

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



## **Wisconsin Department of Regulation & Licensing Access to the Public Records of the Reports of Decisions**

This Reports of Decisions document was retrieved from the Wisconsin Department of Regulation & Licensing website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

### **Please read this agreement prior to viewing the Decision:**

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Regulation and Licensing from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Regulation and Licensing data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Regulation and Licensing is shown on the Department's Web Site under "License Lookup." The status of an appeal may be found on court access websites at: <http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscca>.
- Records not open to public inspection by statute are not contained on this website.

**By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.**

**Correcting information on the DRL website:** An individual who believes that information on the website is inaccurate may contact the webmaster at [web@drl.state.wi.gov](mailto:web@drl.state.wi.gov)

**STATE OF WISCONSIN  
BEFORE THE REAL ESTATE BOARD**

---

|                                         |   |                                 |
|-----------------------------------------|---|---------------------------------|
| <b>IN THE MATTER OF</b>                 | : |                                 |
| <b>DISCIPLINARY PROCEEDINGS AGAINST</b> | : | <b>FINAL DECISION AND ORDER</b> |
|                                         | : |                                 |
| <b>NIKQUISA L. NUNN.</b>                | : |                                 |
| <b>RESPONDENT.</b>                      | : | <b>LS08120423REB</b>            |

---

Division of Enforcement Case File No. 05 REB 147

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

Nikquisa L. Nunn  
6640 Lyndale Avenue South  
Richfield, Minnesota 55423

Real Estate Board  
Post Office Box 8935  
Madison, Wisconsin 53708-8935

Department of Regulation and Licensing  
Division of Enforcement  
Post Office Box 8935  
Madison, Wisconsin 53708-8935

**PROCEDURAL HISTORY**

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 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. Nikquisa L. Nunn (Date of Birth of May 17, 1974) is duly licensed to practice as a Real Estate Broker in the state of Wisconsin (license #90-51881). This license was first granted on November 12, 2003, and is current until December 14, 2008. Ms. Nunn's most recent address known to the Department of Regulation and Licensing (hereinafter "Department") is 6640 Lyndale Avenue South, Richfield, Minnesota 55423.

2. From January 1, 2005, through April 28, 2005, Ms. Nunn's Real Estate Broker license was in Expired status with the Department.

3. During the time that her Real Estate Broker license was in Expired status, Ms. Nunn practiced real estate in the state of Wisconsin.

4. From November 11, 2003, through to the present, Ms. Nunn has been employed as a Real Estate Broker, Business Representative and Supervising Broker of Pathways Real Estate & Financial Services, Inc. (Pathways). Ms. Nunn is also an officer of Pathways. Pathways' Wisconsin Real Estate Business Entity license was in Expired status with the Department from January 1, 2005, through June 28, 2005. The last address Pathways reported to the Department is 6640 Lyndale Avenue, Suite 110-274, Richfield, Minnesota 55423.

5. Ms. Nunn practiced real estate in the state of Wisconsin as an employee of Pathways during the time that Pathways Real Estate Business Entity license was in Expired status.

6. As Real Estate Broker, Business Representative, and Supervising Broker of Pathways, Ms. Nunn allowed David C. Nunn to practice as a Real Estate Salesperson, with Pathways, from January 1, 2005, through June 28, 2005, and allowed Pathways to practice as a Real Estate Business Entity from January 1, 2005, through June 28, 2005.

7. In resolution of this matter, Nikquisa L. Nunn consents to the following Conclusions of Law and Order.

### **CONCLUSIONS OF LAW**

1. The Wisconsin Real Estate Board has jurisdiction over this matter, pursuant to Wis. Stat. Sec. 440.20.

2. The Wisconsin Real Estate Board is authorized to enter into the attached stipulation, pursuant to Wis. Stat. Sec. 227.44(5).

3. By practicing of real estate while her Real Estate Broker license was expired as identified in Findings of Fact 2. and 3., Nikquisa L. Nunn has violated Wis. Stat. Sec. 452.03: No person may engage in or follow the business or occupation of, or advertise or hold himself or herself out as, or act temporarily or otherwise as a broker or salesperson without a license.

4. By allowing David C. Nunn to practice real estate as identified in Findings of Fact 6., Nikquissa L. Nunn has violated Wis. Stat. Sec. 452.12(3): Each broker shall supervise, and is responsible for, the brokerage services provided on behalf of the broker by any broker, salesperson, time-share salesperson who is an employee of the broker.

5. By practicing real estate while her Real Estate Broker license was expired as identified in Findings of Fact 2. and 3., Nikquisa L. Nunn has violated Wis. Stat. Sec. 452.12(5): If an application for renewal is not filed with the department on or before the renewal date, the applicant may not engage in any of the activities covered by the license until the license is renewed or a new license issued.

6. By practicing real estate while her Real Estate Broker license was Expired, by practicing real estate while Pathways' Real Estate Business Entity license was Expired and by allowing David C. Nunn to practice real estate while his Real Estate Salesperson license was Expired as identified in Findings of Fact 2, 3., 4., 5. and 6., Nikquisa L. Nunn has demonstrated incompetency to act as a broker. Wis. Stat. Sec. 452.14(3)(i) states that the Board may revoke, suspend, or limit any broker's, salesperson's or time-share salesperson license or registration, or reprimand the holder of the license or registration, if it finds that the holder of the license or registration has:

- (i) Demonstrated incompetency to act as a broker, salesperson or time-share salesperson in a manner which safeguards the interests of the public.

7. Wis. Stat. Sec. 452.14(3)(l) states that the Board may revoke, suspend, or limit any broker's, salesperson's or time-share salesperson license or registration, or reprimand the holder of the license or registration, if it finds that the holder of the license or registration has:

- (l) violates any provision of this chapter.

8. By allowing David C. Nunn to practice real estate while his real estate salesperson was expired as identified in Findings of Fact 6., Nikquissa L. Nunn has violated Wis. Admin. Code Sec. RL 17.07: A broker-employer shall, prior to employing a licensee and at the beginning of each biennial licensure period, determine that each licensee employed by the broker is properly licensed.

### **ORDER**

**NOW, THEREFORE, IT IS HEREBY ORDERED** that the Real Estate Broker's license of Nikquisa L. Nunn (#90-51881) shall be **REPRIMANDED**.

**IT IS FURTHER ORDERED** that Nikquisa L. Nunn shall pay a forfeiture of FIVE HUNDRED dollars (\$500.00) and partial costs of the investigation and prosecution of this matter, in the amount of TWO HUNDRED FIFTY dollars (\$250.00).

Payment shall be made within 120 days of the effective date of this Order 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  
1400 East Washington Avenue  
Post Office Box 8935  
Madison, Wisconsin 53708-8935  
Telephone (608) 261-7904  
Fax (608) 267-3817

In the event that Nikquisa L. Nunn fails to timely submit any payment of the forfeiture and costs as set forth above, the Real Estate Broker License of Nikquisa L. Nunn (90-51881) **SHALL BE SUSPENDED**, without further notice or hearing until Nikquisa L. Nunn has complied with the terms of this Order.

This Order shall become effective upon the date of its signing and shall be closed as to the Respondent, Nikquisa L. Nunn.

WISCONSIN REAL ESTATE BOARD

By: Peter Sveum, Board Chair

12/04/08