

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

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IN THE MATTER OF THE ALLEGED :  
UNLICENSED PRACTICE BY : FINAL DECISION AND SPECIAL  
 : ORDER OF INJUNCTION  
LARRY O. MULLINS, : WIS. STAT. SEC. 440.21  
RESPONDENT. : LS0506011UNL  
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Case No. 03UNL007

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

Larry O. Mullins  
W5920 School Forest Lane  
Crivitz, WI 54114

Wisconsin Department of Regulation and Licensing  
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 Department. The Department has reviewed this Stipulation and considers it acceptable.

Accordingly, the Department in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Larry O. Mullins, (Mullins) has never been licensed as a real estate broker or real estate salesperson in the State of Wisconsin pursuant to Chapter 452 of the Wisconsin Statutes.
2. Wis. Stat. § 452.03, prohibits any person from practicing as a real estate broker or real estate salesperson in the State of Wisconsin unless the person has a license issued by the Department of Regulation and Licensing, and pursuant to the rules and regulations set forth by the Department.
4. Mullins has, since 1999, been engaged wholly or in part in the business of purchasing and selling real estate to the extent that a pattern of real estate sales has been established, as follows:

Sale of property on 11-15-1999  
Sale of property (lot) on 5-13-2000  
Quit Claim to property (2 roadways) to the Town of Lake on 6-26-2000  
Sale of property (lot) on 8-8-2000  
Sale of property on 8-28-2001  
Sale of property (9 lots) to Bradford and Mary Smart on 12-20-2001  
Sale of property on 5-10-2002  
Land contract for property on 6-17-2002  
Sale of property on 8-2-2002  
Sale of property on 10-24-2002  
Sale of property on 10-24-2002  
Sale of property (part of lot) on 2-14-2003  
Conveyance of property on 10-29-2003  
Quit claim to property on 5-4-2004.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to Wis. Stat. § 440.21(1) and (2) and is authorized to enter into this stipulated resolution of this matter pursuant to Wis. Stat. § 227.44(5).
3. Respondent, Larry O. Mullins, has engaged in activities that constitute the practice of real estate in the State of Wisconsin in violation of Wis. Stat. § 452.03.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that Respondent, Larry O. Mullins is enjoined and prohibited from the practice of real estate without a license in the State of Wisconsin.

IT IS FURTHER ORDERED that Respondent, Larry O. Mullins, be, and hereby is, notified that any person who violates a special order such as this, after it is issued under §440.21, Wis. Stats., may be required to forfeit not more than \$10,000.00 for each offense, and that each day of continued violation constitutes a separate offense.

Dated at Madison, Wisconsin this 1st day of June, 2005.

Celia M. Jackson  
Secretary or Designee  
Department of Regulation and Licensing