



New Mexico Regulation and Licensing Department
BOARDS AND COMMISSIONS DIVISION
New Mexico Real Estate Commission
5500 San Antonio Dr. Suite A • Albuquerque, New Mexico 87109
www.rld.state.nm.us

June 19, 2019

Michelle Lujan Grisham
GOVERNOR

Marguerite Salazar
SUPERINTENDENT

Claudia Armijo
DEPUTY
SUPERINTENDENT

Daniel Rubin
GENERAL COUNSEL

Priscilla Garcia
DIVISION DIRECTOR

Wayne W. Ciddio
DEPUTY DIRECTOR
&
EXECUTIVE SECRETARY

Ron Akin
Sunridge Management Group
1603 Lyndon B. Johnson Freeway Suite 350
Dallas, Texas 75234

Re: NMREC Case No. 18-07-06-072

Dear Mr. Akin:

As you have been notified previously, Eduardo Valencia filed a complaint against you alleging that you violated the Real Estate License Law and the Real Estate Commission Rules in the course of managing property known as Lovington Trails Apartments, LLC, in Lovington, New Mexico, along with other properties in the state of New Mexico.

The Commission investigative staff presented its report of investigation of this complaint to the Real Estate Commission. Based on the report, the Commission believes there is evidence to indicate that you violated Section 61-29-1; Section 61-29-10.2 A & B; 61-29-12 A (10); 61-29-17.2 of the Real Estate License Law, and Part 12 16.61.12.8; Part 23 16.61.23.8 (A) (B) (D) (E); 16.61.23.9 (B); Part 24 16.61.24.11 (A); Part 29 16.61.29.8 (A) and Part 32 16.61.32.8 (A) of the Commission Rules.

These violations occurred when you managed property for others within New Mexico without a real estate broker's license issued by the commission. A person who engages in the business or acts in the capacity of an associate broker or a qualifying broker in New Mexico with or without a New Mexico real estate broker's license, has thereby submitted to the jurisdiction of the state and to the administrative jurisdiction of the commission and is subject to all penalties and remedies available for a violation of any provision of Chapter 61, Article 29 NMSA 1978.

Additionally, a person who engages in real estate brokerage activity in New Mexico without a broker's license is guilty of a fourth degree felony and is subject to a \$1,000 fine per violation or, if the Commission can so determine, the total amount of commissions earned from the unlicensed activity.

In the interest of avoiding the time and expense involved in a formal disciplinary hearing, the Commission has authorized me to offer you a \$10,000 fine.

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

You have thirty (30) days to accept this offer by signing and returning the enclosed Acceptance of Commission Offer and Waiver of Hearing to Germelyn Vivar, Administrative Secretary, New Mexico Real Estate Commission, 5500 San Antonio Dr. NE, Albuquerque, New Mexico 87109.

If you do not accept the offer, this matter will be referred to the Attorney General's Office for the issuance of an NCA. If an NCA were to be issued, you would be required to request a hearing before a Commission-appointed hearing officer. If after the hearing you were determined to have violated the license law or the Commission Rules, you could be subject to fines and penalties as determined by the Commission.

If you have any questions about the terms of this offer, please contact Chief Investigator Lyn Carter at (505) 222-9881.

Sincerely,


Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission

cc: Luis Carrasco, Esq.
Rodey, Dickason, Sloan, Akin & Robb, P.A.
119 East Marcy Street, Suite 200
Santa Fe, NM 87501

cc: Eduardo Valencia
11860 Vista Del Sol, Suite 100
El Paso, TX 79928

Acceptance of Commission Offer and Waiver of Hearing

I hereby accept the terms of the offer specified in the Real Estate Commission's letter of June 19, 2019 related to NMREC Case No. 18-07-06-072. In so doing, I am not admitting guilt but acknowledging that the alleged conduct in this matter may justify the Commission's finding of violations under the Real Estate Brokers and Salesmen Act or the rules promulgated by the Commission under that Act if this matter went to hearing. By accepting this offer, I am also waiving my rights to a hearing under the Uniform Licensing Act.

Ron Akin

Signature

Date