

## SECTION 81-885.03 – RECEIVING COMPENSATION WITHOUT A LICENSE

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
Stipulation and Consent Order entered on August 17, 2023.[Ms. Porter’s failure to deposit in a separate trust account all monies received, failure to provide accurate accounting, and failure to remit monies owed constitutes a violation of NEB. REV. STAT. § 76-2418 (1) (a-e), NEB. REV. STAT. § 81-885.24 (3), NEB. REV. STAT. § 81-885.24 (4), NEB. REV. STAT. § 81-885.24 (5), 299 NAC 5-003.07, and NEB. REV. STAT. § 81-885.24 (16). Ms. Porter’s representations that she was licensed to conduct property management for Mr. Erickson, as well as other landlords, and her unwillingness to turn over any documentation to the Commission is a violation of NEB. REV. STAT. § 81-885.02, NEB. REV. STAT. § 81-885.03 (2), NEB. REV. STAT. § 81-885.24 (26), and 299 NAC 2-003.07(c). Ms. Porter’s representations that she had the appropriate license to conduct property management for Mr. Erickson, as well as other landlords, and her unwillingness to turn over documentation to the Commission is a violation of NEB. REV. STAT. § 81-885.24 (22), 299 NAC 5-003.17, and NEB. REV. STAT. § 81-885.24 (29).]	2023-002 Richard Erickson v. Tanya Ann Porter	August 17, 2023	License was revoked; plus pay a civil fine of \$2,500 due by November 16, 2023.
A final order by the Commission was entered into on July 5, 2023. [ Mr. Rood, an unlicensed individual, advertised to the public, real property for sale in Nebraska that he did not hold title to, violating Neb. Rev. Stat. § 81.885.01(02) (a) and Neb. Rev. Stat. § 81-885.03 (3).]	SC2023-001 Nebraska Real Estate Commission v. Chris Rood	June 15, 2023	Civil fine of \$9100.00 and a \$110.00 hearing fees, due by October 6, 2023
Violated the terms of CD2022-005, an unlicensed individual, advertised to the public, real property for sale in Nebraska that he did not hold title to, violating Neb. Rev. Stat. § 81.885.01(02) (a) and Neb. Rev. Stat. § 81-885.03 (3).	SC2023-004 Nebraska Real Estate Commission v. Drew Isaac	February 29, 2024	\$30,000 Fine
Stipulation and Consent Order entered on October 12, 2023.[Mr. Blank, an unlicensed individual, advertised to the public, real property for sale in Nebraska that he did not hold title to, violating Neb. Rev. Stat. § 81.885.01(02) (a) and Neb. Rev. Stat. § 81-885.03 (3).]	SC2023-003 Nebraska Real Estate Commission vs. Jacob Blank - Fast Wholesale Deals	October 12, 2023	Civil fine \$5200.00
Respondent sent a Cease & Desist order due to violation of Neb. Rev. Stat § 81-885.01, by engaging in in broker-related activities regarding advertising property	SC2023-002 Nebraska Real Estate Commission v. James Leroy Sinclair	October 20, 2023	Final Order entered on October 20,2023. Licensee shall pay a civil fine of \$6500.00 plus \$226.38 for the appearance fee of

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management services in Nebraska to the public without a Nebraska Real Estate License.	SC2023-002 Nebraska Real Estate Commission v. James Leroy Sinclair (continued)		the court reporter. Payment is due by January 18, 2024.

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