

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2024-236

Petitioner,

FILED

vs.

JUL 11 2024

LINDA ABRAMS,
B.0037670.INDV,

REAL ESTATE COMMISSION

BY Kelly Valadez

Respondent.

COMPLAINT AND NOTICE OF HEARING

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA (“Division”) hereby notifies RESPONDENT LINDA ABRAMS (“RESPONDENT”) of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION (“Commission”). The hearing will be held pursuant to Chapter 233B and Chapter 645 of the Nevada Revised Statutes (“NRS”), and Chapter 645 of the Nevada Administrative Code (“NAC”). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NAC 645.806 (3), and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT was at all relevant times mentioned in the Complaint licensed as a Broker under license number B.0037670.INDV and is therefore subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

FACTUAL ALLEGATIONS

1. At all times relevant to this Complaint, RESPONDENT has been broker of record of ABL Real Estate and Property Management. [NRED0001-0005]
2. RESPONDENT’S broker’s license was first issued in 2001. [NRED0002]
3. In 2022, RESPONDENT failed to submit her mandatory 546A Affidavit form by the expiration month of her broker’s license (January 31, 2022). [NRED0003-0005]

1 **present when your case is called. If you are not present when your hearing is called, a default may**
2 **be entered against you and the Commission may decide the case as if all allegations in the complaint**
3 **were true. If you have any questions, please call Kelly Valadez, Commission Coordinator, at (702)**
4 **486-4606.**

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

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

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

20 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC
21 645 and if the allegations contained herein are substantially proven by the evidence presented and
22 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,

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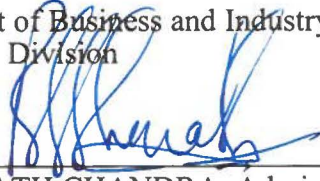
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1 pursuant to NRS 645.235, 645.633 and or 645.630.

2 DATED the 10 day of July, 2024.

3 State of Nevada
4 Department of Business and Industry
5 Real Estate Division

6 By: 
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9 Las Vegas, Nevada 89102

10 AARON D. FORD
11 Attorney General

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