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STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :
 : FINAL DECISION AND ORDER
DEBRA C. STYNCHULA : LS0302211REB
RESPONDENT. :

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

Debra C. Stynchula
4269 Oldwyck Drive
Janesville, WI 53546

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

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

- Debra C. Stynchula** ("Stynchula"), date of birth 03/23/51, was first licensed as a real estate salesperson in the State of Wisconsin, license # 94-47321, on 06/12/97.
- Stynchula’s most recent address on file with the Department of Regulation and Licensing is 4269 Oldwyck Drive, Janesville, WI 53546
- On or about February 21, 2001, a criminal complaint was filed in the State of Wisconsin Circuit Court in Jefferson County, court case # 01CF58. The facts in the criminal complaint state, in part; In November 2000 Heather and Greg Schmidt contacted Stynchula about building a home in the Brookstone Subdivision, City of Lake Mills, Jefferson County. In January 2001 the Schmidt’s received a package in the mail from Brookstone Homes. This package contained numerous items of paperwork, which Greg Schmidt reported he went through. Greg Schmidt reported that while looking through the paperwork, he came across the AMENDMENT TO HOME CONSTRUCTION AGREEMENT, and this form changed the Home Price from \$104,987 to \$107,022, an increase of \$2,035.00 to the purchase price; Greg Schmidt reported the WB44 COUNTER OFFER form also had an addition in that One Percent was added to the original offer, which would have affected the financing fee and which signals an increase in that fee from what the Schmidts agreed to in the original offer. Greg Schmidt reported that he knew he had not agreed to such changes, and he realized when he saw signatures on both those forms purporting to be the signatures of he and his wife, Heather, that these signatures had been forged. A copy of the criminal complaint is attached as **Exhibit 1** and is incorporated herein by reference.
- On or about August 6, 2001, Stynchula was convicted in the State of Wisconsin Circuit Court Branch 4 in Jefferson County, case # 01CF000058, for violating Wis. Statute 946.41(1)-Resisting or Obstructing an Officer and Wis. Statute 943.20(1)(d)-Theft-False Representation <=\$1000. The date the violations were committed was December 31, 2000. Sentence was withheld on the conviction and Stynchula was placed on 2 years probation. A copy of the Judgment Of Conviction Sentence Withheld, Probation Ordered 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 Debra C. Stynchula has violated:

a. Section RL 24.17(1) of the Wisconsin Administrative Code and section 452.14(3)(i) of the Wisconsin Statutes by having been convicted on August 6, 2001, of Resisting or Obstructing an Officer and Wis. Statute 943.20(1)(d)-Theft-False Representation <=\$1000, the circumstances of which substantially relate to the practice of real estate.

ORDER

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

IT IS FURTHER ORDERED, that the **Voluntary Surrender** of the Real Estate Salesperson's License of Respondent **Debra C. Stynchula** license #94-47321, is hereby accepted.

IT IS FURTHER ORDERED, that all rights and privileges hereto granted to Respondent **Debra C. Stynchula** pursuant to real estate salesperson license # 94-47321 are forever terminated effective 11:59 P.M. on the date of this Order.

IT IS FURTHER ORDERED, that file 01 REB 043 be, and hereby is, closed.

Dated this 27th day of March, 2003.

WISCONSIN REAL ESTATE BOARD

By: Richard kollmansberger

A member of the Board