

SECTION 81-885.24(2) MISLEADING ADVERTISING

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
Section 81-885.24(2) by misrepresenting to the public the scope of her firm's membership in the Multiple Listing Service and thus intentionally using misleading advertising.	90-011 - Marilyn Gans vs. Carol Jedlicka	February 19, 1991	Suspend 30 days, set aside and served on probation.
Section 81-885.24(2) by intentionally using advertising which misrepresents the services of the business conducted; 81-885.24(22) by making substantial misrepresentation to the owners regarding the advertising; and 81-885.24(29) by demonstrating negligence.	96-040 - Marylou Mele vs. Linda Miller; 96-045 - Commission vs. Linda Eileen Miller & Loretta M. Eppley	April 17, 1997	Stipulation and Consent Order. Licenses suspended twelve months, with entire period served on probation.
Section 81-885.24(2) by intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents the property; and 81-885.24(29) by demonstrating negligence to act as a salesperson.	2000-046 - Commission vs. Robert Quartoroli	January 23, 2001	Stipulation and Consent Order. License censured; plus an additional six (6) hours of continuing education, including three (3) hours in the area of ethics and three (3) hours in the area of disclosure.
<p><u>Kirkeby</u>: Title 299, N.A.C. Ch. 5-003.14 by the failure of his associate broker to deposit funds received as earnest money deposits within forty-eight (48) hours or before the end of the next banking day after an offer is accepted, in writing; Ch. 5-003.22 by failing to supervise his associate brokers and salespersons, specifically Respondent Dreyer, in the transactions set forth herein above; 76-2420(1) by failing to adopt a written policy which the designated broker and affiliated licensees may engage with any seller, landlord, buyer, or tenant as part of any real estate brokerage activities.</p> <p><u>Dreyer</u>: Title 299, N.A.C. Ch. 2-003 as his advertising for the parcels in question failed to include all forms of identification, representation, promotion and solicitation disseminated in any manner and by any means of communication to the public for any purpose related to licensed real estate activity;</p>	2001-046 - Commission vs. Kenneth Lloyd Kirkeby & Melvin R. Dreyer	January 24, 2002	<p><u>Kirkeby</u>: Stipulation and Consent Order. License suspended for thirty (30) days from February 4, 2002, through March 5, 2002; plus an additional nine hours of continuing education including three (3) hours in the area of agency, three (3) hours in the area of license law, and three (3) hours in the area of disclosures to be completed by August 4, 2002.</p> <p><u>Dreyer</u>: Stipulation and Consent Order. License suspended for sixty (60) days from February 4, 2002, through April 4, 2002; plus an additional nine (9) hours of continuing education including three (3) hours in the area of agency, three (3) hours in the area of license law, and three</p>

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<p>respondent Dreyer's advertising was not under the direct supervision of his broker and was not in the name his broker was conducting business as recorded with the Commission. Said advertising constitutes misleading or inaccurate advertising pursuant to 81-885.24(2) of the Nebraska Real Estate License Act; Ch. 5-003.09 by acting for more than one party in a transaction without the Nebraska-approved informed written consent of all parties involved in the transaction as required by the Rules and Regulations of the Commission. Respondent Dreyer failed to obtain the written agreement of said parties as well as Respondent Dreyer's employing broker prior to acting in such a manner in a form required by the Rules and Regulations of the Commission; 81-885.24(24) by failing to deposit within forty-eight (48) hours, in the trust account of his employing broker, deposit money entrusted to him by any person dealing with him as the representative of his licensed broker; Ch. 5-003.23 by failing, as the agent of the Seller, to assure that a copy of the Seller Property Condition Disclosure Statement approved by the Commission was delivered to the purchaser or to the agent of the purchaser on or before the effective date of any contract entered into on or after January 1, 1995, which binds the purchaser to purchase the residential real estate property; 76-2421(1)(a)&(b) by failing at the earliest practicable opportunity during or following the first substantial contact with a seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker, to provide that person with a written copy of the current brokerage disclosure pamphlet prepared and approved by the Commission; 76-2422(2) by failing, before engaging in any of the activities enumerated in subdivision (2) of 81-885.01, to enter into a Nebraska written Agency Agreement with the Seller, which agreement shall include a licensee's duties and responsibilities as specified in 76-2417, the terms of compensation, and whether an offer of subagency may be made to any other designated broker; 76-2422(3) by entering into a written Agency Agreement with the Buyer which did not meet the requirements of the</p>	<p>2001-046 - Commission vs. Kenneth Lloyd Kirkeby & Melvin R. Dreyer</p>		<p>(3) hours in the area of disclosures to be completed by August 4, 2002.</p>

