

## 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 :  
 : FINAL DECISION AND ORDER  
SUEANNE E. HARTFIEL AND :  
UNITED REALTY FOX VALLEY LLC, :  
RESPONDENTS. :

**ORDER 0006853**

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Division of Legal Services and Compliance Case No. 18 REB 060

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

SueAnne E. Hartfiel  
Sarasota, FL 34236

United Realty Fox Valley LLC  
Sarasota, FL 34236

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 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 SueAnne E. Hartfiel (DOB XX/XX/1971) is licensed by the State of Wisconsin as a real estate broker, having license number 55958-90, first issued on June 1, 2010 and current through December 14, 2020. Respondent Hartfiel's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Sarasota, Florida 34236.

2. Respondent United Realty Fox Valley LLC is licensed by the State of Wisconsin as a real estate business entity, having license number 937606-91, first issued on September 15, 2014 and current through December 14, 2020. Respondent United Realty Fox Valley LLC's most recent address on file with the Department is in Sarasota, Florida 34236.

3. Respondent Hartfiel is the responsible licensee for Respondent United Realty Fox Valley LLC.

4. On August 27, 2018, the Department received a complaint alleging that Respondents charged Complainant a higher commission than had been advertised for a real estate transaction, and that Respondents failed to provide Complainant a copy of the listing contract after multiple requests. The Division of Legal Services and Compliance (Division) subsequently opened case number 18 REB 060 for investigation.

5. The allegations in the complaint were not proven, but the Division was unable to obtain a copy of the listing contract.

6. On October 9, 2018, Respondent Hartfiel admitted that she did not have a copy of the listing contract for the subject real estate transaction.

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, Respondent SueAnne E. Hartfiel violated Wis. Stat. § 452.133(1)(b) by failing to provide brokerage services with reasonable skill and care pursuant to Wis. Stat. § 452.133(4m)(a).

3. By the conduct described in the Findings of Fact, Respondent United Realty Fox Valley LLC violated Wis. Admin. Code § REEB 15.04(1) by failing to retain for at least 2 years, exact and complete copies of all listing contracts utilized, received or prepared in connection with a transaction.

4. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L) and (4m)(b).

#### ORDER

1. The attached Stipulation is accepted.

2. The VOLUNTARY SURRENDER of Respondent SueAnne E. Hartfiel's real estate broker license (number 55958-90) is ACCEPTED.

3. The VOLUNTARY SURRENDER of Respondent United Realty Fox Valley LLC's real estate business entity license (number 937606-91) is ACCEPTED.

4. In the event Respondent SueAnne E. Hartfiel petitions the Board for reinstatement as a real estate broker in the future, the Board may enter an order denying such application without further notice or hearing. Whether to grant a license and whether to impose any limitations or restrictions on any license granted shall be in the discretion of the Board.

5. In the event Respondent SueAnne E. Hartfiel petitions the Board for reinstatement as a real estate broker in the state of Wisconsin or applies for another credential with the Department, Respondent shall pay half of the costs of this matter in the amount of \$803.00, before any application is considered.

6. In the event Respondent United Realty Fox Valley LLC petitions the Board for reinstatement as a real estate business entity in the future, the Board may enter an order denying such application without further notice or hearing. Whether to grant a license and whether to impose any limitations or restrictions on any license granted shall be in the discretion of the Board.

7. In the event Respondent United Realty Fox Valley LLC petitions the Board for reinstatement as a real estate business entity in the state of Wisconsin or applies for another credential with the Department, Respondent shall pay half of the costs of this matter in the amount of \$803.00, before any application is considered.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: Thomas Richiello  
A Member of the Board

6/18/2020  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

SUEANNE E. HARTFIEL AND  
UNITED REALTY FOX VALLEY LLC,  
RESPONDENTS.

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STIPULATION

**ORDER 0006853**

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Division of Legal Services and Compliance Case No. 18 REB 060

Respondents SueAnne E. Hartfiel and United Realty Fox Valley 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
- all other applicable rights afforded to Respondents under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

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.

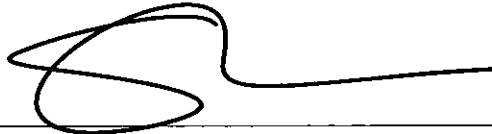
4. Respondents agree to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondents 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.



SueAnne E. Hartfiel, Respondent  
Sarasota, FL 34236  
Credential No. 55958-90

05/15/2020

Date



United Realty Fox Valley LLC, Respondent  
By: SueAnne E. Hartfiel, Responsible Licensee  
Sarasota, FL 34236  
Credential No. 937606-91

05/15/2020

Date

*Zachary Hetfield*  
Zachary Hetfield, Attorney  
Division of Legal Services and Compliance  
P.O. Box 7190  
Madison, WI 53707-7190

05/15/20

Date