

NEBRASKA REAL ESTATE COMMISSION

October 15, 2025

Telegraph Lofts East Center

4th Floor Conference Room

Lincoln, NE

Opening

Chairperson Evnen convened a meeting of the Nebraska Real Estate Commission at 9:00 a.m. on October 13, 2025, in the 4th Floor Conference Room of the Telegraph Lofts East Center, located at 200 South 21st St in Lincoln, Nebraska. All of the members of the Real Estate Commission were present. Also present were Director Joseph D. Gehrki, Deputy Director Monica Rut, Deputy Director for Education Melissa Belcastro, and Deputy Director for Enforcement William Boucher. Stephen D. Mossman, Special Assistant Attorney General and Counsel to the Commission, was present for the Rankins Hearing.

Notice of Meeting (Adopt Agenda)

Director Gehrki presented a public notice thereof relating to this meeting, which is attached to and made a part of these minutes. Chairperson Evnen reported that all Commissioners had been notified of the meeting simultaneously, by mail and e-mail, and that a proposed tentative agenda accompanied the notification.

Chairperson Evnen pointed out to those in attendance that a public copy of the materials being used during the meeting were available on the counsel table in the meeting room; that a copy of the Open Meetings Act was posted on the easel located in the southeast corner of the meeting room by the south entrance; and that the procedures followed were in accordance with the Open Meetings Act. Chairperson Evnen asked that guests sign the guest list.

Director Gehrki noted that no agenda items had been added since the tentative agenda was mailed to the Commissioners.

After review of the final agenda, a motion was made by Dohse and seconded by Burleigh to adopt the final agenda as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Minutes of September 18, 2025

The minutes of the Commission meeting held on September 18, 2025, were considered.

After review, a motion was made by Dohse and seconded by Peter to approve the minutes as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Public Comment

Chairperson Evnen asked the members of the audience if anyone wished to come forward to provide public comment on Commission related business. No audience member indicated a desire to come forward.

Receipts and Expenditures Report for September

Director Gehrki presented the Receipts and Expenditures Report for September. A copy of said report is attached to and made a part of these minutes. Director Gehrki noted that an explanation page was included on the report.

The cash fund balance as of September 30, 2025, was \$848,721.98 which compared to a cash fund balance of \$1,265,517.29 on September 30, 2024.

After discussion, a motion was made by Dohse and seconded by Vojchegoske to file the September Receipts and Expenditures Report for audit. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Specialized Registrations

There were no specialized registrations to be presented at the meeting.

Nonresident Licenses and Resident Licenses Issued to Persons Holding Licenses in Other Jurisdictions Report

Deputy Director Rut presented for ratification the Nonresident Licenses and Resident Licenses Issued to Persons Holding Licenses in Other Jurisdictions Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Dohse and seconded by Burleigh to ratify issuance of the licenses as set forth in the report. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

License Statistic Report for September

Deputy Director Rut presented the License Statistic Report for the month of September, a copy of which is attached to and made a part of these minutes.

No action was necessary on this report.

Examination Report - September

Deputy Director Belcastro presented for ratification the September Examination Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Dohse and seconded by Peter to ratify the September Examination Report for the purpose of issuing licenses. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Examination Passing Roster

Deputy Director Belcastro presented the Examination Passing Roster, a copy of which is attached to and made a part of these minutes.

No action was necessary on this report.

Pearson VUE Third Quarter School Reports

Deputy Director Belcastro presented the Pearson VUE Third Quarter School Reports for comparison for the period of July 1, 2025 through September 30, 2025, copies of which are attached to and made a part of these minutes.

No action was necessary on this report.

Nebraska Salesperson State Exam Performance Summary

Deputy Director Belcastro presented the Nebraska Salesperson State Exam Performance Summary, copies of which are attached to and made a part of these minutes.

No action was necessary on this report.

Real Estate Education Matters

Pre-License Education Course Approval

Deputy Director Belcastro presented for ratification the Pre-License Education Course Approval Report, a copy of which is attached to and made a part of these minutes.

Pre-License Education Instructor Approval

Deputy Director Belcastro presented for ratification the Pre-License Education Instructor Approval Report, a copy of which is attached to and made a part of these minutes.

Continuing Education Activity Approval

Deputy Director Belcastro presented for ratification the Continuing Education Activity Approval Report, a copy of which is attached to and made a part of these minutes.

