

## 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

JOHN N. SPRINGOB,  
RESPONDENT.

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FINAL DECISION AND ORDER

0004884

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Division of Legal Services and Compliance Case No. 14 REB 084

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

John N. Springob  
9702 W. Oklahoma Ave., Apt. 2  
West Allis, WI 53227-4240

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

A formal complaint was filed in this matter on 04/26/2016. Prior to the hearing on the formal complaint, the parties have agreed 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 John N. Springob (DOB 06/02/1956) is licensed by the State of Wisconsin as a Real Estate Broker, having license number 31960-90, first issued on 05/03/1984 and denied due to tax delinquency on 03/22/2013. John N. Springob's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 9702 W. Oklahoma Avenue, Apartment 2, West Allis, Wisconsin 53227.

2. On 06/30/2014, the Department received a complaint alleging that Respondent was practicing as a real estate broker without a valid license.

3. On 07/16/2014, the Department sent an initial letter to Respondent notifying him of the complaint and requesting his response.

4. On 07/30/2014, Respondent responded that the Department's letter was the first notice he had that his license had been denied due to non-submittal of tax forms and that he had been operating under the assumption that his license was current since his last renewal in December 2012.

5. On 08/21/2014, the Department opened Division of Legal Services and Compliance Case Number 14 REB 084 for investigation.

6. On 01/02/2015, an investigator with the Department sent an email and letter to Respondent at the addresses on file with the Department at the time requesting that he inform the Department of the number and type of real estate transactions he had been involved in since 03/22/2013, when his license was denied due to his tax delinquency.

7. Respondent did not respond to either of the Department investigator's requests for information.

8. The Department investigation of this matter indicates that Respondent engaged in the practice of real estate for at least two real estate transactions.

9. In resolution of this matter, Respondent consents 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, Respondent violated Wis. Stat. § 452.03 by engaging in the business of a real estate broker without a license.

3. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § REEB 24.17(5) by failing to respond to the department and the board regarding any request for information within 30 days of the date of the request.

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

#### ORDER

1. The attached Stipulation is accepted.

2. Respondent John N. Springob is REPRIMANDED.

3. Respondent is prohibited from renewing his Real Estate Broker license until he pays a FORFEITURE of \$500.00 and COSTS of this matter in the amount of \$1,125.00.

4. Payment of costs and forfeiture shall be made payable to the Wisconsin Department of Safety and Professional Services and sent by Respondent 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 7190, Madison, WI 53707-7190  
Telephone (608) 267-3817; Fax (608) 266-2264  
DSPSMonitoring@wisconsin.gov

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by:

  
A Member of the Board

8/18/16  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

JOHN N. SPRINGOB,  
RESPONDENT.

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STIPULATION

0004884

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Division of Legal Services and Compliance Case No. 14 REB 084

Respondent John N. Springob 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. Respondent consents to the resolution of this investigation by Stipulation.

2. Respondent understands that by signing this Stipulation, Respondent voluntarily and knowingly waives the following rights:

- the right to a hearing on the allegations against Respondent, 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 Respondent;
- the right to call witnesses on Respondent's behalf and to compel their attendance by subpoena;
- the right to testify on Respondent's 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
- all other applicable rights afforded to Respondent under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

3. Respondent is aware of Respondent's right to seek legal representation and has been provided an opportunity to obtain legal counsel before signing this Stipulation.

4. Respondent agrees 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. Respondent waives all rights to any appeal of the Board's order, if adopted in the form as attached.

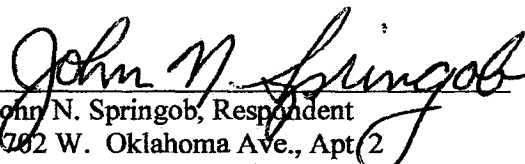
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division

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.

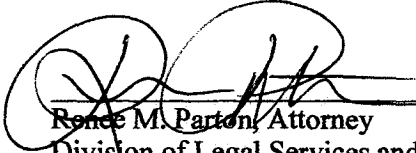
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondent, for purposes 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. Respondent is 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 Respondent in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.

  
John N. Springob, Respondent  
9702 W. Oklahoma Ave., Apt 2  
West Allis, WI 53227-4240  
License no. 31960-90

07/11/2016  
Date

  
Renee M. Parton, Attorney  
Division of Legal Services and Compliance  
P.O. Box 7190  
Madison, WI 53707-7190

7/12/2016  
Date