, the Property #6 sale closed. *NRED 000412 - 000413.*

13 25. Sales commissions for Property #6 were disbursed to RESPONDENT'S brokerage in the  
14 total amount of \$9,551.25. *NRED 000411.*

15 26. At all times relevant to Property #6 transaction, RESPONDENT'S agent did not hold an  
16 active real estate license. *NRED 000004.*

17 27. RESPONDENT's agent represented buyers in the transaction for the purchase of real  
18 property located at 5304 Bentgrass Drive, Stagecoach, Nevada 89429 ("Property #7"). *NRED 000018.*

19 28. On December 10, 2021, the Property #7 sale closed. *NRED 000423 - 000424.*

20 29. Sales commissions for Property #7 were disbursed to RESPONDENT'S brokerage in the  
21 total amount of \$27,775.00. *NRED 000424.*

22 30. At all times relevant to Property #7 transaction, RESPONDENT'S agent did not hold an  
23 active real estate license. *NRED 000004.*

24 31. It was not until December 16, 2021, that RESPONDENT allegedly came to know that Mr.  
25 Richardson's real estate license had not been renewed. *NRED 000429 - 000430.*

26 32. Such knowledge is alleged to have come by and through RESPONDENT'S licensee,  
27 Brylle Ireland's (S.189837), "piqued" interest to check the renewal status of her coworkers. *NRED*  
28 *000425 - 000426.*

1 33. Yet, RESPONDENT'S agent still made \$75,775.45 in sales commissions during his  
2 periods of inactive license status from February 2021 to February 2022. *NRED 000450 - 000452.*

3 34. Even further, RESPONDENT admitted he paid his agent \$23,279.49 towards the seven  
4 (7) transactions in which his agent acted as a real estate salesperson without a valid license. *NRED*  
5 *000453.*

6 35. Finally, on February 2, 2022, RESPONDENT'S real estate salesperson license was  
7 renewed. *NRED 000004.*

8 36. In a certified mailed letter dated May 16, 2022, the Division notified the RESPONDENT  
9 that it had sufficient evidence to commence disciplinary action against him, and as such, now comes  
10 herewith. *NRED 000015, and NRED 000031- 000034.*

### 11 **VIOLATIONS OF LAW**

12 RESPONDENT committed the following violations of law:

13 1. RESPONDENT violated NAC 645.600(1) for demonstrating lack of established policy,  
14 procedures and/or systems to responsibility supervise his licensees' activities.

15 2. RESPONDENT violated NRS 645.280(1) for paying his agent for acting as a real estate  
16 licensee in transactions while the agent did not hold an active real estate license.

17 3. RESPONDENT violated NRS 645.235(1)(b) when he assisted his agent to engage in real  
18 estate activities without an active license.

### 19 **DISCIPLINE AUTHORIZED**

20 4. Pursuant to NRS 645.235(2), the Commission is empowered to impose an administrative  
21 fine not to exceed the amount of any gain or economic benefit that the person derived from the violation  
22 or \$5,000, whichever amount is greater.

23 5. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an  
24 administrative fine per violation against RESPONDENT that may not exceed \$10,000, and further to  
25 suspend, revoke, or place conditions on the license of RESPONDENT;

26 6. Additionally, under NRS 622.400, the Commission is authorized to impose costs of the  
27 proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the Commission  
28 otherwise imposes discipline on RESPONDENT; and



1           **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
2 time as part of a regular meeting of the Commission that is expected to last from May 2, 2023  
3 through May 4, 2023, or earlier if the business of the Commission is concluded. Thus, your hearing  
4 may be continued until later in the day or from day to day. It is your responsibility to be present  
5 when your case is called. If you are not present when your hearing is called, a default may be  
6 entered against you and the Commission may decide the case as if all allegations in the complaint  
7 were true. If you have any questions, please call Kelly Valadez, Commission Coordinator, at (702)  
8 (702) 486-4606.

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

14 ///

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

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

25           The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC  
26 645 and if the allegations contained herein are substantially proven by the evidence presented and  
27 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,  
28 pursuant to NRS 645.235, 645.633 and or 645.630.

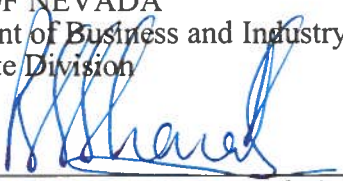
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DATED this 28 day of March 2023.

DATED this 27<sup>th</sup> day of March 2023.

STATE OF NEVADA  
Department of Business and Industry  
Real Estate Division

AARON D. FORD  
Attorney General

By: 

By: 

SHARATH CHANDRA, Administrator  
CHARVEZ FOGER, Deputy Administrator  
3300 West Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102

CHRISTAL P. KEEGAN, ESQ.  
Deputy Attorney General  
Bar No. 12725  
5420 Kietzke Lane #202  
Reno, Nevada 89511  
(775) 687-2141  
[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)

*Attorney for Real Estate Division*

# **EXHIBIT 2**

# **EXHIBIT 2**



To: Christal P. Keegan <ckeegan@ag.nv.gov>  
Cc: Marshall Carrasco <marshall@marshallrealty.net>  
Subject: Division Response Contesting Case #2021-2122 and #2022-120

APR 18 2023

REAL ESTATE COMMISSION

BY Kelley Valadez

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Christal Keegan,

Here is my response and points for contesting this case.

- Tyler Richardson verified on the State of NV website and showed me that his license was active and renewed till Jan 31st 2023.
- The State of NV on Feb 9th 2021 verified to the MLS that Tyler Richardsons license was renewed till Jan 31st 2023.
- The State of NV in July 2021 confirmed to Mrs. Rapp that Tyler Richardsons license was in non-renewal status. Yet, with this information, allowed Tyler Richardson to conduct 4 more transactions and the State of NV did nothing to notify any and all parties of his renewal status. They did not notify the MLS, the agent or his broker which could've damaged the consumer.

In my experience with the division and the MLS, they will immediately notify me to stop all business by an unlicensed agent and I've never experienced this in my career. Most importantly, there was no fraudulent activity or deceptive actions by my agents or by myself at any point to harm or damage the consumer. The State of NV and the division licensing process has damaged my company, me as the broker and my agent. This would never have happened if systems and procedures would have been followed correctly.

In regards to stipulating the notice of documents, I am requesting for more time because I need to do more research. I am requesting from you or the division an audit of all of my agents for renewal status, warnings, and any and all notifications in regards to their license in the history of my brokerage. I am also requesting for systems and policies from the State of NV on notifying agents and brokers of license status. Can I get these from you or who do I reach out to at the division to obtain these documents?

Please let me know if there is anything else you need.

Sincerely,  
Marshall Carrasco



**Marshall Realty**  
**Marshall Carrasco B.1000579**  
T: 775-787-7400  
E: [solutions@marshallrealty.net](mailto:solutions@marshallrealty.net) W: [marshallrealtyteam.com](http://marshallrealtyteam.com)  
[Read what raving fans are saying about us!](#)

## Kelly Valadez

---

**From:** Christal P. Keegan  
**Sent:** Tuesday, April 18, 2023 3:46 PM  
**To:** Kelly Valadez  
**Cc:** Marshall Personal  
**Subject:** Respondent Carrasco's Answer for Filing FW: Division Response Contesting Case # 2021-2122 and #2022-120

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi, Ms. Valadez:

It is my understanding that Respondent Carrasco submits this response as his Answer to the Division's Complaint. As a courtesy to Respondent Carrasco, I am transmitting this to you for filing.

Mr. Carrasco: I will respond to your other inquiries under a separate email, thank you.

Christal

Christal Park Keegan, Esq.  
*Deputy Attorney General*

State of Nevada  
Office of the Attorney General  
Department of Business & Industry  
Real Estate Division  
5420 Kietzke Lane #202  
Reno, Nevada 89511

E: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov) | T: 775.687.2141



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---

**From:** Marshall Realty <[solutions@marshallrealty.net](mailto:solutions@marshallrealty.net)>  
**Sent:** Tuesday, April 18, 2023 1:30 PM

# **EXHIBIT 3**

# **EXHIBIT 3**

**From:** [Kelly Valadez](#)  
**To:** [Marshall Personal](#)  
**Cc:** [Christal P. Keegan](#)  
**Subject:** RE: Continuation Request on Case #2021-1122 and #2022-120  
**Date:** Wednesday, April 26, 2023 11:34:21 AM

---

Good morning Mr. Carrasco,

Per your request, the Secretary of the Real Estate Commission and Deputy Attorney General have granted a continuance for your cases, case nos. 2021-1122 and 2022-120.