Continuing Education Activity Significant Change

Deputy Director Belcastro presented for ratification the Continuing Education Activity Significant Change Report, a copy of which is attached to and made a part of these minutes.

Continuing Education Instructor Approval

Deputy Director Belcastro presented for ratification the Continuing Education Instructor Approval Report, a copy of which is attached to and made a part of these minutes.

Commission-Approved Training Activity Recognition

Deputy Director Belcastro presented a Commission-Approved Training Recognition Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Burleigh and seconded by Vojchegoske to ratify the six reports. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Minutes from Education Advisory Group Meeting – October 6, 2025

Deputy Director Belcastro presented the Minutes from the Education Advisory Group Meeting held on October 6, 2025, a copy of which is attached to and made a part of these minutes.

Deputy Director Belcastro explained some of the education issues discussed during the meeting. There was also discussion regarding the nondisclosure issues with applicants.

No action was necessary on this report.

Pending Sworn Complaints and Investigative Matters

Deputy Director Boucher presented a summary report of the pending complaints, which included a list of licensees presently under disciplinary action or on appeal. A copy of said report is attached to and made a part of these minutes.

No action was necessary on this report.

The following sworn complaints and investigative matters were presented to the Commission:

Item A Investigative Matter

Deputy Director Boucher presented an investigative report to the Commission.

After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Muraskin that the Commission file a complaint on its own motion and set it for hearing on the violations alleged in the report. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item B Complaint 2025-001

Deputy Director Boucher presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Peter that to file an amended complaint in order to ensure the facts and issues involved as identified in the investigation are adequately set forth and set the matter for hearing. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item C Complaint 2025-003 - Mo Khamouna V. Raelyn Maxwell & Shelly Schurr

Deputy Director Boucher presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Muraskin that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item D Complaint 2025-004 - Brittany McVicar, Trustee Of The Steven C Sill Trust U/A Oct 20, 2023 V Angela Christine Kuester

Deputy Director Boucher presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Peter that the complaint be dismissed without prejudice and a letter admonishment sent to the Respondent. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item E Complaint 2025-006 - William Sheel & Wyona A. Warren v. Ben Pearson

Deputy Director Boucher presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Vojchegoske that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item F Complaint 2025-012- Gayle Mann v. Kevin Schaben Red Key Real Estate Omaha

Deputy Director Boucher presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Burleigh that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Presentation of Stipulation and Consent Orders

**Complaint 2021-011,
James D. Hertel vs. Larry Dean Flamme**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2021-011, James D. Hertel vs. Larry Dean Flamme. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Dohse and seconded by Peter to enter into the Order as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

**Complaint 2021-011
James D. Hertel vs. James Marlin Brabec**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2021-011, James D. Hertel vs. James Marlin Brabec. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Burleigh and seconded by Dohse to enter into the Order as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

**Complaint 2023-023,
Alex Brandt vs. Scott Anderson**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2023-023, Alex Brandt vs. Scott Anderson. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Dohse and seconded by Burleigh to enter into the Order as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

**Complaint 2023-023,
Alex Brandt vs. Henry Kammandel**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2023-023, Alex Brandt vs. Henry Kammandel. A copy of said Order is attached to and made a part of these minutes.

A motion was made by Dohse and seconded by Vojchegoske to decline the proposed Stipulation and Consent Order and that the complaint be dismissed without prejudice against Henry Kammandel. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

**Complaint 2023-023,
Alex Brandt vs. Lavinia Harris**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2023-023, Alex Brandt vs. Lavinia Harris. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Burleigh and seconded by Peter to enter into the Order as presented. Motion failed with Burleigh, Dohse, and Peter voting aye, and with Geiser, Muraskin, Vojchegoske and Evnen voting nay.

A motion was made by Dohse and seconded by Vojchegoske to decline the proposed Stipulation and Consent Order and that the complaint be dismissed without prejudice against Lavinia Harris. Motion carried with Burleigh, Dohse, Geiser, Muraskin, and Vojchegoske voting aye, and with Peter, and Evnen voting nay.

Disciplinary Hearings

Complaint 2024-039 Kenika Jennings v. Torge Rankins

A Hearing was held on October 16, 2025, at 10:38 a.m., in the matter of Complaint 2024-039, Kenika Jennings v. Torge Rankins. Stephen Mossman, Special Assistant Attorney General and Counsel to the Commission, appeared for the Complainant. Respondent Torge Rankins was not present and not represented by Counsel.

