

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY

PROCEEDINGS AGAINST

MARCIA S. JAGGAR

RESPONDENT.

FINAL DECISION AND ORDER

99 REB 072

LS9912094REB

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

*Marcia S. Jaggar
2216 Michigan Ave.
Stevens Point, WI 54495*

*Wisconsin 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 disposition 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. **Marcia S. Jaggar** ("Jaggar"), date of birth 1/16/66, is licensed in the State of Wisconsin as a real estate salesperson having license # 94-45015. This license was first granted to her on 04/19/96. Jaggar's most recent address on file with the Department of Regulation and Licensing is, 3211 Reddin Rd., Wisconsin Rapids, WI 54495.
2. On January 1, 1997, Jaggar's Wisconsin real estate salesperson license expired and has not been renewed by her to date.
3. At all times relevant to the facts set forth below Jaggar was a real estate salesperson employee of, Century 21 Golden Sands Realty, Inc., 3017 Church St., Stevens Point, WI 54481-5398.
4. On or about March 4, 1999, the Department of Regulation and Licensing received a Notice of Termination of Employment of Broker or Salesperson from Jaggar, informing the Department that she was terminating her employment with Century 21 Golden Sands Realty, Inc. The document did not indicate an effective date for the termination. A copy of the Notice of Termination of Employment of Broker or Salesperson is attached as **Exhibit 1**

and is incorporated herein by reference.

5. Upon receipt of the Notice of Termination of Employment of Broker or Salesperson (Exhibit 1), Department personnel noted that Jaggar's real estate salesperson's license had expired as of January 1, 1997. An investigation was opened, and Century 21 Golden Sands Realty, Inc. was contacted by a Department investigator regarding Jaggar's real estate sales activities after her license had expired.

6. In response to the Department's inquiry, a "QuikZoom Report" pertaining to Jaggar was supplied by Ward Wolff Broker/Owner of Century 21 Golden Sands Realty, Inc. which indicated that Jaggar had been involved in at least seven real estate transactions while unlicensed and while yet employed by Century 21 Golden Sands Realty, Inc. Her last commission check was dated August 14, 1998. A copy of the "QuikZoom Report" from Century 21 Golden Sands Realty, Inc. is attached as **Exhibit 2** and is incorporated herein by reference.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to sec. 452.14, Wis. Stats.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.
3. Respondent **Marcia S. Jaggar** has violated:
 - a. Wis. Adm. Code sec. RL 24.17(3) and Wis. Stats. sec. 452.03, Wis. Stats. sec. 452.14(3)(L) and Wis. Stats. sec. 452.14(3)(i) by practicing real estate without having a valid Wisconsin real estate license between January 1, 1997, and August 14, 1998.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED, that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED, that Respondent **Marcia S. Jaggar**, license #94-45015, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **Marcia S. Jaggar**, pay partial costs of this matter in the amount of \$300.00, within 30 days of the date of this Order by making payment of the same to the Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event Respondent **Marcia S. Jaggar** fails to pay the \$300.00 partial costs within the time and manner as set forth above, then and in that event, and without further notice to the Respondent Marcia S. Jaggar, her real estate salesperson's license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said partial costs have been paid to the Department of Regulation and Licensing and his failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 99 REB 072 be, and hereby is, closed.

Dated this 9th day of December, 1999.

WISCONSIN REAL ESTATE BOARD

By: James Imhoff

A member of the Board