The hearings will be scheduled for the next Real Estate Commission meetings scheduled for August 22-24, 2023.

A notice with the exact date, time, and location will be mailed no later than 30 days prior to the meeting.

If you hire legal counsel, please provide the name and address for mailing the August meeting notice.

Please contact me if you have any questions regarding these matters.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102  
(702) 486-4606

---

**From:** Kelly Valadez  
**Sent:** Wednesday, April 26, 2023 8:51 AM  
**To:** Marshall Realty <marshall@marshallrealty.net>  
**Subject:** RE: Continuation Request on Case #2021 2122 and #2022-120

Good morning Mr. Carrasco,

I will forward your continuance request to the Deputy Attorney General and Commission Secretary and let you know when I receive a response.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102  
(702) 486-4606

---

**From:** Marshall Realty <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>

**Sent:** Wednesday, April 26, 2023 8:20 AM

**To:** Kelly Valadez <[KValadez@red.nv.gov](mailto:KValadez@red.nv.gov)>; Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)>

**Subject:** Continuation Request on Case #2021 2122 and #2022-120

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Kelly Valadez,

I am requesting a continuance for my hearing to talk to an Attorney in regards to my options with these cases. Please let me know what I need to file something or if this is sufficient.

Thank you,  
Marshall Carrasco

--



**Marshall Carrasco B.1000579**  
**Broker Owner**

---

O [775-787-7400](tel:775-787-7400) E [marshall@marshallrealty.net](mailto:marshall@marshallrealty.net) W [MarshallRealtyTeam.com](http://MarshallRealtyTeam.com)

**NRED OPP 000019**

**From:** [Marshall Personal](#)  
**To:** [Kelly Valadez](#)  
**Cc:** [Christal P. Keegan](#)  
**Subject:** Re: Continuation Request on Case #2021-1122 and #2022-120  
**Date:** Wednesday, April 26, 2023 12:16:00 PM

---

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mrs. Valadez-Thanks for getting this approve and will mark down the August dates.

Marshall

On Apr 26, 2023, at 11:34 AM, Kelly Valadez <KValadez@red.nv.gov> wrote:

Good morning Mr. Carrasco,

Per your request, the Secretary of the Real Estate Commission and Deputy Attorney General have granted a continuance for your cases, case nos. 2021-1122 and 2022-120.

The hearings will be scheduled for the next Real Estate Commission meetings scheduled for August 22-24, 2023.

A notice with the exact date, time, and location will be mailed no later than 30 days prior to the meeting.

If you hire legal counsel, please provide the name and address for mailing the August meeting notice.

Please contact me if you have any questions regarding these matters.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102  
(702) 486-4606

---

**From:** Kelly Valadez  
**Sent:** Wednesday, April 26, 2023 8:51 AM  
**To:** Marshall Realty <marshall@marshallrealty.net>  
**Subject:** RE: Continuation Request on Case #2021 2122 and #2022-120

**NRED OPP 000020**

Good morning Mr. Carrasco,

I will forward your continuance request to the Deputy Attorney General and Commission Secretary and let you know when I receive a response.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102  
(702) 486-4606

---

**From:** Marshall Realty <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>

**Sent:** Wednesday, April 26, 2023 8:20 AM

**To:** Kelly Valadez <[KValadez@red.nv.gov](mailto:KValadez@red.nv.gov)>; Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)>

**Subject:** Continuation Request on Case #2021 2122 and #2022-120

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Kelly Valadez,

I am requesting a continuance for my hearing to talk to an Attorney in regards to my options with these cases. Please let me know what I need to file something or if this is sufficient.

Thank you,  
Marshall Carrasco

--



Marshall Carrasco B.1000579  
Broker Owner

---

O [775-787-7400](tel:775-787-7400) E [marshall@marshallrealty.net](mailto:marshall@marshallrealty.net) W [MarshallRealtyTeam.com](http://MarshallRealtyTeam.com)

**NRED OPP 000021**

**From:** [Christal P. Keegan](#)  
**To:** ["Marshall Realty"](#)  
**Cc:** ["Marshall Carrasco"](#)  
**Subject:** RE: Division Response Contesting Case #2021-2122 and #2022-120  
**Date:** Tuesday, April 25, 2023 8:32:00 PM

---

Hi, Mr. Carrasco:

Just a reminder from our call today, if you decide to request a continuance, you need to send that request in writing to Kelly Valadez. Otherwise, we will expect your appearance at the Hearings next week.

Thank you,  
Christal

**Christal Park Keegan, Esq.**  
*Deputy Attorney General*

State of Nevada  
Office of the Attorney General  
Department of Business & Industry  
Real Estate Division  
5420 Kietzke Lane #202  
Reno, Nevada 89511

E: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov) | T: 775.687.2141



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---

**From:** Christal P. Keegan  
**Sent:** Tuesday, April 25, 2023 12:27 PM  
**To:** Marshall Realty <solutions@marshallrealty.net>  
**Cc:** Marshall Carrasco <marshall@marshallrealty.net>; Kelly Valadez <KValadez@red.nv.gov>  
**Subject:** RE: Division Response Contesting Case #2021-2122 and #2022-120

**NRED OPP 000022**



Hi, Mr. Carrasco:

In my preparation for your upcoming hearings I have re-read your filed Answer, and it was not clear if you were asking for a continuance. Would you please clarify?

Background: It was my understanding that you prefaced your needing more time to research based on your requests that the Division perform audits of your licensees and produce documents relating to systems and policies for renewal notifications. On the same day you filed your Answer, I let you know that the law/code does not authorize the Division to perform your particular audit request. I also let you know that the law/code do not require the Division to have systems or policies of notifying licensees of their license status, and that no official policy for sending out courtesy renewal notices exists. I understood your request for more time on the basis discussed herein to be resolved and moot.

Thank you,  
Christal

**Christal Park Keegan, Esq.**  
*Deputy Attorney General*

State of Nevada  
Office of the Attorney General  
Department of Business & Industry  
Real Estate Division  
5420 Kietzke Lane #202  
Reno, Nevada 89511

E: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov) | T: 775.687.2141



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---

**From:** Christal P. Keegan

**NRED OPP 000023**

**Sent:** Tuesday, April 18, 2023 4:47 PM

**To:** Marshall Realty <[solutions@marshallrealty.net](mailto:solutions@marshallrealty.net)>

**Cc:** Marshall Carrasco <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>

**Subject:** RE: Division Response Contesting Case #2021-2122 and #2022-120

Hi, Mr. Carrasco:

As you know, as a courtesy, I forwarded your Response to the Division's Complaint to the Commission Coordinator for filing.

I understand you have not stipulated to the Division's documents.

Regarding your audit request: NRS 645 and NAC 645 do not authorize requests upon the Division to audit a brokerages license status. That is the responsibility of the broker.

Regarding your production of documents request: NRS 645 and NAC 645 do not require the Division to have systems or policies of notifying licensees of their license status. Any such systems or policies are a courtesy. The Division does not have an official policy for sending out courtesy renewal notices. Any further pursuits, albeit futile, regarding this request should be directed to the Commission Coordinator, Kelly Valadez:

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102  
(702) 486-4606

Thank you,  
Christal

Christal Park Keegan, Esq.  
*Deputy Attorney General*

State of Nevada  
Office of the Attorney General  
Department of Business & Industry  
Real Estate Division  
5420 Kietzke Lane #202  
Reno, Nevada 89511

E: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov) | T: 775.687.2141

**NRED OPP 000024**



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---

**From:** Marshall Realty <[solutions@marshallrealty.net](mailto:solutions@marshallrealty.net)>  
**Sent:** Tuesday, April 18, 2023 1:30 PM  
**To:** Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)>  
**Cc:** Marshall Carrasco <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>  
**Subject:** Division Response Contesting Case #2021-2122 and #2022-120

**WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.**

Hello Christal Keegan,

Here is my response and points for contesting this case.