Commissioner Vojchegoske recused himself from participating in this matter, thereby nullifying any potential conflict of interest.

After Opening Statements, Counsel Mossman offered twenty-five Exhibits, all which were received by Chairperson Evnen. Counsel Mossman called William Boucher and Raymond Daugherty as witnesses.

At 11:35 a.m., Chairperson Evnen declared a brief recess, and reconvened the Hearing at 11:41 a.m.

At 11:52 a.m., Chairperson Evnen declared a brief recess, and reconvened the Hearing at 12:30 p.m.

After closing arguments had been presented, Chairperson Evnen declared the Hearing concluded and gathered the original exhibits.

The Commission deliberated on the matters adduced at hearing.

At 12:57 p.m., a motion was made by Burleigh and seconded by Dohse to go into closed session to deliberate matters regarding this complaint. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

At 1:17 p.m., a motion was made by Burleigh and seconded by Dohse to reconvene in open session after discussing litigation enforcement. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

A motion was made by Peter and seconded by Burleigh in Complaint 2024-039, that Torge Rankins violated Neb. Rev. Stat. 81-885.24 and 81-885.24(29). Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Chairperson Evnen opened the past disciplinary action envelope. It showed no prior disciplinary action against the Respondent.

The Commissioners then discussed the penalty to be assessed.

A motion was made by Peter and seconded by Dohse in Complaint 2024-039, that Torge Rankin's real estate license be revoked. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Chairperson Evnen directed Counsel Mossman to prepare the Order.

Chairperson Evnen indicated that as a part of the Order in this matter, the Respondent is required, under Nebraska Revised Statutes Section 84-914(1) and Title 305 Nebraska Administrative Code, Chapter 4-007.05, to pay the costs of the appearance fee by the court reporter, and any and all witness fees, including mileage and the cost of serving any witness. The Respondent will be billed by the Commission Office, or the amount may be specified in the Order, and will have thirty days from receipt of the costs to totally reimburse the Commission.

Chairperson Evnen announced that all exhibits related to this hearing would be retained in the Commission office.

The Hearing was adjourned at 1:21 p.m.

Informal Special Appearances

Catessa Barnum, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Ms. Barnum's special appearance; a letter of explanation from Ms. Barnum; character reference letters for Ms. Barnum; Ms. Barnum's salesperson application form; trial court cases from the State of Nebraska on Ms. Barnum's cases; and Ms. Barnum's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Ms. Barnum was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Barnum explained the situations regarding her criminal history.

A motion was made by Dohse and seconded by Peter that Ms. Barnum not be allowed to sit for the salesperson examination at this time. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Shane Gilmore, Salesperson Applicant

Director Gehrki presented an exhibit which included: correspondence regarding this special appearance; Mr. Gilmore's criminal history report; a letter of explanation from Mr. Gilmore; character reference letters for Mr. Gilmore; an email and Order of Court terminating probation for Mr. Gilmore; Mr. Gilmore's salesperson application form; and information regarding Mr. Gilmore's previous special appearance on August 14, 2025. A copy of said exhibit is attached to and made a part of these minutes. Mr. Gilmore was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Gilmore explained the situations regarding his criminal history.

After discussion, a motion was made by Muraskin and seconded by Vojchegoske to allow Mr. Gilmore to sit for the salesperson examination after making proper application and to have a license issued upon passing. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Melvia Lynn Gossett, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Ms. Gossett's special appearance; a letter of explanation from Ms. Gossett; character reference letters for Ms. Gossett; Ms. Gossett's 2025, 2021, 2020 and 2018 salesperson application forms; trial court cases from the State of Nebraska on Ms. Gossett's cases; and Ms. Gossett's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Ms. Gossett was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Gossett explained the situations regarding her criminal history.

A motion was made by Dohse and seconded by Peter that Ms. Gossett not be allowed to sit for the salesperson examination at this time. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Paul Pitiya Kose, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Mr. Kose's special appearance; a letter of explanation from Mr. Kose; character reference letters for Mr. Kose; Mr. Kose's salesperson application form; trial court cases from the State of Nebraska on Mr. Kose's cases; and Mr. Kose's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Kose's was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Kose explained the situations regarding his criminal history.

