

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF
DISCIPLINARY PROCEEDINGS AGAINST:

| | |
|-----------------------|---------------------------------|
| CURT W. MAUER, | FINAL DECISION AND ORDER |
| RESPONDENT | LS0206271REB |

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

Curt W. Mauer
572 Sir Howard Circle
Kohler WI 53044

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. Curt W. Mauer (DOB: 04/27/64) is duly licensed in the state of Wisconsin as a real estate broker (license #45455). This license was first granted on February 14, 1992.
2. Mauer’s latest address on file with the Department of Regulation and Licensing is 572 Sir Howard Circle, Kohler, WI 53044.
3. Beginning in October 1996, Mauer worked as a real estate broker for Freund & Associates Inc., a licensed real estate business entity.
4. Freund & Associates, Inc., was subsequently dissolved and a new real estate business entity, Freund & Associates, LLC was established. Freund & Associates, LLC was granted a real estate business entity license (#700040) on December 12, 1996.
5. All of the sales associates, including Mauer, transferred from Freund & Associates, Inc., to the new entity, Freund and Associates, LLC. From January 1, 1997 through November 25, 1998, Mauer worked as a real estate broker for Freund & Associates, LLC.
6. During Mauer’s transition from one business entity to the other, the responsibility for license renewal shifted

from the individual to the business entity. For reasons unknown, Mauer’s real estate license was inadvertently not renewed.

7. Mauer was not aware that his broker’s license had expired until he sent a Notice of Termination of Employment of Broker or Salesperson to the Department of Regulation and Licensing in 1998. Upon receiving the Notice of Termination, Mauer was notified by the Department that his license had expired on December 31, 1996.

8. Mauer worked as a real estate broker for Freund & Associates, LLC., from January 1, 1997 through November 25, 1998, with an expired license.

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 Curt W. Mauer (lic.# 45455), is hereby **REPRIMANDED**.
2. Within thirty (30) days from the date of this Order, Respondent shall pay a forfeiture in the amount of one hundred and fifty dollars [\$150.00].
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

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|-----------------------|---------|
| By: James Imhoff, Jr. | 6-27-02 |
| A Member of the Board | Date |