- Tyler Richardson verified on the State of NV website and showed me that his license was active and renewed till Jan 31st 2023.
- The State of NV on Feb 9th 2021 verified to the MLS that Tyler Richardsons license was renewed till Jan 31st 2023.
- The State of NV in July 2021 confirmed to Mrs. Rapp that Tyler Richardsons license was in non-renewal status. Yet, with this information, allowed Tyler Richardson to conduct 4 more transactions and the State of NV did nothing to notify any and all parties of his renewal status. They did not notify the MLS, the agent or his broker which could've damaged the consumer.

In my experience with the division and the MLS, they will immediately notify me to stop all business by an unlicensed agent and I've never experienced this in my career. Most importantly, there was no fraudulent activity or deceptive actions by my agents or by myself at any point to harm or damage the consumer. The State of NV and the division licensing process has damaged my company, me as the broker and my agent. This would never have happened if systems and procedures would have been followed correctly.

In regards to stipulating the notice of documents, I am requesting for more time because I need to do more research. I am requesting from you or the division an audit of all of my agents for renewal

**NRED OPP 000025**

status, warnings, and any and all notifications in regards to their license in the history of my brokerage. I am also requesting for systems and policies from the State of NV on notifying agents and brokers of license status. Can I get these from you or who do I reach out to at the division to obtain these documents?

Please let me know if there is anything else you need.

Sincerely,  
Marshall Carrasco



**Marshall Realty**

**Marshall Carrasco B.1000579**

T: 775-787-7400

E: [solutions@marshallrealty.net](mailto:solutions@marshallrealty.net) W: [marshallrealtyteam.com](http://marshallrealtyteam.com)

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# **EXHIBIT 4**

# **EXHIBIT 4**

**JOE LOMBARDO**  
Governor

STATE OF NEVADA



**TERRY REYNOLDS**  
Director

**SHARATH CHANDRA**  
Administrator

**CHARVEZ FOGER**  
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

[www.red.nv.gov](http://www.red.nv.gov)

June 26, 2023

Marshall Carrasco  
4345 Meadowgate Trail  
Reno, NV 89519

**Certified Mail No.: 7022 2410 0000 4871 4110**

Marshall Carrasco  
c/o Marshall Realty  
1895 Plumas Street  
Unit 3  
Reno, NV 89509

**Certified Mail No.: 7022 2410 0000 4871 4127**

RE: NRED vs. Marshall Carrasco  
Case Nos. 2021-1122 and 2022-120

Hearings in the above-entitled matters have been scheduled for the next Real Estate Commission meetings at the locations, dates, and time below:

**August 22-24, 2023 @ 9:00 AM**

Nevada State Business Center  
3300 West Sahara Avenue  
4th Floor – Nevada Room  
Las Vegas, Nevada 89102

Division of Insurance  
1818 E. College Parkway  
Suite 103  
Carson City, Nevada 89706

**STACKED CALENDAR:** Your hearings are two of several hearings scheduled at the same time as part of a regular meeting of the Commission scheduled for **August 22-24, 2023**. The hearings will begin on **August 22, 2023, at 9:00 a.m., and will continue at 9:00 a.m. each day through August 24, 2023**, or until the Commission has completed its business. Thus, your hearings may be continued until later in the day or from day to day. It is your responsibility to be present when your cases are called. If you are not present when your cases are called, a default may be entered against you and the Commission may decide the cases as if all allegations in the complaints were true.

Please be advised that if the Commission finds you have committed a violation, you may be responsible for paying the Division's costs and attorney fees associated with the hearings.

Please contact me if you have questions regarding these matters.

Sincerely,

Handwritten signature of Kelly Valadez in blue ink.

Kelly Valadez  
Commission Coordinator  
Telephone: (702) 486-4606  
Email: [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov)

cc: Sharath Chandra, Administrator  
Commissioners  
Christal P. Keegan, Deputy Attorney General

7022 2410 0000 4871 4110

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Marshall Carrasco  
 4345 Meadowgate Trail  
 Reno, NV 89519

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Marshall Carrasco  
 4345 Meadowgate Trail  
 Reno, NV 89519



9590 9402 7920 2234 7349 20

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 ATTN: KELLY VALADEZ B/A 3823  
 3300 W. Sahara Avenue, Suite 350  
 Las Vegas, Nevada 89102

1-1122 + 2-120

NRED OPP 000030



Mtg Notice  
 Marshall Carrasco  
 Case #'s 2021-1122  
 2022-120

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Marshall Carrasco  
 c/o Marshall Realty  
 1895 Plumas Street, Unit 3  
 Reno, NV 89509

Postmark Here  
 JUN 25 2023  
 LAS VEGAS NV 89101-0714

Dep. of Business & NV Real Estate Division

for instructions

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<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Marshall Carrasco          c/o Marshall Realty          1895 Plumas Street, Unit 3          Reno, NV 89509</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail (Additional charges may apply.)  <input type="checkbox"/> Mail Restricted Delivery (0)</p>
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Nevada Real Estate Division  
 ATTN: KELLY VALADEZ B/A 3823  
 3300 W. Sahara Avenue, Suite 350  
 Las Vegas, Nevada 89102

JUL 06 2023

1-1122 + 2-120

NRED OPP 000031

# **EXHIBIT 5**

# **EXHIBIT 5**

**From:** [Christal P. Keegan](#)  
**To:** [Marshall Realty](#)  
**Subject:** RE: Pre-hearing Disclosures RE: Real Estate Division Cases Against M. Carrasco NRED Case Nos. 2021-1122 and 2022-120  
**Date:** Thursday, August 3, 2023 12:43:00 PM

---

Hi, Mr. Marshall:

I'm sorry to hear about your family concerns. Thank you for stipulating to the documents, and for your witness disclosures despite your overwhelmed conditions.

Sincerely,  
Christal

Christal Park Keegan, Esq.  
*Deputy Attorney General*

State of Nevada  
Office of the Attorney General  
Department of Business & Industry  
Real Estate Division  
5420 Kietzke Lane #202  
Reno, Nevada 89511

E: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov) | T: 775.687.2141



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---

**From:** Marshall Realty <marshall@marshallrealty.net>  
**Sent:** Thursday, August 3, 2023 12:29 PM  
**To:** Christal P. Keegan <ckeegan@ag.nv.gov>  
**Subject:** Re: Pre-hearing Disclosures RE: Real Estate Division Cases Against M. Carrasco NRED Case Nos. 2021-1122 and 2022-120

**NRED OPP 000033**

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Christal-Yes we can use the same documents and no witnesses on my end.

Sorry for the late reply but I am having family concerns now so I am overwhelmed at the moment.

Let me know if I need anything else.

Thanks,  
Marshall

On Fri, Jul 28, 2023 at 2:09 PM Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)> wrote:

Hi, Mr. Marshall:

Thank you –

I want to make sure the hearing runs smoothly for the Commissioners. In line with those efforts, please let me know if you plan to include additional documents not included in the Division's Exhibits. If so, please be aware of NAC 645.850.

Otherwise, if you do not have any other documents you plan to use, then let me know if you agree to stipulate to the Division's documents. To clarify, a stipulation to the Division's exhibits does not mean you are admitting to what they state. This just saves us time and allows us to work from the same set of documents. Please let me know – thank you.

2022-120 NRED 000001-NRED000454

Exhibit A – Division's Documents

Exhibit B – Complainant's Documents

Exhibit C – Mr. Richardson's documents

Exhibit D – Your broker documents

2021-1122 NRED 000001-000073

Exhibit A – Division's Documents

Exhibit B – Complainant's Documents

Exhibit C – Your broker documents

Also - please let me know if you intend to call any witnesses. At this time, the State intends to call the following witnesses for both cases:

Chief Investigator Jan Holle

Licensing Manager Sandra Saenz

**NRED OPP 000034**

**NAC 645.850 Submission or exclusion of documentary evidence of respondent. ([NRS 645.190](#))**

1. Not less than 5 working days before a hearing before the Commission, the respondent must provide to the Division a copy of all documents that are reasonably available to the respondent which the respondent reasonably anticipates will be used in support of his or her position. The respondent shall promptly supplement and update any such documents.

2. The respondent shall provide, at the time of the hearing, 10 copies of each document he or she wishes to have admitted into evidence at the hearing.

3. If the respondent fails to provide any document required to be provided by the provisions of this section, the Commission may exclude the document.