A motion was made by Dohse and seconded by Peter that Mr. Kose not be allowed to sit for the salesperson examination at this time. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Jasmin Clarissa Jurgensen, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Ms. Jurgensen's special appearance; a letter of explanation from Ms. Jurgensen; character reference letters for Ms. Jurgensen's; Ms. Jurgensen's salesperson application form; trial court cases from the State of Nebraska on Ms. Jurgensen's cases; and Ms. Jurgensen's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Ms. Jurgensen was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Jurgensen explained the situations regarding her criminal history.

A motion was made by Dohse and seconded by Burleigh that Ms. Jurgensen not be allowed to sit for the salesperson examination at this time. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Rusty Arnold, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Ms. Arnold's special appearance; a letter of explanation from Ms. Arnold; character reference letters for Ms. Arnold; Ms. Arnold's salesperson application form; trial court cases from the State of Nebraska on Ms. Arnold's cases; and Ms. Arnold's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Ms. Arnold's was present via telephone.

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Arnold explained the situations regarding her criminal history.

A motion was made by Dohse and seconded by Muraskin that Ms. Arnold not be allowed to sit for the salesperson examination at this time. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Legislative Matters

Review Draft Legislation for 2026

Director Gehrki presented an exhibit of the draft legislation. A copy of said exhibit is attached to and made a part of these Minutes.

Director Gehrki presented the draft legislation that would change the contradiction regarding how cease and desist orders are issued by the Commission. He noted that should the Commission approve the exhibit, he would seek a sponsor for the bill.

There was discussion regarding the differentiation between the statutes to ensure the Commission has the authority to issue cease and desists on resident and nonresident licensees.

After discussion, a motion was made by Dohse and seconded by Burleigh to approve the draft and move forward with legislation. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Information Matters

Errors and Omissions Loss Report – Third Quarter 2025

Director Gehrki presented the Errors and Omissions Loss Report – Third Quarter 2025. A copy of said exhibit is attached to and made a part of these minutes.

No action was necessary with regard to this matter.

2025-2026 Objectives-First Quarter Update

Director Gehrki presented the 2025-2026 Objectives-First Quarter Update. A copy of said report is attached to and made a part of these minutes.

Director Gehrki explained each of the objectives and gave an update on each of the objectives.

No action was necessary on this report.

State Test Task Force Update

Director Gehrki indicated that the State Test Task Force would be meeting with Pearson VUE which is the examination provider on October 29th to review the results of the state portion of the examination. He noted that Commissioners Dohse and Vojchegoske, Leighun Brabec, Deputy Directors Rut and Belcastro and himself will be participating on the task force.

No action was necessary on this report.

Seller Property Condition Disclosure Statement Task Force Update

Director Gehrki indicated that the Seller Property Condition Disclosure Statement Task Force is underway and would be headed by Susan Clark. Commissioner Dohse will be a member of

the taskforce along with several members of the Nebraska Association of Realtors. The first Zoom meeting is scheduled for October 30, 2026, at 1:00 pm

No action was necessary on this report.

Future Meeting Dates

November 20, 2025, Telegraph Lofts East Center, Lincoln
January 16-17, 2025, Telegraph Lofts East Center, Lincoln
February 20-21, 2025, Telegraph Lofts East Center, Lincoln
March 20-21, 2025, Telegraph Lofts East Center, Lincoln
April 24-25, 2025, Telegraph Lofts East Center, Lincoln
May 15-16, 2025, Telegraph Lofts East Center, Lincoln
June 26-27, 2025, Telegraph Lofts East Center, Lincoln
August 20-21, 2026, Telegraph Lofts East Center, Lincoln

Recesses and Adjournment

At 10:28 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:38 a.m.

At 11:35 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 11:41 a.m.

At 1:45 p.m., there being no further business to come before the Commission, a motion was made by Dohse and seconded by Burleigh that the meeting adjourn. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

I, Joseph D. Gehrki, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the October 16, 2025, meeting of the Nebraska Real Estate Commission were available for inspection on October 23, 2025, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,



Joseph D. Gehrki
Director

Guests Signing the Guest List

James McCord, Nemaha Valley Board of Realtors, Nebraska City
Amy Gewecke, Woods Bros Realty/Larabee School of Real Estate, Lincoln
Alyssa Brodersen, Nebraska REALTORS® Association, Lincoln
Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln
Deb Airola, REA, Omaha

