

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.

AUG 28 2024

LINDA ABRAMS,
B.0037670.INDV,

REAL ESTATE COMMISSION

BY Kelley Valadez

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This matter came on for hearing before the REAL ESTATE COMMISSION OF THE STATE OF NEVADA (the "Commission") on Tuesday, August 13, 2024 (the "Hearing"). RESPONDENT LINDA ABRAMS ("RESPONDENT") did not appear in person, through counsel, or otherwise. Phil W. Su, Deputy Attorney General, appeared on behalf of Petitioners SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA ("Division").

Mr. Su advised the Commission that the RESPONDENT did not provide an answer to the properly filed Complaint and that her broker license is currently in active status. Thereafter, the Division proceeded with a default pursuant to NAC 645.810(13). The Division's Section Coordinator, Kelly Valadez, testified that proper service via certified mail was given to the RESPONDENT at both her last known business and residential address. After further discussion, the Commission found that the Division issued effective notice of the hearing, the Complaint and notice thereof, the Notice of Documents with documents bates stamped NRED 0001-0016, and took all efforts required by law to inform the RESPONDENT of the matter before the Commission.

Therefore, the Commission, having considered the evidence introduced by the Division and being fully advised, enters the following Findings of Fact, Conclusions of Law, and Order:

1
2 **JURISDICTION**

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

6 **FACTUAL ALLEGATIONS**

7 The Commission unanimously finds that the following factual allegations have been proven by
8 default:

9 1. At all times relevant to this Complaint, RESPONDENT has been broker of record of ABL
10 Real Estate and Property Management.

11 2. RESPONDENT'S broker's license was first issued in 2001.

12 3. In 2022, RESPONDENT failed to submit her mandatory 546A Affidavit form by the
13 expiration month of her broker's license (January 31, 2022).

14 4. On February 28, 2022, the Division sent a courtesy email to RESPONDENT reminding
15 her of her obligation to annually submit a Trust Account Reconciliation form 546 or 546A and reminding
16 RESPONDENT of the annual deadline for submitting these.

17 5. On March 14, 2022, the Division mailed a courtesy letter to RESPONDENT reminding
18 her of her obligation to annually submit a Trust Account Reconciliation form.

19 6. On September 19, 2022, RESPONDENT submitted her late 2021 Form 546A.

20 7. On February 1, 2023, RESPONDENT submitted her 2022 Form 546A.

21 8. In 2024, RESPONDENT again failed to submit her mandatory 546A Affidavit form by
22 the expiration month of her broker's license.

23 9. On March 13, 2024, the Division sent a Notice of Violation letter to RESPONDENT at
24 both her business and personal addresses of record, notifying her that the Division was imposing a \$250
25 fine pursuant to NAC 645.695, requesting her to complete her 546A form, and advising her of her appeal
26 rights if she disagreed with the finding of violation and/or imposition of the fine.

27 10. Because both copies of the March 13, 2024, letter were returned by USPS as undelivered,
28 the Division investigator emailed the March 13, 2024, letter to RESPONDENT.