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<p>Nebraska Agency Relationships Statutes. Said Agreement shall include a licensee's duties and responsibilities as specified in 76-2418, the terms of compensation, and whether an offer of subagency may be made to any other designated broker; 76-2422(4) by failing to obtain the written agreement of the seller and buyer permitting the designated broker to serve as a dual agent in the proposed transaction in a form required by the Agency Relationships Statutes before engaging in any of the activities enumerated in subdivision (2) of 81-885.01. Respondent Dreyer's South Dakota Real Estate Relationships Disclosure form further failed to include a licensee's duties and responsibilities as specified in 76-2419 or the terms of compensation; 81-885.24(2) by using advertising which is deemed misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted, in that the auction sale bill, failed to identify the name under which Respondent Dreyer's designated broker is conducting business as recorded with the Commission; 81-885.24(29) by demonstrating negligence to act as a broker, associate broker, or salesperson by utilizing individuals not licensed to sell real estate in Nebraska when selling the four parcels in question.</p>	<p>2001-046 - Commission vs. Kenneth Lloyd Kirkeby & Melvin R. Dreyer</p>		
<p><u>Riedmann</u>: Section 81-885.24(2) by using materials which were inaccurate in a material particular and misrepresented the services of the business conducted.</p>	<p>2001-032 - Joseph Valenti vs. Michael Louis Riedmann & Thomas David Myers</p>	<p>October 23, 2002</p>	<p><u>Riedmann</u>: License censured. <u>Myers</u>: Dismissed.</p>
<p>Section 81-885.24(2) by intentionally using advertising which is misleading and inaccurate in any material particular or in any way misrepresents any property, terms, values, policies or services of the business conducted, specifically, advertising a 4.91 acre parcel as 8 acres in the Omaha World Herald on June 4, 2000; 81-885.24(22) by making a misrepresentation, specifically, that the property was represented by Respondent to be approximately 8 acres when said property was 4.91 acres; 81-885.24(29) by demonstrating negligence to act as an Associate Broker;</p>	<p>2002-024 - Allan & Susan Arp vs. Richard Merle Wardell; 2002-044 - Commission vs. Richard Merle Wardell</p>	<p>December 11, 2002</p>	<p>Stipulation & Consent Order. License censured; plus an additional six (6) hours of continuing education, including three (3) hours in the area of agency and three (3) hours in the area of license law to be completed by February 10, 2003.</p>

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76-2421(1) by failing at the earliest practicable opportunity during or following the first substantial contact with the seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker, to provide that person with a written copy of the current brokerage disclosure pamphlet which has been prepared and approved by the Commission, by failing to disclose in writing to that person the type of brokerage relationships a designated broker and affiliated licensees are offering to that person, and by failing to disclose in writing to that person which party the licensee is representing, specifically, failed to complete an Acknowledgment of Disclosure form with the Complainants on or before June 5, 2000.	2002-024 - Allan & Susan Arp vs. Richard Merle Wardell; 2002-044 - Commission vs. Richard Merle Wardell		
Section 81-885.24(2) by using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies or services of the business conducted in that the information relayed to owners when they called in did not clearly set forth the services to be provided by Respondent; 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a broker in that the time share owners who paid an up-front advertising and marketing fee were charged prior to Respondent obtaining a signed listing, and were not informed if they had already listed the property and were charged a second up-front advertising and marketing fee. The up-front advertising and marketing fees were placed into Respondent's operating account prior to obtaining written permission of a principal to place said funds in the operating account.	2002-047 - Nancy Jones, Heidi Todd & Angela Rogers vs. Linda Eileen Miller	July 16, 2003	Stipulation & Consent Order. License suspended for 2 years from July 16, 2003, through July 15, 2005, with the entire period stayed and served on probation; plus an additional 9 hours of continuing education, including 3 hours in the area of trust accounts, 3 hours in the area of agency, and 3 hours in the area license law, to be completed by July 15, 2004.
Section 81-885.24(2) by intentionally using advertising which is misleading or inaccurate in any material particular when Respondent sends correspondence regarding a listing to a client or customer on his own company letterhead rather than on letterhead under the direct supervision of the broker and not in the name the broker is conducting business as recorded with the Commission; 81-885.24(3) by failing to account for and remit any money or funds coming into his or	2003-017 - Commission vs. Vincent Muniz, Sr.	September 24, 2003	Stipulation & Consent Order. License suspended for 5 years from October 1, 2003, through September 30, 2008.

