

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



Wisconsin Department of Safety and Professional Services Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Department of Safety and Professional Services 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 Safety and Professional Services 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 Safety and Professional Services 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 Safety and Professional Services, 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 Safety and Professional Services 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/wsccl>.
- 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 DSPS website: An individual who believes that information on the website is inaccurate may contact the webmaster at web@drl.state.wi.gov

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

LA VONNE J. SCOTT AND
SCOTTIE REALTY, INC.,
RESPONDENTS.

:
:
:
:
:
:

FINAL DECISION AND ORDER

ORDER 0002401

Division of Legal Services and Compliance Case No. 12 REB 101

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

La Vonne J. Scott
P.O. Box 819
Adams, WI 53910

Scottie Realty, Inc.
304 S. Main St.
P.O. Box 819
Adams, WI 53910

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

Division of Legal Services and Compliance
Department of Safety and Professional Services
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 Wisconsin Real Estate Examining 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 La Vonne J. Scott (dob March 24, 1929) is licensed in the State of Wisconsin as a Real Estate Broker, having license number 19468-90, first issued on June 8, 1977 and current through December 14, 2014. Respondent's most recent address on file with the

Wisconsin Department of Safety and Professional Services (Department) is Post Office Box 819, Adams, Wisconsin 53910.

2. Respondent Scottie Realty, Inc. is licensed in the State of Wisconsin as a Real Estate Business Entity, having license number 23865-91, first issued on June 18, 1980 and current through December 14, 2014. Respondent's most recent address on file with the Department is 304 South Main Street, Post Office Box 819, Adams, Wisconsin 53910.

3. In 2012, Respondents leased a property to a renter without putting the lease agreement in writing.

4. In resolution of this matter, Respondents consent to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining 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 violated Wis. Stat. § REEB 24.08 by failing to put an agreement in writing.

3. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L).

ORDER

1. The attached Stipulation is accepted.

2. Respondents La Vonne J. Scott and Scottie Realty, Inc. are REPRIMANDED.

3. The Real Estate Broker license issued to La Vonne J. Scott (no. 19468-90) is LIMITED as follows:

a. Within 90 days of the date of this Order, Respondent Scott shall successfully complete 3 hours of education on ethics offered by a provider pre-approved by the Board's monitoring liaison, including taking and passing any exam offered for the courses.

b. Respondent Scott shall submit proof of completion in the form of verification from the institution providing the education to the address stated below. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board or Department, and also may not be used in future attempts to upgrade a credential in Wisconsin.

c. This limitation shall be removed from Respondent Scott's license and Respondent Scott will be granted a full, unrestricted license after satisfying the Board or its designee that Respondent Scott has successfully completed all of the ordered education.

4. Within 90 days from the date of this Order, Respondent La Vonne J. Scott shall pay COSTS of this matter in the amount of \$240.00.

5. Within 90 days from the date of this Order, Respondent Scottie Realty, Inc. shall pay COSTS of this matter in the amount of \$240.00.


6. Proof of successful course completion and payment of costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondent Scott to the Department Monitor at the address below:

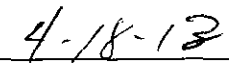
Department Monitor
Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 8935, Madison, WI 53708-8935
Telephone (608) 267-3817; Fax (608) 266-2264
DSPSMonitoring@wisconsin.gov

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 costs as ordered Respondents' licenses (nos. 19468-90 and 23865-91) 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 costs. In the event Respondent Scott fails to submit proof of successful completion of the ordered education as set forth above, Respondent Scott's license (no. 19468-90) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent Scott has submitted proof of satisfactory completion of the ordered education.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: 
A Member of the Board


Date