(Added to NAC by Real Estate Comm'n by R031-04, eff. 11-30-2004)

Thank you,  
Christal

Christal Park Keegan, Esq.  
*Deputy Attorney General*

State of Nevada  
Office of the Attorney General  
Department of Business & Industry  
Real Estate Division  
5420 Kietzke Lane #202  
Reno, Nevada 89511

E: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov) | T: 775.687.2141



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---

**From:** Marshall Personal <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>

**Sent:** Friday, July 28, 2023 11:20 AM

**NRED OPP 000035**

**To:** Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)>

**Subject:** Re: Real Estate Division Cases Against M. Carrasco NRED Case Nos. 2021-1122 and 2022-120

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Hello Mrs Keegan-Looks like I will be representing myself on this case.

Marshall

On Jul 28, 2023, at 8:59 AM, Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)> wrote:

Hi, Mr. Carrasco:

Since you have decided to contest these cases against you wherein you rejected the Division's settlement offers relayed to on April 11, 2023, we have been preparing for your upcoming hearings August 22-24, 2023. On May 1, 2023 you represented that you were talking to attorneys but had not yet retained legal representation. I have not heard from you since whether you have hired counsel. Please let me know if you will be represented so that I can send my pre-hearing disclosures appropriately.

Thank you,  
Christal

Christal Park Keegan, Esq.  
*Deputy Attorney General*

State of Nevada  
Office of the Attorney General  
Department of Business & Industry  
Real Estate Division  
5420 Kietzke Lane #202  
Reno, Nevada 89511

E: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov) | T: 775.687.2141



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**Marshall Carrasco B.1000579**  
**Broker Owner**

---

O [775-787-7400](tel:775-787-7400) E [marshall@marshallrealty.net](mailto:marshall@marshallrealty.net) W [MarshallRealtyTeam.com](http://MarshallRealtyTeam.com)

# **EXHIBIT 6**

# **EXHIBIT 6**



**From:** [Marshall Personal](#)  
**To:** [Kelly Valadez](#)  
**Cc:** [Christal P. Keegan](#); [Rebecca J. Bruce](#)  
**Subject:** Re: Continuance DENIED  
**Date:** Friday, August 18, 2023 3:35:47 PM  
**Attachments:** [August 22-23, 2023 REC AGENDA.pdf](#)

---

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mrs. Valadez-

Can you please help me with these questions.

1. On what parameters does the State Grant a second Continuance?
2. How many 2nd Continuances has the state Granted in the last 36 months.

I am looking for some clarification because obviously this will hurt my case and cause me damages.

I appreciate your response to these questions.

Marshall

On Aug 18, 2023, at 2:08 PM, Kelly Valadez <KValadez@red.nv.gov> wrote:

Good afternoon Mr. Carrasco,

The second continuance request for Marshall Carrasco Case Nos. 2021-1122 and 2022-120 has been **DENIED**.

You are required to appear in person or virtually during the Real Estate Commission (REC) meetings scheduled for August 22-24, 2023, beginning each day at 9:00 a.m.. For your reference, the REC August 22-24, 2023 meeting agenda is attached.

The physical locations and virtual links for August 22-24, 2023 are listed on the agenda and below.

Division of Insurance – Northern Nevada Location  
1818 E. College Parkway, Suite 103  
Carson City, NV 89706

Or

Nevada State Business Center – Southern Nevada Location  
3300 W. Sahara Ave., 4th Floor, Nevada Room  
Las Vegas, NV 89102

**NRED OPP 000039**

Below are the Webex virtual links (green boxes) to join the Real Estate Commission meetings scheduled for August 22-24, 2023.

Please note that there is a separate link and meeting information for each day that the meetings are scheduled.

To join the meeting by video, click on the green "Join meeting" box below for the appropriate day and follow the prompts to allow access to your camera and audio. Or dial 1-844-621-3956 or go to Webex.com and enter the Access Code/Meeting number and Password listed for the particular meeting date.

You will have access to join the meeting(s) approximately 30 minutes prior to the start time.

**Tuesday, August 22, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2496 336 4922##  
WEBEX.COM MEETING NUMBER: 2496 336 4922 MEETING  
PASSWORD: S2NriZdcu79**

[Join meeting](#)

**Wednesday, August 23, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2491 799 9511##  
WEBEX.COM MEETING NUMBER: 2491 799 9511 MEETING  
PASSWORD: 52rY5PUbkk3**

[Join meeting](#)

**Thursday, August 24, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2487 924 2296##  
WEBEX.COM MEETING NUMBER: 2487 924 2296 MEETING  
PASSWORD: f2ZbyspWQ39**

[Join meeting](#)

Please let me know if you have any questions.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
Office Hours: Monday-Thursday 7:00am to 6:00pm

Phone: (702) 486-4606

Fax: (702) 486-4275

[www.red.nv.gov](http://www.red.nv.gov)



-----Original Message-----

From: Marshall Personal <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>

Sent: Friday, August 18, 2023 8:44 AM

To: Kelly Valadez <[KValadez@red.nv.gov](mailto:KValadez@red.nv.gov)>; Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)>

Subject: Real estate hearing

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mrs. Valadez,

Unfortunately I had to leave the country for family matters. I was hoping to come back this weekend to attend the hearing but it looks like I will not be able to come back in time.

I am requesting an extension for this hearing.

I am very sorry for the inconvenience.

Marshall

**NRED OPP 000041**

**From:** [Marshall Personal](#)  
**To:** [Kelly Valadez](#)  
**Cc:** [Christal P. Keegan](#); [Rebecca J. Bruce](#)  
**Subject:** Re: Continuance DENIED  
**Date:** Monday, August 21, 2023 4:04:38 PM

---

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

So What is the commissions reason for denying my request?

I'm out of the country with a family emergency. I will not be able to attend this hearing or be prepared to defend myself.  
I am dismayed that is not sufficient for a continuance.

Marshall

On Aug 21, 2023, at 4:26 PM, Kelly Valadez <KValadez@red.nv.gov> wrote:

Good afternoon Mr. Carrasco,

Your request for a second continuance remains DENIED.

You must be present in person or virtually during the August 22-24, 2023, meetings when your case is called. If you are not present when your case is called, a default may be entered against you and the Commission may decide the case as if all allegations in the complaint were true.

Regarding your questions below, second continuances are granted by the Commission at their discretion and on a case-by-case basis following NAC 645.830.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
Office Hours: Monday-Thursday 7:00am to 6:00pm  
Phone: (702) 486-4606  
Fax: (702) 486-4275  
[www.red.nv.gov](http://www.red.nv.gov)

---

**From:** Marshall Personal <marshall@marshallrealty.net>  
**Sent:** Friday, August 18, 2023 3:35 PM

**NRED OPP 000042**

**To:** Kelly Valadez <KValadez@red.nv.gov>

**Cc:** Christal P. Keegan <ckeegan@ag.nv.gov>; Rebecca J. Bruce <rjbruce@red.nv.gov>

**Subject:** Re: Continuance DENIED

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mrs. Valadez-

Can you please help me with these questions.

1. On what parameters does the State Grant a second Continuance?
2. How many 2nd Continuances has the state Granted in the last 36 months.

I am looking for some clarification because obviously this will hurt my case and cause me damages.

I appreciate your response to these questions.

Marshall

On Aug 18, 2023, at 2:08 PM, Kelly Valadez <[KValadez@red.nv.gov](mailto:KValadez@red.nv.gov)> wrote:

Good afternoon Mr. Carrasco,

The second continuance request for Marshall Carrasco Case Nos. 2021-1122 and 2022-120 has been **DENIED**.

You are required to appear in person or virtually during the Real Estate Commission (REC) meetings scheduled for August 22-24, 2023, beginning each day at 9:00 a.m..

For your reference, the REC August 22-24, 2023 meeting agenda is attached.

The physical locations and virtual links for August 22-24, 2023 are listed on the agenda and below.

Division of Insurance – Northern Nevada Location  
1818 E. College Parkway, Suite 103  
Carson City, NV 89706  
Or

**NRED OPP 000043**

Nevada State Business Center – Southern Nevada Location  
3300 W. Sahara Ave., 4th Floor, Nevada Room  
Las Vegas, NV 89102

Below are the Webex virtual links (green boxes) to join the Real Estate Commission meetings scheduled for August 22-24, 2023.