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her possession belonging to others; 81-885.24(24) by failing to place as soon after receipt as practicable, in the custody of his broker, any funds entrusted to him by any person dealing with him as the representative of his licensed broker; 81-885.24(26) by violating a rule or regulation adopted and promulgated by the Commission in the interest of the public and consistent with the Nebraska Real Estate License Act, to wit: Title 299, Ch. 2-003 by failing to advertise in the name his designated broker is conducting business as recorded with the Commission; and Ch. 3-003 by failing to account for money advanced by a buyer or seller for the payment of expenses in connection with the closing of a real estate transaction and advancing money by his principal for expenditures on behalf of said principal; 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a salesperson; and 76-2419(2) by failing to exercise reasonable skill and care on behalf of a client and to promote the interest of the client with the utmost good faith, loyalty and fidelity as identified in 76-2417 and 76-2418.	2003-017 - Commission vs. Vincent Muniz, Sr.		
Section 81-885.24 (2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or other services of the business conducted.	2004-017 - Woods Bros. Real Estate Group Inc. vs. Forrest Pollard, Broker.	January 12, 2005	Stipulation & Consent Order dated January 12, 2005. License censured.
Section 81-885.24 (2) and 81-885.24 (29) by placing false and misleading advertising in the Multiple Listing Service and in the local newspaper regarding the amenities of the listed property, and relying solely on the records of the County Assessor for square footage. The actions constitute negligence, incompetence or unworthiness to act as a salesperson.	2004-045 - Elisabeth Jensen vs. Jane Hartman Heimboch & Linda J Dedic.	February 15, 2005	Linda J Dedic Dismissed and Jane Hartman Heimboch License censured; plus an additional three (3) hours of continuing education in the area of License Law to be completed by May 28, 2005.
Section 76-2417 (1) A licensee representing a seller or landlord as a seller's or landlord's agent shall be a limited agent with the following duties and obligations: (a) To preform the terms of the written agreement made with the client; (b) To exercise reasonable skill and care for the client,	2005-022 - Kathi Ward vs. Bruce Daniel Abraham	November 16, 2005	Stipulation and Consent Order. License suspended for a period of twenty four (24) months commencing on November 16, 2005, through November 16, 2007, with the entire period served on probation;

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<p>and (c) To promote the interests of the client with the utmost good faith, loyalty, and fidelity; Neb. Rev. Stat. § 81-885.24 (2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted; Neb. Rev. Stat. § 81-885.24 (22) Making any substantial misrepresentations; and Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence and unworthiness to act as a broker.</p>	<p>2005-022 - Kathi Ward vs. Bruce Daniel Abraham</p>		<p>plus an additional nine (9) hours of additional continuing education with three (3) hours being in the area of agency, three (3) hours in the area of license law, and three (3) hours in the area of ethics, all to be completed by March 16, 2006.</p>
<p>Section Title 299 Chapter 2 Section 003 Advertising shall include all forms of identification, representation, promotion, and solicitation disseminated in any manner and by any means of communication to the public for any purpose related to licensed real estate activity. All advertising shall be under the direct supervision of the broker, and in the name the broker is conducting business as recorded with the Commission. Advertising which is contrary to Sections 003 to 006 of these regulations shall constitute misleading or inaccurate advertising under Section 81-885.24(2) of the Nebraska Real Estate License Act; Neb. Rev. Stat. ' 81-885.24 (2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted; and Title 299 Chapter 5-003.20 Failure to disclose, in writing, to a buyer, at or prior to the time the buyer signs an Offer to Purchase, an adverse material fact regarding the condition of a parcel of real estate of which a broker or salesperson has knowledge. Said written disclosure shall be signed and dated by the buyer, and a copy of the signed and dated disclosure shall be maintained in the transaction file on that parcel of real estate in accordance with 299 NAC 3-001. An adverse material fact is one which significantly affects the desirability or value of the property, and which is not reasonably ascertainable or known to the buyer. Haws prepared and distributed a filer on the subject property that included only a phone number and not</p>	<p>2008-040 Commission vs. Dorothy Mae Haws</p>	<p>January 22, 2009</p>	<p>Stipulation and Consent Order. License suspended for a period of thirty (30) days, with the entire suspension period stayed and served on probation, which commenced on January 28, 2009, and continuing through February 26, 2009; plus an additional nine (9) hours of continuing education to include three (3) hours in the area of license law, three (3) hours in the area of disclosures and three (3) hours in the area of ethics must be completed by July 21, 2009.</p>

