

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
CHRISTINA M. WIDIKER : LS0210245REB
RESPONDENT. :

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

Christina M. Widiker
3920 Rainbow Circle
Danbury, WI 54830

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. Christina M. Widiker ("Widiker"), date of birth 8/15/75, is licensed in the State of Wisconsin as a real estate salesperson having license # 94-49267. This license was first granted to her on 10/01/98. Widiker's most recent address on file with the Department of Regulation and Licensing is, 3920 Rainbow Circle, Danbury, WI 54830.

2. On January 1, 2001, Widiker's Wisconsin real estate salesperson's license expired and was not renewed until January 16, 2002.

3. At all times relevant to the facts set forth below Widiker was a real estate salesperson employee of, Sand County Services, Inc., 24740 Hwy. 35/70 North, Siren, WI 54872.

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 Wanda Boldon Broker/Owner of Sand County Services, Inc. which indicated that Widiker had been involved in numerous real estate transactions while unlicensed. A copy of the list of transactions 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. Respondent **Christina M. Widiker** has violated:

a. Wis. Adm. Code sec. RL 24.17(3) and Wis. Stats. sec. 452.03, Wis. Stats. sec. 452.12(5)(b) by practicing real estate without having a valid Wisconsin real estate license between January 1, 2001, and January 16, 2002.

ORDER

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

IT IS FURTHER ORDERED, that Respondent **Christina M. Widiker**, license #94-49267, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **Christina M. Widiker**, pay partial costs of this matter in the amount of \$250.00, 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 **Christina M. Widiker** 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 **Christina M. Widiker**, 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 02 REB 007 be, and hereby is, closed.

Dated this 24th day of October, 2002.

WISCONSIN REAL ESTATE BOARD

Richard Kollmansberger

A Member of the Board