

SECTION 81-885.24(25) - FILING DOCUMENT CREATING A LIEN

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
Section 81-885.24(25) by filing a document purporting to be a lien for the purpose of casting a cloud on Title, and 81-885.24(20), by failing to deliver a completed copy of a Purchase Agreement to the buyer and seller.	87-013 - Commission vs. Mildred Wallace	May 5, 1987	Broker's license suspended for 15 days.
Section 81-885.24(19) by failing to leave a copy of the addendum to the listing agreement; 81-885.24(12) by offering real estate for sale on terms other than authorized by the owner or authorized agent; 81-885.24(25) by filing a document or instrument purporting to create a lien based on a listing contract for the purpose of casting a cloud upon the Title to real estate when no valid claim exists; and 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a Salesperson.	95-043 - Commission vs. Robert W. Tallichet	March 1, 1996	License suspended for three (3) months, with the suspension being served from March 1 through March 15, 1996 and the remainder served on probation; plus additional 12 hours of continuing education.
Section 81-885.24(25) by filing a listing contract or any document or instrument purporting to create a lien based on a listing contract for the purpose of casting a cloud upon the titled real estate when no valid claim under the listing contract existed. Specifically, Respondent filed her Mechanic's Lien against one of the buyer's town homes in order to recover a commission; 81-885.24(29) by demonstrating negligence, incompetence, or unworthiness to act as a salesperson.	2004-032 - Jerome M. Meyer vs. Bonnie Lou Nemecek, Broker.	October 18, 2004	Stipulation & Consent Order. License suspended for two (2) years from October 18, 2004, through October 17, 2006, with the entire period stayed and served on probation; 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 contracts, and three (3) hours in the area of ethics, to be completed by February 14, 2005.
Ross violated Neb. Rev. Stat. § 81-885.24(25) - Filing a listing contract or any document or instrument purporting to create a lien based on a listing contract for the purpose of casting a cloud upon the title to real estate when no valid claim under the listing contract exists, when Ross filed a lien against a property in an effort to assure he would secure a commission payment for the sale of the same property; Ross 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	2020-012 – Commission vs. Farrell F. Ross	April 21, 2020	Stipulation and Consent Order entered April 21, 2020. License was placed on probation for a period of two (2) years. Probation begins May 21, 2020 and continues thru May 21, 2022; plus complete an additional nine (9) hours of continuing education with three (3) hours each in the areas of Agency, Contracts & Ethics by July 20, 2020; plus pay a civil fine of \$2,500.00 due May 21, 2020.

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section, when Ross filed a lien against a property in an effort to assure he would secure a commission payment for the sale of the same property.	2020-012 – Commission vs. Farrell F. Ross		