Please note that there is a separate link and meeting information for each day that the meetings are scheduled.

To join the meeting by video, click on the green “Join meeting” box below for the appropriate day and follow the prompts to allow access to your camera and audio.

Or dial 1-844-621-3956 or go to Webex.com and enter the Access Code/Meeting number and Password listed for the particular meeting date.

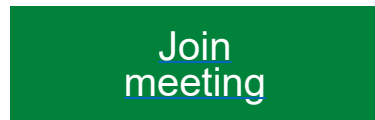
You will have access to join the meeting(s) approximately 30 minutes prior to the start time.

**Tuesday, August 22, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2496 336 4922##**

**WEBEX.COM MEETING NUMBER: 2496 336 4922**

**MEETING PASSWORD: S2NriZdcu79**



**Wednesday, August 23, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2491 799 9511##**

**WEBEX.COM MEETING NUMBER: 2491 799 9511**

**MEETING PASSWORD: 52rY5PUbkk3**



**Thursday, August 24, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2487 924 2296##**

**WEBEX.COM MEETING NUMBER: 2487 924 2296**

**MEETING PASSWORD: f2ZbyspWQ39**



Please let me know if you have any questions.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
Office Hours: Monday-Thursday 7:00am to 6:00pm  
Phone: (702) 486-4606  
Fax: (702) 486-4275  
[www.red.nv.gov](http://www.red.nv.gov)



-----Original Message-----

From: Marshall Personal <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>  
Sent: Friday, August 18, 2023 8:44 AM  
To: Kelly Valadez <[KValadez@red.nv.gov](mailto:KValadez@red.nv.gov)>; Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)>  
Subject: Real estate hearing

WARNING - This email originated from outside the State of Nevada.  
Exercise caution when opening attachments or clicking links, especially  
from unknown senders.

Hello Mrs. Valadez,

Unfortunately I had to leave the country for family matters. I was hoping  
to come back this weekend to attend the hearing but it looks like I will not  
be able to come back in time.

I am requesting an extension for this hearing.

I am very sorry for the inconvenience.

Marshall

**NRED OPP 000045**

**From:** [Kelly Valadez](#)  
**To:** [Marshall Personal](#); [Christal P. Keegan](#)  
**Cc:** [Rebecca J. Bruce](#)  
**Subject:** Continuance DENIED  
**Date:** Friday, August 18, 2023 1:08:42 PM  
**Attachments:** [August 22-23, 2023 REC AGENDA.pdf](#)

---

Good afternoon Mr. Carrasco,

The second continuance request for Marshall Carrasco Case Nos. 2021-1122 and 2022-120 has been **DENIED**.

You are required to appear in person or virtually during the Real Estate Commission (REC) meetings scheduled for August 22-24, 2023, beginning each day at 9:00 a.m..

For your reference, the REC August 22-24, 2023 meeting agenda is attached.

The physical locations and virtual links for August 22-24, 2023 are listed on the agenda and below.

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You will have access to join the meeting(s) approximately 30 minutes prior to the start time.

**Tuesday, August 22, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2496 336 4922##**

**WEBEX.COM MEETING NUMBER: 2496 336 4922 MEETING PASSWORD:  
S2NriZdcu79**



Join  
meeting

-  
**Wednesday, August 23, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2491 799 9511##**

**WEBEX.COM MEETING NUMBER: 2491 799 9511 MEETING PASSWORD:**

**NRED OPP 000046**



52rY5PUBkk3

[Join meeting](#)

**Thursday, August 24, 2023 Beginning at 9:00 a.m.**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2487 924 2296##**

**WEBEX.COM MEETING NUMBER: 2487 924 2296 MEETING PASSWORD:  
f2ZbyspWQ39**

[Join meeting](#)

Please let me know if you have any questions.

*Thank you,*

*Kelly Valadez*

Commission Coordinator

Nevada Real Estate Division

3300 W. Sahara Avenue, Suite 350

Las Vegas, Nevada 89102

Office Hours: Monday-Thursday 7:00am to 6:00pm

Phone: (702) 486-4606

Fax: (702) 486-4275

[www.red.nv.gov](http://www.red.nv.gov)



-----Original Message-----

From: Marshall Personal <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>

Sent: Friday, August 18, 2023 8:44 AM

To: Kelly Valadez <[KValadez@red.nv.gov](mailto:KValadez@red.nv.gov)>; Christal P. Keegan <[ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)>

Subject: Real estate hearing

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mrs. Valadez,

Unfortunately I had to leave the country for family matters. I was hoping to come back this weekend to attend the hearing but it looks like I will not be able to come back in time.

**NRED OPP 000047**

I am requesting an extension for this hearing.

I am very sorry for the inconvenience.

Marshall

# **EXHIBIT 7**

# **EXHIBIT 7**

**JOE LOMBARDO**  
Governor

STATE OF NEVADA



**TERRY REYNOLDS**  
Director

**SHARATH CHANDRA**  
Administrator

**CHARVEZ FOGER**  
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

www.red.nv.gov

August 31, 2023

Marshall Carrasco  
4345 Meadowgate Trail  
Reno, NV 89519

**Certified Mail No.: 7022 2410 0000 4871 4936**

Marshall Carrasco  
c/o Marshall Realty  
1895 Plumas Street  
Unit 3  
Reno, NV 89509

**Certified Mail No.: 7022 2410 0000 4871 4943**

RE: NRED v Marshall Carrasco  
Case No: 2021-1122

Enclosed you will find the Findings of Fact, Conclusions of Law and Order entered by the Nevada Real Estate Commission at the meeting held August 22, 2023. This is the fully executed copy for your records.

The Commission has ordered the following:

1. RESPONDENT shall pay an administrative fine to the Division in the total amount of \$25,166.61 ("Amount Due"), which includes a fine of \$20,000 for violations of law on five occasions and \$5,166.61 for the Division's costs and attorney's fees, within ninety (90) days from the effective date of this Order.
2. All RESPONDENT'S licenses shall be revoked on the effective date of this Order.

**Effective Date of Order: October 2, 2023**

**Payment Due Date: January 2, 2024**

**NOTE: Your fine and/or cost of hearing totals \$10,000.00 or more. Please be aware that pursuant to NRS 353.1467 your payment must now be made electronically. For details on how to submit your electronic payment, please see Informational Bulletin #016 (included) or contact the Department of Business and Industry's Management Analyst Grace Hilgar-Devito at 702-486-5134 or email at [ghilgar@business.nv.gov](mailto:ghilgar@business.nv.gov).**

Please note that the Division staff does not have the authority to extend the due date for your fine which was ordered by the Commission. If you find that you are unable to meet the required due date, you will need to request in writing that you be placed on the agenda for a Commission hearing in which the Respondent will be allowed to request an extension from the Commission. This request should be made several months prior.

Sincerely,

Handwritten signature of Kelly Valadez in blue ink.

Kelly Valadez  
Commission Coordinator  
Telephone: (702) 486-4606  
Email: [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov)

Enclosures as indicated

cc: Sharath Chandra, Administrator  
Christal Keegan, Deputy Attorney General  
Licensing Section  
Education Section  
Compliance Section  
Fiscal

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**BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA**

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

Petitioner,

vs.

MARSHALL CARRASCO,  
(B.1000579.INDV)

Respondent.

Case No. 2021-1122

**FILED**

**AUG 31 2023**

REAL ESTATE COMMISSION

BY Kelly Valadez

**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 Marshall Carrasco ("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, and that his hearing was scheduled for the May 2-4, 2023 hearings, but the RESPONDENT requested a continuance, which the Commission granted. The Division sent the RESPONDENT Meeting Re-Notices no later than 30 days prior to the August 22-24, 2023 hearings. The RESPONDENT asked for a second continuance, which the Commission denied. The RESPONDENT submitted his request for a second continuance again, which 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 000001-000073 was made.

