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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 A. LECIEJEWSKI-NOSKOVIAK :
A.K.A. DEBRA A. NOSKOVIAK GILLOTT, :
DEBI A. GILLOTT, DEBI NOSKOVIAK, :
DEBRA ANN NOSKOVIAK, AND : **LS0409236REB**
DEBI A. LECIEJEWSKI, AND STRUTHERS :
REALTY LLC, :
RESPONDENTS. :

Division of Enforcement Case Files # 02REB166 and 02REB173

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

Debra A. Leciejewski-Noskoviak
220 Chapel Ave. Apt. 4
Ashland, WI 54806

Struthers Realty LLC.
1110 Lakeshore Dr. W.
Ashland, WI 54806

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, subj 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. **Debra A. Leciejewski-Noskoviak** (“Noskoviak”), a/k/a Debra A. Noskoviak-Gillott, date of birth 10/04/69, is a lic real estate broker in the State of Wisconsin, license # 90-50329, which was first granted on 08/30/00 and is currently expired : 01/01/03. Noskoviak’s most recent address on file with the Department of Regulation and Licensing is 220 Chapel Ave., Apt Ashland, WI 54806.

2. At all times relevant to the facts set forth below Noskoviak was the real estate Broker/Owner of Struthers Realty LLC located at 1110 Lakeshore Dr. W., Ashland, WI 54806, licensed as a Real Estate Business Entity having license # 91-700342 was first granted on 05/04/00 and is currently expired as of 01/01/03.

3. On or about April 20, 2002, Noskoviak received a check for \$200.00 as earnest money from John Petras Sr. Instead placing the earnest money into a real estate trust account, Noskoviak used the \$200.00 to pay her personal bills.

4. On or about May 18, 2002, Noskoviak received a check for \$500.00 as earnest money from Tim and Laurie Bauer. In placing the earnest money into a real estate trust account, Noskoviak used the \$500.00 to pay her personal bills.
5. On or about December 5, 2000, Noskoviak was convicted in the State of Wisconsin Circuit Court Branch 1 in Ashland County for violating Wis. Statute 943.20(1)(b)-Theft-Business Setting <=\$2500 and Wis. Statute 943.20(1)(a) Theft-Movable Property <=\$2500. The violations were committed on or between April 20, 2002 and October 2002. Sentence was withheld conviction and Noskoviak was placed on 18 months probation.
6. Noskoviak has offered to resolve this investigation by the Voluntary Surrender of the Right To Renew her real estate broker's license # 90-50329 and the Voluntary Surrender of the Right To Renew the real estate business entity license issued to Struthers Realty LLC., # 91-700342, pursuant to the terms of the Order set forth below.

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 A. Leciejewski-Noskoviak has violated:
 - a. Section RL 18.031(1) of the Wisconsin Administrative Code and section 452.14(3) of the Wisconsin Statutes by failing to deposit earnest money in a real estate trust account.
 - b. 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 December 30, 2003, for violating Wis. Statute 943.20(1)(b)-Theft-Business Setting <=\$2500 and Wis. Statute 943.20(1)(a) Theft-Movable Property <=\$2500, 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 Respondent **Debra A. Leciejewski-Noskoviak's** Right To Renew her Real Estate Broker's license # 90-50329 is hereby accepted.

IT IS FURTHER ORDERED, that the VOLUNTARY SURRENDER of Respondent **Struthers Realty LLC.**, Right To Renew its Real Estate Business Entities license # 91-700342 is hereby accepted.

IT IS FURTHER ORDERED, that Respondent Debra A. Leciejewski-Noskoviak, will not practice or attempt to practice as a real estate agent in the State of Wisconsin when not currently registered.

The rights of a party aggrieved by this Final Decision and Order to petition the Wisconsin Real Estate Board for rehearing and to petition for judicial review are set forth in the attached "Notice of Appeal Information".

IT IS FURTHER ORDERED, that files 02REB166 and 02REB173 be, and hereby are, closed.

Dated this 23rd day of September, 2004.

WISCONSIN REAL ESTATE BOARD

Richard Kollmansberger
A member of the Board