

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

MARK F. MOEN AND VETERAN  
REALTY GROUP, LLC,  
RESPONDENTS.

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FINAL DECISION AND ORDER

0003768

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Division of Legal Services and Compliance Case No. 13 REB 011

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

Mark F. Moen  
121 Maple Avenue  
Hartland, WI 53029

Veteran Realty Group, LLC  
121 Maple Avenue  
Hartland, WI 53029

Wisconsin Real Estate Examining Board  
P.O. Box 8366  
Madison, WI 53708-8366

Division of Legal Services and Compliance  
Department of Safety and Professional Services  
P.O. Box 7190  
Madison, WI 53707-7190

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 Mark F. Moen (dob November 4, 1967) is licensed in the State of Wisconsin as a Real Estate Broker, having license number 50830-90, first issued on November 8, 2001 and expired on December 15, 2014. Mark F. Moen's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 121 Maple Avenue, Hartland, WI 53029.

2. Respondent Veteran Realty Group, LLC is licensed in the State of Wisconsin as a Real Estate Business Entity, having license number 700498-91, first issued on November 8, 2001 and expired on December 15, 2014. Veteran Realty Group, LLC's most recent address on file with the Department is 121 Maple Avenue, Hartland, Wisconsin 53029.

3. At all times relevant to this proceeding, Respondent Moen was the owner of and responsible broker for Respondent Veteran Realty Group, LLC.

4. On or about November 20, 2001, Respondents registered Veteran Realty Group LLC Trust Account, held at Firststar Banks, a/k/a U.S. Bank, with account number ending in -727, with the Department.

5. In 2011 and 2013, the Department attempted to audit Respondents' trust account.

6. Respondents refused to allow the Department to audit Respondents' trust account.

7. 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, Mark F. Moen violated Wis. Admin. Code § REEB 15.04 by failing to make trust account records available for inspection and copying by the Board.

3. By the conduct described in the Findings of Fact, Veteran Realty Group, LLC violated Wis. Admin. Code § REEB 24.17(3) by aiding or abetting the above violation.

4. As a result of the above violations, Mark F. Moen and Veteran Realty Group, LLC are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L).

#### ORDER

1. The attached Stipulation is accepted.

2. The VOLUNTARY SURRENDER of Mark F. Moen's right to renew his Real Estate Broker license (license number 50830-90) is hereby ACCEPTED.

3. The VOLUNTARY SURRENDER of Veteran Realty Group, LLC's right to renew its Real Estate Business Entity license (license number 700498-91) is hereby ACCEPTED.

4. These surrenders constitute Respondents' permanent relinquishment of the right to renew their Real Estate Broker and Real Estate Business Entity licenses and their right to

practice real estate in the State of Wisconsin. The Board will not, at any time in the future, process or otherwise consider an application or attempt at renewal by Respondents of credentials necessary to practice real estate in the State of Wisconsin.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: Stephen P. Dunn  
A Member of the Board

2-25-15  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

MARK F. MOEN AND VETERAN  
REALTY GROUP, LLC,  
RESPONDENTS.

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STIPULATION

0003768

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Division of Legal Services and Compliance Case No. 13 REB 011

Respondent Mark F. Moen, Respondent Veteran Realty Group, LLC and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondents consent to the resolution of this investigation by Stipulation.

2. Respondents understand that by signing this Stipulation, Respondents voluntarily and knowingly waive the following rights:

- the right to a hearing on the allegations against Respondents, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
- the right to confront and cross-examine the witnesses against Respondents;
- the right to call witnesses on Respondents' behalf and to compel their attendance by subpoena;
- the right to testify on Respondents' own behalf;
- the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
- the right to petition for rehearing; and
- any and all other rights to appeal and/or contest the final decision in any other manner.

3. Respondents are aware of Respondents' right to seek legal representation and have been provided an opportunity to obtain legal counsel before signing this Stipulation.

4. Respondents agree to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondents waive all rights to any appeal of the Board's order, if adopted in the form as attached.

5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the Stipulation is

not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.

6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondents, for purposes of speaking in support of this agreement and answering questions that any member of the Board may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Board should accept this Stipulation and issue the attached Final Decision and Order.

7. Respondents are informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

8. The Division of Legal Services and Compliance joins Respondents in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.



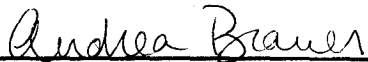
Mark F. Moen, Respondent  
121 Maple Avenue  
Heartland, WI 53029  
License no. 50830-90

1-14-15  
Date



Veteran Realty Group, LLC, Respondent  
By: Mark F. Moen  
121 Maple Avenue  
Heartland, WI 53029  
License no. 700498-91

1-14-15  
Date



Andrea E. Brauer, Attorney  
Division of Legal Services and Compliance  
P.O. Box 7190  
Madison, WI 53707-7190

1-14-15  
Date