///

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

3 **JURISDICTION**

4 RESPONDENT, at all relevant times mentioned in this Complaint, was actively licensed as a  
5 Broker under license number B.1000579.INDV. RESPONDENT is, therefore, subject to the jurisdiction  
6 of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

7 **FINDINGS OF FACT**

8 At all times relevant to this Complaint, RESPONDENT was the listing agent for Complainant's  
9 real property located at 2219 Kadden, Dayton, Nevada 89403 (the "Property"). *NRED 000033 – 000036.*

10 On or about September 2, 2021, RESPONDENT'S unlicensed agent, Tyler Richardson, met with  
11 the Complainant in person to sign an Exclusive Right to Sell Contract for the Property. *NRED 000069.*

12 On April 4, 2022, in an email to the Division, RESPONDENT admitted his agent, Mr.  
13 Richardson, met Complainant to sign the Exclusive Right to Sell Contract. *NRED 000006.*

14 Yet, the Exclusive Right to Sell Contract was executed electronically. *NRED 000033 – 000036.*

15 On June 7, 2022, RESPONDENT represented to the Division that his agent, Mr. Richardson, was  
16 an active licensee at all times relevant. *NRED 000020 – 000021.*

17 But, RESPONDENT'S agent, Tyler Richardson, did not have an active license when he met with  
18 the Complainant to sign the Exclusive Right to Sell Contract. *NRED 000004.*

19 On October 6, 2021, RESPONDENT'S inactive licensee, Mr. Richardson, emailed Complainant  
20 listing information for comparables. *NRED 000064.*

21 On November 23, 2021, RESPONDENT'S inactive licensee, Mr. Richardson, emailed  
22 Complainant listing information and links. *NRED 000073.*

23 But, RESPONDENT'S agent, Mr. Richardson, did not have an active license when he emailed  
24 Complainant listing information. *NRED 000004.*

25 On or about September 2, 2021, the Complainant signed a Duties Owed by a Nevada Real Estate  
26 Licensee (the "Duties Owed"). *NRED 000037.*

27 The Duties Owed only identified RESPONDENT as the licensee in the real estate transaction.  
28 *NRED 000037.*

1 A Supplemental List of Licensees Party to the Duties Owed was not included.

2 From about September 28, 2021, to October 28, 2021, RESPONDENT'S licensee, Brylle Ireland,  
3 sent numerous emails to Complainant regarding the Property transaction. *NRED 000028 – 000063, and*  
4 *NRED 000065 – 000072.*

5 During which, on October 11, 2021, RESPONDENT'S licensee, Mr. Ireland, emailed  
6 Complainant details of an offer to purchase the Property. *NRED 000065 – 000066.*

7 But, RESPONDENT'S licensee, Mr. Ireland, was not included on a Supplemental List of  
8 Licensees Party to the Duties Owed.

9 On or about June 10, 2022, the Division noticed RESPONDENT of an Amended Notice of  
10 Violation with Imposition of Administrative Fine in the amount of \$1,000.00 due by July 11, 2022.  
11 *NRED 000012 – NRED 000019.*

12 On July 8, 2022, RESPONDENT appealed the Notice of Violation, and as such, this Complaint  
13 now comes herewith. *NRED 000020.*

14 **CONCLUSIONS OF LAW**

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

18 1. RESPONDENT violated NRS 645.633(1)(h) pursuant to NAC 645.600(1) by failing to  
19 supervise his inactive licensed agent's activities acting in the capacity of a real estate licensee.

20 2. RESPONDENT violated NRS 645.252(3) by failing to list additional licensee involved in  
21 the transaction for the Property on the Supplemental List of Licensees Party to the Duties Owed.

22 **ORDER**

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

25 1. RESPONDENT shall pay an administrative fine to the Division in the total amount of  
26 \$25,166.61 ("Amount Due"), which includes a fine of \$20,000 for violations of law on five occasions  
27 and \$5,166.61 for the Division's costs and attorney's fees, within ninety (90) days from the effective date  
28 of this Order.





**JOE LOMBARDO**  
Governor

STATE OF NEVADA



**TERRY REYNOLDS**  
Director

**SHARATH CHANDRA**  
Administrator

**CHARVEZ FOGER**  
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

www.red.nv.gov

August 31, 2023

Marshall Carrasco  
4345 Meadowgate Trail  
Reno, NV 89519

**Certified Mail No.: 7022 2410 0000 4871 4950**

Marshall Carrasco  
c/o Marshall Realty  
1895 Plumas Street  
Unit 3  
Reno, NV 89509

**Certified Mail No.: 7022 2410 0000 4871 4967**

RE: NRED v Marshall Carrasco  
Case No: 2022-120

Enclosed you will find the Findings of Fact, Conclusions of Law and Order entered by the Nevada Real Estate Commission at the meeting held August 22, 2023. This is the fully executed copy for your records.

The Commission has ordered the following:

1. RESPONDENT shall pay an administrative fine to the Division in the total amount of \$78,200.16 ("Amount Due"), which includes an administrative fine of \$20,000 for violations of law, \$52,520.50 for the RESPONDENT'S commissions benefitted, and \$5,679.66 for the Division's costs and attorney's fees, within ninety (90) days from the effective date of this Order.
2. All RESPONDENT'S licenses shall be revoked on the effective date of this Order.

**Effective Date of Order: October 2, 2023**

**Payment Due Date: January 2, 2024**

**NOTE: Your fine and/or cost of hearing totals \$10,000.00 or more. Please be aware that pursuant to NRS 353.1467 your payment must now be made electronically. For details on how to submit your electronic payment, please see Informational Bulletin #016 (included) or contact the Department of Business and Industry's Management Analyst Grace Hilgar-Devito at 702-486-5134 or email at [ghilgar@business.nv.gov](mailto:ghilgar@business.nv.gov).**

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Sincerely,



Kelly Valadez

Commission Coordinator

Telephone: (702) 486-4606

Email: [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov)

Enclosures as indicated

cc: Sharath Chandra, Administrator  
Christal Keegan, Deputy Attorney General  
Licensing Section  
Education Section  
Compliance Section  
Fiscal

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**BEFORE THE REAL ESTATE COMMISSION**

**STATE OF NEVADA**

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

Case No. 2022-120

Petitioner,

vs.

MARSHALL CARRASCO,  
(B.1000579.INDV)

Respondent.

**FILED**

**AUG 3 1 2023**

REAL ESTATE COMMISSION

BY *Kelly Valadez*

**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 Marshall Carrasco ("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, and that his hearing was scheduled for the May 2-4, 2023 hearings, but the RESPONDENT requested a continuance, which the Commission granted. The Division sent the RESPONDENT Meeting Re-Notices no later than thirty (30) days prior to the August 22-24, 2023 hearings. The RESPONDENT asked for a second continuance, which the Commission denied. The RESPONDENT submitted his request for a second continuance again, which 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 – 000454 was made.

///

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

3 **JURISDICTION**

4 RESPONDENT, at all relevant times mentioned in this Complaint, was actively licensed as a  
5 Broker under license number B.1000579.INDV. RESPONDENT is, therefore, subject to the jurisdiction  
6 of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

7 **FINDINGS OF FACT**

8 At all times relevant to this Complaint, RESPONDENT was the broker for his agent, licensee  
9 Tyler Scott Richardson (S.0183650). *NRED 000004, NRED 000014.*

10 RESPONDENT failed to supervise his agent, Mr. Richardson, during periods of expired licensed  
11 status between January 31, 2021, to February 2, 2022. *NRED 000040 – 000041, NRED 000031 – 000032,*  
12 *NRED 000004, NRED 000017 – 000030, NRED 000169 – 000171, NRED 000409 – 000420,*  
13 *NRED 000423 – 000426, NRED 000446, and NRED 000450 – 000452.*

14 RESPONDENT’S agent represented buyers in the transaction for the purchase of real property  
15 located at 7115 Banbury Court, Reno, Nevada 89523 (“Property #1”). *NRED 000025.*

16 On June 22, 2021, the Property #1 sale closed. *NRED 000418 – 000420.*

17 On or about June 23, 2021, sales commissions for Property #1 were disbursed to  
18 RESPONDENT’S brokerage in the total amount of \$23,375.00. *NRED 000420*

19 At all times relevant to the Property #1 transaction, RESPONDENT’S agent did not hold a valid  
20 real estate license. *NRED 000004.*

21 RESPONDENT’S agent represented buyers in the transaction for the purchase of real property  
22 located at 135 Blair Place, Reno, Nevada 89509 (“Property #2”). *NRED 000025.*

23 On July 21, 2021, the Property #2 sale closed. *NRED 000409 – 000410.*

24 On or about July 22, 2021, sales commissions for Property #2 were disbursed to  
25 RESPONDENT’S brokerage in the total amount of \$21,747.50. *NRED 000409.*

