

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF :
DISCIPLINARY PROCEEDINGS AGAINST :
 : **FINAL DECISION**
 : **AND ORDER**
ZOE K. VAN OSS, :
RESPONDENT : **LS0208224REB**

The parties to this action for the purposes of Wis. Stats. sec. 227.53 are:

Zoe K. Van Oss
1308 Bond Street
Green Bay, WI 54303

Real Estate Board
P.O. Box 8935
Madison, WI 53708-8935

Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final decision of this matter, subject to the approval of the Board. The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Zoe K. Van Oss (DOB: 09/09/63) is duly licensed in the state of Wisconsin as a real estate salesperson (license #35508). This license was first granted on May 20, 1991.

2. Van Oss' latest address on file with the Department of Regulation and Licensing is 1308 Bond Street Green Bay, WI 54303

3. From December 31, 1994 through the fall of 1998, Van Oss worked as a real estate salesperson for Re/Max 1st Advantage Realty, in Green Bay, Wisconsin, a licensed real estate business entity which ceased operation in September 1998.

4. Van Oss' license expired on December 31, 1994 and was not renewed until December 2, 1998, when Van Oss was hired by a new employer and discovered that her license had been expired.

CONCLUSIONS OF LAW

The conduct described above constitutes a basis for disciplinary action against the Respondent, pursuant to Wis. Stats. sec. 452.03 and RL 24.17(3).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that

1. Respondent Zoe K. Van Oss (lic.# 35508), is hereby **REPRIMANDED**.

2. Within thirty (30) days from the date of this Order, Respondent shall pay a forfeiture in the amount of two hundred dollars [\$200.00] and partial costs of one hundred dollars [\$100.00.]

3. Payment shall be made via check or money order payable to the Wisconsin Department of Regulation and Licensing , Attn: Department Monitor, PO Box 8935, Madison, WI 53708.

4. In the event that Respondent fails to timely comply with the terms and conditions set forth above, their licenses shall be **SUSPENDED**, without further notice or hearing, until such time as compliance is gained with the terms of this Order.

5. This Order shall become effective upon the date of its signing.

WISCONSIN REAL ESTATE BOARD

By: James Imhoff, Jr.

A Member of the Board

8-22-02

Date