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the name of her designated broker's real estate company; failed to disclose, in writing, to a buyer, at or prior to the time the buyer signs an Offer to Purchase, an adverse material fact regarding the condition of a parcel of real estate of which a broker or salesperson has knowledge; and failed to disclose the code violations, in writing, to the buyer, at or prior to signing an Offer to Purchase.	2008-040 Commission vs. Dorothy Mae Haws		
Steven Wiley 81-885.24 (2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted. Steven Wiley failed to remove expired listings from the website. Violated 81-885.24 (12) Offering real estate for sale or lease without the knowledge and consent of the owner or his or her authorized agent or on terms other than those authorized by the owner or his or her authorized agent. Steven Wiley continued to identify real property for sale without the consent or knowledge of the owner because the Respondent did not remove the expired, withdrawn or terminated listing from the website.	2009-023 Hobert Eugene Brake vs. Steven Randolph Wiley and Mary Kathryn Waring-Wiley	February 27, 2010	<u>Mary Wiley:</u> Dismissed. <u>Steven Wiley:</u> Stipulation and Consent Order. License censured; plus an additional nine (9) hours of continuing education to include three (3) hours in the area of risk management, three (3) hours in the area of ethics and three (3) hours in the area of license law to be completed by August 18, 2010.
Violated Neb. Rev. Stat. § 81-885.24(2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted; Arney incorrectly advertised in the MLS Data Sheet that the home has 3,871 square feet and Arney incorrectly advertised in a flyer that the home has over 3,800 square feet; Violated Neb. Rev. Stat. § 81-885.24(22) Making any substantial misrepresentation; Arney falsely represented in the MLS Data Sheet that the home has 3,871 square feet and Arney falsely represented in a flyer that the home has over 3,800 square feet; Violated Neb. Rev. Stat. § 81-885.24(29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson; for violating Neb. Rev. Stat. § 81-885.24(2) and (22), and for inaccurately measuring the square footage of the home.	2011-022 – Steve and Cathy Sickler vs. Joan Elizabeth Fink-Arney	May 17, 2012	Stipulation and Consent Order. License censured; Plus a civil fine of \$500.00 to be paid by June 16, 2012; plus complete three (3) hours of additional continuing education in the area of "Disclosures" by September 14, 2012.