26 At all times relevant to the Property #2 transaction, RESPONDENT’S agent did not hold a valid  
27 real estate license. *NRED 000004.*

28 ///

1           RESPONDENT's agent represented buyers in the transaction for the purchase of real property  
2 located at 900 South Meadows Parkway, Reno, Nevada 89521 ("Property #3"). *NRED 000018.*

3           On July 21, 2021, the Property #3 sale closed. *NRED 000414 – 000415.*

4           On or about July 26, 2021, sales commissions for Property #3 were disbursed to  
5 RESPONDENT'S brokerage in the total amount of \$8,125.00. *NRED 000414.*

6           At all times relevant to Property #3 transaction, RESPONDENT'S agent did not hold a valid real  
7 estate license. *NRED 000004.*

8           RESPONDENT'S agent represented buyers in the transaction for the purchase of real property  
9 located at 4301 Numaga Pass, Carson City, Nevada 89703 ("Property #4"). *NRED 000018.*

10          On July 30, 2021, the Property #4 sale closed. *NRED 000446.*

11          1.       Sales commissions for Property #4 were disbursed to RESPONDENT'S brokerage in the  
12 total amount of \$27,279.69. *NRED 000446.*

13          At all times relevant to Property #4 transaction, RESPONDENT'S agent did not hold a valid real  
14 estate license. *NRED 000004.*

15          RESPONDENT's agent represented Complainants in the transaction for the purchase of real  
16 property located at 992 Bench Road, Fallon, Nevada 89406 ("Property #5"). *NRED 000018.*

17          On August 30, 2021, the Property #5 sale closed. *NRED 000305 – 000311.*

18          Sales commissions for Property #5 were disbursed to RESPONDENT'S brokerage in the total  
19 amount of \$17,737.50. *NRED 000306.*

20          At all times relevant to Property #5 transaction, RESPONDENT'S agent did not hold a valid real  
21 estate license. *NRED 000004.*

22          RESPONDENT'S agent represented buyers in the transaction for the purchase of real property  
23 located at 204 Agate Drive, Carson City, Nevada 89706 ("Property #6"). *NRED 000018.*

24          On September 15, 2021, the Property #6 sale closed. *NRED 000412 – 000413.*

25          Sales commissions for Property #6 were disbursed to RESPONDENT'S brokerage in the total  
26 amount of \$9,551.25. *NRED 000411.*

27          At all times relevant to Property #6 transaction, RESPONDENT'S agent did not hold a valid real  
28 estate license. *NRED 000004.*







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Dated this 31 day of August, 2023

NEVADA REAL ESTATE COMMISSION

By:   
Vice President, Nevada Real Estate Commission

Dated this 24th day of August, 2023

AARON D. FORD  
Attorney General

By:   
CHRISTAL P. KEEGAN (Bar No. 12725)  
Deputy Attorney General  
5420 Kietzke Lane, Suite 202  
Reno, Nevada 89511  
(775) 687-2141

*Attorneys for Real Estate Division*

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Your item was delivered to the front desk, reception area, or mail room at 10:54 am on September 5, 2023 in RENO, NV 89509.

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September 5, 2023, 10:54 am

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Enter tracking or barcode numbers

Feedback

**NRED OPP 000066**

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This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

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#### Delivery Attempt

**Reminder to Schedule Redelivery of your item**

September 7, 2023

**Notice Left (No Authorized Recipient Available)**

RENO, NV 89519

September 2, 2023, 11:53 am

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**NRED OPP 000068**

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# USPS Tracking®

[FAQs >](#)

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### Delivered

**Delivered, Front Desk/Reception/Mail Room**

RENO, NV 89509

September 5, 2023, 10:54 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

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**NRED OPP 000070**



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Contact USPS Tracking support for further assistance.

[FAQs](#)

# **EXHIBIT 8**

# **EXHIBIT 8**

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

1 SHARATH CHANDRA, Administrator, )  
2 REAL ESTATE DIVISION, )  
3 DEPARTMENT OF BUSINESS & ) Case Nos.:  
INDUSTRY, ) 2021-1122  
4 STATE OF NEVADA ) 2022-120  
Petitioner )  
5 vs. )  
6 MARSHALL CARRASCO, )  
(B 1000579.INDV) )  
7 RESPONDENT. )

**PETITION REQUEST FOR REHEARING**

8  
9  
10 The Respondent in the cases identified above, Marshall Carrasco, requests a Rehearing  
11 as to the specifics and seriousness of the discipline imposed in the Findings of Fact,  
12 Conclusions of Law, and Order pursuant to NAC 645.820(7) entered in these two cases.

13 I, Robert G. Kilroy, Esquire, with the BPE Law Group, represent Marshall Carrasco. On  
14 his behalf, we respectfully request Mr. Chandra, as the Administer of the NVRED, and, Mr.  
15 Lee Gurr, as President of NVREC. to *please* reconsidered those Findings of Fact,  
16 Conclusions of Law and Orders for both cases [2021-1122 & 2022-120](hereinafter  
17 "Matters") with newly scheduled hearing, a stay of the Orders' enforcement, and, also in  
18 the alterative, consider negotiations for an equitable and reasonable settlement to prevent  
19 a costly Judicial Review.

20  
21 Based upon NAC 645.820, Mr. Carrasco humbly submits this petition, requesting the  
22 following:

- 23 a) Pursuant to NAC 645.820 (1), Mr. Carrasco, as the licensee, petitions for a new  
24 rehearing;
- 25 b) Pursuant to NAC 645.820 (2), Mr. Carrasco seeks the Commission to stay its  
26 decisions (Orders);
- 27  
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c) Pursuant to NAC 645.820 (3), Mr. Carrasco believes several points of law and facts were overlooked:

1. Particularly, and most importantly, the point of law overlooked was the constitutional due process protections regarding the property right in professional's license. He was denied a continuance. Thus, the NVREC denied his opportunity to present his defense and actively address the Commission's concerns, issues and alleged violations. But rather, he was forced to choose between attending the August 2023 scheduled hearing or neglecting his out of county family emergency.<sup>1</sup>

2. Additionally, the Orders are ambiguous and vague regarding the fines of \$20,000. Case 2022-120 states "Respondent shall pay an administrative fine...of \$20,000 for violations of the law,..." See Order Page 5, Lines 8-11. Here, in this specific Matter, the language of a singular "law" is confusing, because there is no justification for such a massive amount of fines applied to the violations. The Order lists three violations, so that calculates to approximately \$6,666.67 for each violation of law. How is such a fine justified? Whereas, Case 2021-1122, states "Respondent shall pay an administrative fine...of \$20,000 for violation of law on five occasions..." See Order, Page 3, lines 25-28. Here, the language is specific for the number of violations five (5), but he was only found to have violated NRS 645.633 (i)(h) and NRS 645.252 (3) In that Matter, the \$20,000 fine is based on five violations, so that calculates to \$5000 for each law violation. Regarding these fines, it appears that the Commission's imposition of such fines without specific justification could reasonable viewed is arbitrary and capricious. Arbitrary and

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<sup>1</sup> The family emergency occurred in Costa Rica. Mr. Carrasco's son's grandmother refused medical attention in the bigger cities as she remained in a rural hospice care facility, which was located in the mountains without cellular phone service.. Because he believed that she was near death, he needed to be by her side as she was like a mother to him. For years, he assumed financial responsibility and medical care for her well-being.

1 Capricious government conduct would be sufficient and persuasive in a District  
2 Court Judicial Review because the imposed fines are variable, unpredictable, and  
3 without reasonableness in light of fact previous offers to settle were at \$1000 for  
4 fines.

5 3. Regarding a Fact overlooked by the Commission, Mr. Carrasco requested a  
6 second continuance<sup>2</sup> based upon a family emergency taking him out of  
7 opportunity to be heard in the hearings. What was the justification for such a  
8 denial? Now, he is available and ready to present his case.

9 d) Pursuant to NAC 645 (6), Mr. Carrasco's petition seeks the Orders enforcement be  
10 stayed until either new hearings are scheduled, or in the cost savings alternative, the  
11 parties of NVRED, NVREC, and Mr. Carrasco engage in good faith negotiations to resolve  
12 the aforementioned Matters and avoid a costly Judicial Review.

