

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	:	
	:	FINAL DECISION AND ORDER
WANDA M. BOLDON & SAND	:	LS0210241REB
COUNTY SERVICES, INC.,	:	
RESPONDENTS.	:	

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

Wanda M. Boldon
5595 Ham Ridge Trail
Danbury, WI 54830

Sand County Services Inc.
24740 Hwy. 35/70 North
Siren, WI 54872

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. Wanda M. Boldon ("Boldon"), date of birth 05/12/66, is licensed in the State of Wisconsin as a real estate broker having license # 90-47583. This license was first granted to her on 08/24/94. Boldon's most recent address on file with the Department of Regulation and Licensing is, 5595 Haw Ridge Trail, Danbury, WI 54830.

2. At all times relevant to the facts set forth below Boldon was the real estate Broker /Owner of Sand County Services Inc., 24740 Hwy. 35/70 North, Siren, WI 54872, licensed as a Real Estate Business entity having license # 91-834612 first granted on 10/06/94.

3. On January 1, 2001, Christina M. Widiker's, an employee of Sand County Services, Inc., Wisconsin real estate salesperson's license expired and was not renewed until January 16, 2002.

4. On or about January 16, 2002, the Department of Regulation and Licensing received a telephone call from Widiker informing the Department of a name change. Department personnel noted that Widiker's real estate salesperson's license had expired as of January 1, 2001.

5. Sand County Services, Inc. was contacted by the Department regarding Widiker's real estate sales activities after her license had expired. In response to the Department's inquiry, a list of transactions that Widiker was involved in, was supplied by Boldon. This report indicated that Widiker had been involved in numerous real estate transactions while unlicensed.

A copy of the list of transaction that Widiker was involved in, is attached as **Exhibit 1** 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. Respondents **Wanda M. Boldon and Sand County Services Inc.**, have violated:

a. Sections RL 17.07, and RL 24.17(3) of the Wisconsin Administrative Code and section 452.12(3)(a) of the Wisconsin Statutes by failing to check Widiker's licensing status and allowing her to continue to act as a real estate agent from January 1, 2001 until January 16, 2002.

ORDER

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

IT IS FURTHER ORDERED, that Respondent **WANDA M. BOLDON**, license # 90-47583, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that **SAND COUNTY SERVICES INC.**, license # 91-834612 be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **WANDA M. BOLDON**, pay **partial costs** of this matter in the amount of \$250.00, within 30 days of the date of this Order. Payment shall be made by **certified check or money order**, payable to the Wisconsin Department of Regulation and Licensing and sent to: **Department Monitor, Division of Enforcement, Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935**.

IT IS FURTHER ORDERED, that in the event Respondent **WANDA M. BOLDON** fails to pay the \$250.00 **partial costs** within the time and manner as set forth above, then and in that event, and without further notice to the Respondent **WANDA M. BOLDON**, her real estate broker'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 her failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 02 REB 007 be, and hereby is, closed as to Respondents Wanda M. Boldon and Sand County Services Inc.

Dated this 24th day of October, 2002.

WISCONSIN REAL ESTATE BOARD

Richard Kollmansberger

A member of the Board