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<p>Violated Title 299 Chapter 2 Section 003 Advertising shall include all forms of identification, representation, promotion, and solicitation disseminated in any manner and by any means of communication to the public for any purpose related to licensed real estate activity. All advertising shall be under the direct supervision of the broker, and in the name the broker is conducting business as recorded with the Commission. Advertising which is contrary to Sections 003 to 006 of these regulations shall constitute misleading or inaccurate advertising under Section 81-885.24(2) of the Nebraska Real Estate License Act; Neb. Rev. Stat. § 81-885.24 (2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted; Neb. Rev. Stat. § 81-885.24 (26) Violating any rule or regulation adopted and promulgated by the Commission; and Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson. Helmuth conducted real estate business in Nebraska from April 16, 2011 through September 11, 2012, under an inactive Limited Liability Company, and he improperly advertised Nebraska real estate for sale under the name of the inactive Limited Liability Company which constitutes misleading or inaccurate advertising.</p>	<p>2012-024 – Commission vs. Michael Nathan Helmuth</p>	<p>November 15, 2012</p>	<p>Stipulation and Consent Order. License censured; plus pay a civil fine of \$1,000.00, by December 14, 2012.</p>
<p>Violated Neb. Rev. Stat. § 81-885.24 (2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, Terms, values, policies, or services of the business conducted; for improperly using the Realtor logo and specific disclaimers in her Purchase Agreement indicating that she was a member of the Nebraska Realtors Association and governed by its Code of Ethics and Rules and Regulations; Violated Neb. Rev. Stat. § 81-885.24 (22) making any substantial misrepresentation; for improperly using the Realtor logo and specific disclaimers in her Purchase Agreement indicating</p>	<p>2012-025 – Ronald Rohde vs. Patricia Ann Lunz</p>	<p>March 21, 2013</p>	<p>Stipulation and Consent Order entered March 21, 2013. License censured; plus a civil fine of \$200.00 to be paid by April 20, 2013.</p>

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that she was a member of the Nebraska Realtors Association and governed by its Code of Ethics and Rules and Regulations; Violated Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson; for violating Neb. Rev. Stat. § 81-885.24 (2) and (22).	2012-025 – Ronald Rohde vs. Patricia Ann Lunz		
Violated Neb. Rev. Stat. § 81-885.24(2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted; by advertising the property for sale after the expiration date of the listing contract with the sellers. Neb. Rev. Stat. § 81-885.24(12) Offering real estate for sale or lease without the knowledge and consent of the owner or his or her authorized agent or on terms other than those authorized by the owner or his or her authorized agent; for failing to have sellers' spouses sign the listing contract. Neb. Rev. Stat. § 81-885.24(22) Making any substantial misrepresentations; for telling a Buyer's Agent that the property was sold when it was not. Violated Neb. Rev. Stat. § 81-885.24(29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson; for violating Neb. Rev. Stat. § 81-885.24(2)(12) and (22).	2013-028 – Joyce Krings vs. Michael Joseph Korth	January 22, 2014	Stipulation and Consent Order entered January 22, 2014. License censured; plus a civil fine of \$1,000.00 to be paid by February 21, 2014; plus complete an additional three (3) hours of continuing education each in the areas of Ethics and License Law by May 22, 2014.
Violated Neb. Rev. Stat. § 81-885.24(2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted when Rothlisberger posted a blind online advertisement for a property when he did not have a listing agreement with the owner of the property; violated Neb. Rev. Stat. § 81-885.24(12) Offering real estate for sale or lease without the knowledge and consent of the owner or his or her authorized agent or on terms other than those authorized by the owner or his or her authorized agent, by posting an online advertisement for a property he did not have a listing	2015-004 – Jeri Schlickbernd vs. Jeff Rothlisberger	January 21, 2016	Hearing held January 21, 2016. License suspended for twenty four (24) months with the entire period stayed and served on probation. Probation commenced on March 2, 2016 and continues through March 2, 2018; plus pay a civil fine of \$1,500.00 due March 2, 2016, plus pay hearing cost in the amount of \$160.00 by March 2, 2016; plus complete an additional six (6) hours of continuing education with three (3) hours each in the areas of Agency and License Law by July

