



New Mexico Regulation and Licensing Department
BOARDS AND COMMISSIONS DIVISION
NEW MEXICO REAL ESTATE COMMISSION
5500 San Antonio Dr. NE Suite B • Albuquerque, New Mexico 87109
Office (505) 222-9820 • Fax (505) 222-9886

December 15, 2016

Susana Martinez
GOVERNOR

Robert "Mike" Unthank
SUPERINTENDENT

Alex Sanchez
DEPUTY
SUPERINTENDENT

Claudia Armijo
DEPUTY GENERAL
COUNSEL

Enrique C Knell
DIRECTOR

Phyllis Tapia
26 Chavez Rd.
Belen, New Mexico 87002

Re: NMREC Case No. 15-08-10-078

Dear Ms. Tapia:

On October 27, 2016 you accepted the Real Estate Commission's settlement offer in the above-referenced matter.

The offer provides that you pay a \$1,000 fine, complete for no continuing education credit the new four-hour Commission-approved Core Course, and receive a letter of reprimand. The fine is due in the Commission office by close of business on March 1, 2017. The fine is payable by cashier's check to the New Mexico Real Estate Commission. The certificate of course completion is due in the Commission office by close of business on April 1, 2017.

In keeping with the final term of the offer, you are hereby reprimanded for violating Sections 61-29-10 (B) and 61-29-12 A (11) of the Real Estate License Law and Parts 19 16.61.19.8 (A) and (D) of the Commission Rules.

These violations occurred because the inspection for the home warranty was done after the deadline stated in the purchase agreement had passed with no provision for an extension of time for the inspection period. Consequently, the results of the Home Warranty Inspection were not addressed in the Objections, Resolutions, and Waivers form.

This matter came to the Commission's attention when Mr. and Mrs. Richard Carrig filed a complaint against you alleging that you violated the Real Estate License Law and the Real Estate Commission Rules in the course of brokering the property at 129 Carey Rd., Corrales, New Mexico.

This letter of reprimand will become a part of your licensing file and is a matter of public record. It will be reported in the Disciplinary Actions section of the Commission web site and to the Disciplinary Data Bank of the Association of Real Estate License Law Officials (ARELLO).

You are directed, if you have not already done so, to correct the brokerage practices that led to this disciplinary action.

Alcohol and Gaming Division
(505) 476-4875

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(505) 476-4600

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(505) 476-4700

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(505) 476-4885

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(505) 476-4770

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

If you have any questions, please contact Chief Investigator Lyn Carter at (505) 222-9881.

Sincerely,



Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission

cc: Ms. Susan M. Hapka
Sutin, Thayer & Brown, P.C.
P. O. Box 1945
Albuquerque, NM 87103-1945