



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

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DEPUTY DIRECTOR
&
EXECUTIVE SECRETARY

July 26, 2019

Linda H. Wilson
14326 Marquette Drive NE
Albuquerque, New Mexico 87123

Re: NMREC Case No. 16-05-11-033

Dear Ms. Wilson:

The New Mexico Real Estate Commission has approved a settlement agreement in the above-referenced case.

The agreement provides that you pay a \$2,000 fine, complete for no continuing education credit the eight (8) hour Understanding and Using RANM Forms course, and receive a letter of reprimand.

Commission records show that you paid the fine on June 28, 2019. A certificate of course completion of the required course is due in the Commission office by close of business on Monday, November 25, 2019. The certificate should be mailed to the Commission office at 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109, Attn: Germelyn Vivar, Administrative Secretary.

In keeping with the final term of the settlement agreement, you are hereby reprimanded for violating Sections 61-29-10.1 (D); 61-29-10.2 (B) and 61-29-12 A (1), (2), (10) and (11) of the Real Estate License Law and Parts 16.61.17.9 (D) and (J); 16.61.19.8 (A), (C), (D)(2); 16.61.33.8 and 16.61.33.9 of the Commission Rules.

These violations occurred when you failed to make clear to your customers who you were representing in the subject transaction; when you failed to ensure that the seller of the property had title to the property; when you failed to execute a written listing agreement, a compensation agreement, or a "right to sell" agreement; when you failed to execute a dual representation agreement with the buyer and seller authorizing you to represent both parties to the transaction; when you failed to ensure that the purchase agreement was completely and accurately filled out; when you failed to ensure that the closing statement addressed who was to pay the various fees related the closing; when you failed to ensure that a title commitment was ordered, and when you failed to ensure that a septic system evaluation was performed. In addition, you failed to deliver in a timely manner to

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

your qualifying broker all records required to be maintained by the qualifying broker.

Cumulatively, these violations constitute a serious breach of broker duties and demonstrate bad faith, incompetency, untrustworthiness, and negligence on your part.

This letter of reprimand will become part of our licensing file and is a matter of public record. It will be published in the Disciplinary Actions section of the Commission web site.

Finally, you are directed to correct the brokerage practices that led to the complaint and subsequent disciplinary action.

Sincerely,



Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission

cc: Timothy D. Steider
Steider & Associates, PC
10600 Menaul Boulevard NE
Albuquerque, New Mexico 87112