

In The Matter of:

Ann Nussberger (#8634783), Licensed Real Estate Broker-Salesperson/Respondent

WHEREAS Respondent Ann Nussberger, a licensed real estate Broker-Salesperson licensed by the State of New Jersey, is subject to the provisions of the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1-42.; and

WHEREAS Respondent Nussberger has been licensed as Broker-Salesperson with Green Team North Jersey, LLC d/b/a Green Team New Jersey Realty at the office located at 200 Route 94, Vernon NJ since June 4, 2018; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Nussberger has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate brokers and salespersons as referenced above; and

WHEREAS the Commission and Respondent Nussberger have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS Nussberger was licensed as a broker-salesperson with Mountain Resort Properties, Inc. from January 15, 2001 through February 28, 2018; and

WHEREAS during the period of February 28, 2018 through June 4, 2018, Nussberger engaged in real estate activity on behalf of Green Team New Jersey Realty without being licensed, including attending an auction, one closed transaction, one transaction under contract and two active listings; and

WHEREAS Nussberger admits that she acted in violation of N.J.S.A. 45:15-1 and 3 by engaging in unlicensed real estate activity; and

WHEREAS Respondent Nussberger acknowledges that she has been made aware of her right to a full and formal hearing on any violations which the Commission may allege she has committed and her

right to have the advice of counsel on the matters to which this Consent Order pertains, she is knowingly and voluntarily waiving the right to a hearing and counsel; and

IT IS THEREFORE AGREED TO BY THE PARTIES AND SO ORDERED that

Respondent Nussberger agrees to pay a fine in the amount of \$2,000.00; and it is further ordered and agreed that

Respondent Nussberger shall pay the fine within 30 days of the date of acceptance of this Consent Order. The fine shall be payable by certified check, cashier's check or money order payable to the "State of New Jersey" and sent to:

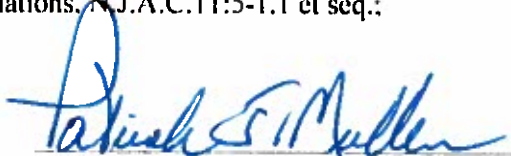
Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625;

And it appearing that this matter can be resolved upon the consent of the parties, without resort to any other further administrative proceeding;

It is on this 26th day of July, 2018

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on July 24, 2018; and

It is further ORDERED AND AGREED that the Commission reserves the right to take further administrative action if the terms of this Consent Order are not fully complied with or if it obtains any other information that the respondent may have violated the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C.11:5-1.1 et seq.;


Patrick J. Mullen
Director of Banking

RESPONDENT CERTIFICATION

I, Ann Nussberger, hereby certify that

1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicants or other substances that would impair my ability to knowingly and voluntarily execute this Consent Agreement; and further
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Agreement and that other than terms set forth above, no promises, representations or inducements have been made to me to secure my acceptance of the provisions of this Consent Agreement; and
3. I hereby certify that I have read and agree to the terms and conditions of the Consent Order as set forth above and agree to the entry of this Order

Consented to as to
Form, Content and Entry

Dated: 7/9/18

Ann M. Nussberger
Ann Nussberger, Respondent

*Signed and sworn before me
on 9th day of July 2018.
Dale Pierson*

DALE E. PIERSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 24, 2018