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agreement for; violated Neb. Rev. Stat. § 76-2422(2) Before engaging in any of the activities enumerated in subdivision (2) of section 81-885.01, a designated broker intending to establish a single agency relationship with a seller or landlord shall enter into a written agency agreement with the party to be represented; violated Neb. Rev. Stat. § 81-885.24(16) Violating any provision of sections 76-2401 to 76-2430; violated Neb. Rev. Stat. § 81-885.24(29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson, whether of the same or of a different character as otherwise specified in this section, by his actions detailed above.	2015-004 – Jeri Schlickbernd vs. Jeff Rothlisberger		1, 2016.
Redfield violated Neb. Rev. Stat. § 81-885.24(2) Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted, when he used, or allowed to be used, the name Focal Realty when no such entity or trade name existed and when such name was not registered with the Nebraska Real Estate Commission; violated 299 NAC 2-003 Advertising shall include all forms of identification, representation, promotion, and solicitation disseminated in any manner and by any means of communication to the public for any purpose related to licensed real estate activity. All advertising shall be under the direct supervision of the broker, and prominently display the name the broker is conducting business as recorded with the Commission in a way that is conspicuous, discernible, and easily identifiable by the public. Advertising which is contrary to Sections 003 to 006 of these regulations shall constitute misleading or inaccurate advertising under Section 81-885.24(2) of the Nebraska Real Estate License Act, when he engaged in and or allowed Mr. Littler to engage in advertising that was not under his direct supervision, when he did not prominently display and/or Mr. Littler did not prominently display the name of the broker as recorded with the Commission in a way that was conspicuous, discernible, and easily identifiable by the public, when he engaged in	2018-022 - Commission vs. Christopher Joseph Redfield & Brian Tyler Littler	May 3, 2019	Stipulation and Consent Order entered May 3, 2019. License Censured; plus pay a civil fine of \$2,000.00 due June 2, 2019; plus complete three (3) hours of additional continuing education in the area of License Law by November 3, 2019; plus he will be required to testify in this matter on the behalf of the Nebraska Real Estate Commission without the requirement of a subpoena should a hearing be held.

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<p>and/or allowed Mr. littler to engage in advertising that was not in his or her name as recorded with the Commission and included the word(s) "Broker" or "Real Estate Broker," and when he engaged in and/or allowed Mr. Littler to engage in advertising in the name of a trade name that was not registered with the Nebraska Secretary of State and/or recorded with the Commission; violated Neb. Rev. Stat. § 81-885.24(26) Violating any rule or regulation adopted and promulgated by the commission in the interest of the public and consistent with the Nebraska Real Estate License Act when he violated 299 NAC 2-003; violated Neb. Rev. Stat. § 81-885.24(29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson, whether of the same or of a different character as otherwise specified in this section, when he failed to supervise Mr. Littler for the events, actions and inactions described in Case 2018-022.</p>	<p>2018-022 - Commission vs. Christopher Joseph Redfield & Brian Tyler Littler</p>		
<p>Littler violated Neb. Rev. Stat. § 81-885.24(2) - Intentionally using advertising which is misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted, when Littler used, or allowed to be used the Name Focal Realty when no such entity or trade name existed, and was not registered with the Nebraska Real Estate Commission.; Littler violated 299 NAC 2-003 - Advertising shall include all forms of identification, representation, promotion, and solicitation disseminated in any manner and by any means of communication to the public for any purpose related to licensed real estate activity. All advertising shall be under the direct supervision of the broker, and prominently display the name the broker is conducting business as recorded with the Commission in a way that is conspicuous, discernible, and easily identifiable by the public. Advertising which is contrary to Sections 003 to</p>	<p>2018-022 - Commission vs. Christopher Joseph Redfield & Brian Tyler Littler</p>	<p>April 21, 2020</p>	<p>Stipulation and Consent Order entered April 21, 2020. License censured; plus take an additional three (3) hours of continuing education in the area of License Law due October 21, 2020; plus pay a civil fine of \$2,000.00 by May 21, 2020.</p>

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006 of these regulations shall constitute misleading or inaccurate advertising under Section 81-885.24(2) of the Nebraska Real Estate License Act, when Littler engaged in advertising that was not under his direct supervision of his broker, when Littler did not prominently display the name of the broker as recorded with the Commission in a way that was conspicuous, discernible, and easily identifiable by the public, when Littler engaged in advertising that was not in his name as recorded with the Commission and included the word(s) "Broker" or "Real Estate Broker," and when Littler engaged in advertising in the name of a trade name that was not registered with the Nebraska Secretary of State and/or recorded with the Commission; Littler violated Neb. Rev. Stat. § 1-885.24(26) - Violating any rule or regulation adopted and promulgated by the commission in the interest of the public and consistent with the Nebraska Real Estate License Act when Littler's advertising failed to prominently display the brokerage name violated 299 NAC 2-003; Littler violated Neb. Rev. Stat. § 81-885.24(29) - Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson, whether of the same or of a different character as otherwise specified in this section, when Littler engaged in the actions and omissions described in this Stipulation and Consent.	2018-022 - Commission vs. Christopher Joseph Redfield & Brian Tyler Littler		

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