

BEFORE THE STATE OF NEW MEXICO
REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF:

LORETTA QUINTANA
License No. L 177-R,

Case No. 15, 07-08-31

Respondent.

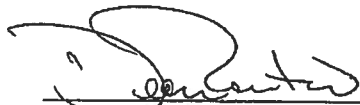
DEFAULT ORDER

This matter having come before the New Mexico Real Estate Appraisers Board on August 9, 2011 with a quorum present and a majority voting in the affirmative the Board finds as follows:

1. A notice of Contemplated Action (NCA) was served upon Respondent in accordance with the Uniform Licensing Act (ULA), Section 61-1-1 to 61-1-33 NMSA 1978.
2. Following a hearing on the allegations within the NCA, the Board issued a final Decision and Order on July 15, 2010.
3. The Decision and Order was served upon Respondent in accordance with the Uniform Licensing Act (ULA), Section 61-1-1 to 61-1-33 NMSA 1978.
4. Pursuant to the directives within the Decision and Order, Respondent was required, within one year of the Order, to successfully complete a fifteen (15) hours USPAP course.
5. Respondent has failed to comply with the requirements of the aforementioned Decision and Order.
6. As such, the Board unanimously voted in open session to revoke the license of the Respondent.

IT IS THEREFORE ORDERED.

1.13.12
Date



Dean Zantow, Chairman
New Mexico Real Estate Appraisers Board

CERTIFIED MAIL NO. 7010 0780 0002 2095 4554
RETURN RECEIPT REQUESTED

**BEFORE THE REAL ESTATE APPRAISERS BOARD
FOR THE STATE OF NEW MEXICO**

In the Matter of:

LORETTA QUINTANA,

License Number: 177-R,

Respondent.

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Case No. 15, 07-08-31

NOTICE OF CONTEMPLATED ACTION

1. Respondent, Loretta Quintana, is licensed under the Real Estate Appraisers Act, NMSA 1978, Section 61-30-1 *et seq.*, and, as such, is subject to the jurisdiction of the New Mexico Real Estate Appraisers Board (hereafter "Board").

2. The Board has sufficient evidence, which if not rebutted or explained, will justify the Board in suspending or revoking or taking other action against Respondent's license pursuant to NMSA 1978, Section 61-30-15, imposing costs and a fine pursuant to Section 61-1-3(L) and 61-1-4(G), NMSA 1978, and ordering a refund to the consumer pursuant to Section 61-1-3(N).

3. The general nature of the evidence is contained in the Complaint, dated October 23, 2007 that has been previously provided to the Respondent and the appraisal prepared by the Respondent dated July 2, 2007. By way of summary only, the Respondent's appraisal was not timely provided, contained numerous errors including an incorrect address, no parcel identification, no tax data, no map reference, neighborhood price and age range is inaccurate, indicated zoning is inaccurate, cost approach is incomplete or inaccurate and differing remaining economic lives are inconsistently stated.

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4. The services performed by Respondent in connection with the subject appraisal violated Section 61-30-15 B (1) (2) and (3) NMSA; and in violation of the Competency Rule (1), (2) and (3), Ethics Rule on competency and Standards Rules, Standard 1-1 (b) and (c), 1-2 (e), (i) and (g), 1-4 (b), 2-1 (a), (b) and (c) and 2-2 (b) (iii), (viii) and (x) of the Uniform Standards of Professional Appraisal Practice.

5. **Unless the Respondent, within twenty (20) days after service of this Notice of Contemplated Action, deposits in the mail a certified return receipt requested letter, addressed to the Board at the address below and containing a request for hearing, the Board will take the contemplated action.**

6. The formal hearing, if requested, will be conducted pursuant to the New Mexico Uniform Licensing Act, NMSA 1978, Sections 61-1-1 et seq .

Pursuant to Section 61-1-8, the Respondent/Licensee is specifically advised as follows:

A. A person entitled to be heard under the Uniform Licensing Act [61-1-1 to 61-1-31 NMSA 1978] shall have the right to be represented by counsel or by a licensed member of his own profession or occupation, or both; to present all relevant evidence by means of witnesses and books, papers, documents and other evidence; to examine all opposing witnesses who appear on any matter relevant to the issues; and to have subpoenas and subpoenas duces tecum issued as of right prior to commencement of the hearing to compel discovery and the attendance of witnesses and the production of relevant books, papers, documents and other evidence upon making written request therefor to the board or hearing officer. The issuance of such subpoenas after the commencement of the hearing rests in the discretion of the board or the hearing officer. All notice issued pursuant to Section 61-1-4 NMSA 1978 shall contain a statement of these rights.

B. Upon written request to another party, any party is entitled to:


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- (1) obtain the names and addresses of witnesses who will or may be called by the other party to testify at the hearing; and
- (2) inspect and copy any documents or items which the other party will or may introduce in evidence at the hearing.

The party to whom such a request is made shall comply with it within ten days after the mailing or delivery of the request. No request shall be made less than fifteen days before the hearing.

C. Any party may take depositions after service of notice in accordance with the Rules of Civil Procedure for the District Courts. Depositions may be used as in proceedings governed by those rules.

THE STATE OF NEW MEXICO
REAL ESTATE APPRAISERS BOARD


Chair
Real Estate Appraisers Board
P.O. Box 25101
Santa Fe, New Mexico 87504

9-17-08
Date

Approved as to form:

S/Eric Miller
Eric Miller
Administrative Prosecutor
P.O. Drawer 1508
Santa Fe, NM 87504-1508
505 827-6777

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CERTIFICATE OF SERVICE BY CERTIFIED MAIL

Return Receipt Request No: 7008 05000801 4436 3531

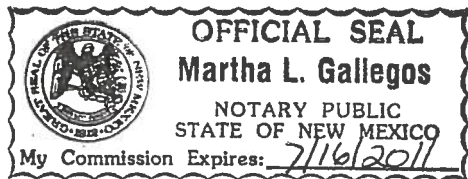
I, Deloisa Trujillo, do hereby certify that I mailed a true and correct copy of the above provided Notice of Contemplated Action in Case No. 15, 07-08-31 before the State of New Mexico Real Estate Appraisers Board to the Respondent/Licensee at his/her last know address of record, as shown by the records of the Real Estate Appraisers Board this 22nd day of September, 2009.

Deloisa Trujillo
Print the Name of Individual Certifying Service

Compliance Liaison
Title/Organization

Deloisa Trujillo
Signature

I Martha L. Gallegos, hereby certify that Deloisa Trujillo signed before me this 22nd Day of September 2009.



Martha L. Gallegos

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