

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
BRENDA J. BUNBURY-CARLSON AND :
BRENDA BUNBURY REALTY, LLC, : ORDER 0000677
RESPONDENTS. :

Division of Enforcement Case No. 08 REB 113

The parties to this action for the purpose of Wis. Stat. § 227.53 are:

Brenda J. Bunbury-Carlson
716 Water Street
Sauk City, WI 53583

Brenda Bunbury Realty, LLC
716 Water Street
Sauk City, WI 53583

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 Real Estate Board (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, Conclusions of Law and Order:

FINDINGS OF FACT

1. Respondent Brenda J. Bunbury-Carlson is licensed in the state of Wisconsin as a Real Estate Broker, having license # 90-50384. This license was first granted to her on November 11, 2000 and is current through December 14, 2012. The most recent address on file with the Department of Regulation and Licensing ("Department") for Ms. Bunbury-Carlson is 716 Water Street, Sauk City, WI 53583.

2. Respondent Brenda Bunbury Realty, LLC, a real estate brokerage company, is licensed in the state of Wisconsin as a Real Estate Business Entity, having license # 91-700394. This license was first granted on November 1, 2000 and is current through December 14, 2012; however, Respondent Brenda Bunbury Realty, LLC's license was expired between approximately January 2007 and November 2008. The most recent address on file with the Department for Brenda Bunbury Realty, LLC 716 Water St., Sauk City, WI 53583. Respondent Ms. Bunbury-Carlson is the owner and managing broker of Brenda Bunbury Realty, LLC.

3. At all times relevant to this case, as the managing broker of Brenda Bunbury Realty, LLC, Ms. Bunbury-Carlson was responsible for ensuring Brenda Bunbury Realty, LLC's proper licensure.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. By the conduct described in the Findings of Fact, Respondents Brenda Bunbury Realty, LLC and Ms. Bunbury-Carlson violated Wis. Stat. §§ 452.03 and 452.12(5)(b), by engaging in the business and occupation of a real estate broker through a Real Estate Business Entity with an expired license.

3. By the conduct described in the Findings of Fact and the violations in the Conclusions of Law, paragraphs 1-2, Respondents Brenda Bunbury Realty, LLC and Ms. Bunbury-Carlson are subject to discipline under Wis. Stat. § 452.14(3)(L).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached stipulation is accepted.
2. **Respondent Brenda Bunbury Realty, LLC** (license # 91-700394) is hereby **REPRIMANDED**.
3. **Respondent Brenda J. Bunbury-Carlson** (license # 90-50384) is hereby **REPRIMANDED**.
4. **Respondent Brenda Bunbury Realty, LLC** shall, within 365 days of the date of this Order, pay a **FORFEITURE** in the amount of **FIVE HUNDRED DOLLARS (\$500.00)** and **COSTS** in the amount of **FIVE HUNDRED DOLLARS (\$500.00)** for a **TOTAL** of **ONE THOUSAND DOLLARS (\$1000.00)**.
5. **Respondent Brenda J. Bunbury-Carlson** shall, within 365 days of the date of this Order, pay a **FORFEITURE** in the amount of **FIVE HUNDRED DOLLARS (\$500.00)** and **COSTS** in the amount of **FIVE HUNDRED DOLLARS (\$500.00)** for a **TOTAL** of **ONE THOUSAND DOLLARS (\$1000.00)**.

6. Payment of the forfeiture and costs shall be made payable to the Wisconsin Department of Regulation and Licensing, with a \$300.00 payment due within thirty (30) days of this order with payments of \$142.00 per month thereafter until paid in full, with payments sent to:

Department Monitor
Division of Enforcement
Department of Regulation and Licensing
P.O. Box 8935, Madison, WI 53708-8935
Telephone (608) 261-7904, Fax (608) 266-2264

7. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondents' licenses. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondents fail to timely submit payment of the forfeiture and costs, the Respondents' licenses (license # 91-700394 and 90-50384) may, in the discretion of the board or its designee, be **SUSPENDED**, without further notice or hearing, until Respondents have complied with payment of the forfeiture and costs.

8. This Order is effective on the date of its signing.

Dated this 17 day of FEBRUARY, 2011.

WISCONSIN REAL ESTATE BOARD

By: 