13 Mr. Carrasco's petition is timely. It alleges both grounds and cause for a rehearing on  
14 the merits.

15 e) Pursuant to NAC 645 (7), Mr. Carrasco appeals to the discretion of the NVREC for a  
16 rehearing based on the following causes and grounds.

17 1. Pursuant to NAC 645 (7)(a), the original hearings' irregularities were Mr.  
18 Carrasco's request for a continuance being denied, which created a dilemma of  
19 choosing between his family's well-being or participating in a hearing regarding  
20 his professional conduct as a licensed broker. Additionally, because his was  
21 denied due process constitutional protections, he did not have a chance to present  
22 evidence for the NVREC's consideration. Perhaps the most important irregularity -  
23 NVREC took away his broker license without an opportunity to be heard.  
24 Generally, licensed professionals possess a property right in such license. Such a  
25

26 <sup>2</sup> First continuance request was on August 18, 2023; NVREC did not grant such reasonable request. Second  
27 continuance request was on August 21, 2023; again, NVREC denied such reasonable request without any  
28 explanation. It appears this second continuance denial is arbitrary and capricious misconduct, subject to  
Judicial Review resulting in a remand back to the NREC for a new hearing consistent with Mr. Carrasco's due  
process protections regarding his property right in his NREC issued Broker's License.

1 license revocation substantially, significantly and negatively impacts his family  
2 because such revocations deny his opportunity to work and generate income to  
3 tend to his family in Washoe County and in Costa Rica. How do the revocations in  
4 both Matter match the harm of his violations? Mr. Carrasco believes the  
5 revocations of his Broker's license is another act by NVREC in an arbitrary and  
6 capricious manner, which could be sufficient and persuasive in a District Court's  
7 Judicial Review.

8 2. Pursuant to NAC 645 (7)(c), Mr. Carrasco discovered evidence that indicates a  
9 conflict of interest with the prosecuting attorney as she was a licensed real estate  
10 agent - licensed by the very governmental entity upon which imposed such harsh  
11 and punitive punishments upon him. Her license was with a competitor of Mr.  
12 Carrasco. It appears this attorney placed her license in an inactive status during  
13 the month of August 2023, prior to the scheduled hearing.

14 At this point the Division is not prejudiced by this request as the deadline for  
15 payments of fines, etc., is still in the future.

16 On behalf of Respondent,

17 *ROBERT G KILROY*

18 Robert G. Kilroy, Esquire, NVBAR 8529  
19  
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**AFFIRMATION PURSUANT TO NRS 239B.030**

1 By signature below, the undersigned affirms that the preceding document does  
2 not contain the social security number of any person.

3 Dated: September 15, 2023. Robert G. KILROY, Esquire

4 *ROBERT G KILROY*

5 \_\_\_\_\_  
6 Attorney for Respondent

7 Pursuant to NRCP 5(b), I certify that I am an employee of BPE Law Group and  
8 that on the 15<sup>th</sup> of September 2023, I served a true and correct copy of the preceding  
9 document entitled **PETITION REQUEST FOR REHEARING** as follows:

10 Kelly Valadez, Commission Coordinator

11 Nevada Real Estate Division

12 3300 W. Sahara Avenue, Ste 350

13 Las Vegas, NV 89102

14 Deputy Attorney General Keegan

15 Department of Business & Industry

16 5420 Kietzke Land #202

17 Reno, NV 89511

18 Robert G. KILROY, Esquire

19 *ROBERT G KILROY*

20 \_\_\_\_\_  
21 Attorney for Respondent  
22  
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RLK  
2352 SLA  
R.N. 89509

DOUG KEELAN  
NVAB / DEPT BUS.  
5470 WILTZ LN #102  
RENO NV

RENO NV 89509  
15 SEP 2023 PM 3 T  
\$0.63 0  
US POSTAGE  
FIRST CLASS  
06250010831888  
FROM 89521

89511 RECEIVED  
SEP 18 2023

89511 89999  
ATTORNEY GENERAL  
RENO OFFICE



**From:** [Kelly Valadez](#)  
**To:** [Robert G. Kilroy](#); [Christal P. Keegan](#)  
**Cc:** [Marshall Realty](#)  
**Subject:** RE: Petition Request for Rehearing & Stay Marshall Carrasco  
**Date:** Monday, September 18, 2023 5:49:18 PM  
**Attachments:** [Carrasco, Marshall Case Nos. 2021-1122 & 2022-120 Letter Rec"d & Filed 9.15.23.pdf](#)  
[Carrasco, Marshall Case Nos. 2021-1122 & 2022-120 Petition Request for Rehearing Rec"d & Filed 9.15.23.pdf](#)

---

Good afternoon Mr. Kilroy,

For your records, attached are the filed copies of your letter and Petition Request for Rehearing regarding respondent Marshall Carrasco Case Nos. 2021-1122 & 2022-120.

Also, I have included Christal Keegan, Deputy Attorney General, on this email for her records.

At this time the Division has denied the request for a stay of discipline.

The effective dates for the orders for Case Nos. 2021-1122 and 2022-120 remain in effect.

The Petition Request for Rehearing and letter will be provided to the Commission for their consideration.

Your petition will be placed on the agenda for the Real Estate Commission meetings scheduled for November 7-9, 2023.

I will send a meeting notice 30 days prior to the meeting dates.

*Thank you,*

*Kelly Valadez*

Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
Office Hours: Monday-Thursday 7:00am to 6:00pm  
Phone: (702) 486-4606  
Fax: (702) 486-4275  
[www.red.nv.gov](http://www.red.nv.gov)



---

**From:** Robert G. Kilroy <[rgkilroy@bpelaw.com](mailto:rgkilroy@bpelaw.com)>  
**Sent:** Friday, September 15, 2023 4:10 PM  
**To:** Kelly Valadez <[KValadez@red.nv.gov](mailto:KValadez@red.nv.gov)>  
**Cc:** Marshall Realty <[marshall@marshallrealty.net](mailto:marshall@marshallrealty.net)>  
**Subject:** Petition Request for Rehearing & Stay Marshall Carrasco

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when

**NRED OPP 000079**

opening attachments or clicking links, especially from unknown senders.

Please find attached and forward to your legal department. Paper copies served via USMail to DAG Keegan and to you. Respectfully, RGK

# **EXHIBIT 9**

# **EXHIBIT 9**

1           **DECLARATION OF CRISTAL PARK KEEGAN IN SUPPORT OF THE DIVISION'S**  
2           **OPPOSITION TO RESPONDENT'S PETITION REQUEST FOR REHEARING**

3           I declare under the penalty of perjury under the laws of the State of Nevada that the foregoing is  
4 true and correct.

5           1. The undersigned is counsel for the Division in the above captioned matters and was counsel  
6 for the Division in the disciplinary matters brought against Marshall Carrasco brought by the Division  
7 before the Commission (Case Nos. 2021-1122 and 2122-120) set to be heard on August 22, 2023.

8           2. The undersigned's real estate salesperson license was placed on voluntary inactive status on  
9 December 9, 2022 and has since remained in constant inactive status.

10          3. Thereby, the undersigned's license was with the Division at all times relevant, and therefore  
11 could not be associated with any alleged competitor of the Respondent Mr. Carrasco.

12          DATED this 20<sup>th</sup> day of September 2023.

13  
14                                   AARON D. FORD  
15                                   Attorney General

16                                   By: *epkeegan*  
17                                   CHRISTAL P. KEEGAN, ESQ.  
18                                   Deputy Attorney General  
19                                   Bar No. 12725  
20                                   5420 Kietzke Lane #202  
21                                   Reno, Nevada 89511  
22                                   (775) 687-2141  
23                                   [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)

24                                   *Attorney for Real Estate Division*

Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102



Phone: (702) 486-4033  
Email: realest@red.nv.gov  
Website: red.nv.gov

The License Look-up is for informational purposes only. Please take all steps necessary to ascertain that information you receive from the License Look-up is correct and has been verified.

## Lookup Detail View

### Name

<b>Name</b>
CHRISTAL PARK KEEGAN

### Registration Information

Credential	License Type	Issue Date	Expiration Date	Status	Reason
S.0184158	SALESPERSON	03/19/2018	03/31/2025	INACTIVE	VOLUNTARY

Generated on: 9/19/2023 12:32:49 PM