

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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The status of an appeal may be found on court access websites at:

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STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
SUPERSTITION MANAGEMENT INC.,	:	
RESPONDENT.	:	ORDER 0008220

Division of Legal Services and Compliance Case No. 22 APP 022

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

Superstition Management Inc.
Chandler, AZ 85225-9901

Real Estate Appraisers 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 Appraisers 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 Superstition Management Inc. is licensed by the State of Wisconsin as an appraisal management company, having license number 103-900, first issued on January 5, 2021 and current through December 14, 2023. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Chandler, Arizona 85225-9901.

2. On May 2, 2022, Respondent reported to the Department that it had been disciplined by the Virginia Real Estate Appraiser Board (Virginia Board) and the Iowa Superintendent of Banking. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 22 APP 022 for investigation.

3. On November 2, 2020, the Superintendent of Banking of the State of Iowa disciplined Respondent for practicing as an appraisal management company without proper

registration between October 2019 and September 2020. Respondent was assessed a civil penalty of \$1,250.

4. On December 17, 2020, Respondent applied for a Wisconsin Appraisal Management Company License and did not disclose the discipline in Iowa.

5. On May 26, 2021, Respondent notified the Department of the discipline from Iowa.

6. On February 8, 2022, the Virginia Board disciplined Respondent for failure to timely report the discipline in Iowa. Respondent was assessed a monetary penalty of \$1,000.

7. On May 2, 2022, Respondent notified the Department of the Virginia Board's discipline.

8. As of May 2022, the Department is aware of three other jurisdictions that have pending matters against Respondent.

9. In resolution of this matter, Respondent consents to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 458.44, 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. Admin. Code § SPS 88.120(9) by failing to notify the Department in writing within 30 days of any disciplinary action against a license or other credential to act as a real estate appraisal management company in any jurisdiction.

3. By the conduct described in the Findings of Fact, Respondent is subject to discipline pursuant to Wis. Stat. § 458.44(3)(a) for making a material misstatement in an application for a license.

4. As a result of the above violations, Respondent is further subject to discipline pursuant to Wis. Stat. § 458.44(3)(i).

ORDER

1. The attached Stipulation is accepted.

2. Respondent Superstition Management Inc. is REPRIMANDED.

3. Within ninety (90) days from the date of this Order, Respondent Superstition Management Inc. shall pay a FORFEITURE in the amount of \$1,000 and the COSTS of this matter in the amount of \$519, for a total of \$1,519.

4. Payment of forfeiture and costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be 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) 266-2112; Fax (608) 266-2264
DSPSMonitoring@wisconsin.gov

Respondent may also submit this information online via DSPS' Monitoring Case Management System at: <https://dspsmonitoring.wi.gov/>

5. In the event Respondent violates any term of this Order, Respondent's license (number 103-900), or Respondent's right to renew its license, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has complied with the terms of the Order. The Board may, in addition and/or in the alternative, refer any violation of this Order to the Division of Legal Services and Compliance for further investigation and action.

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

WISCONSIN REAL ESTATE APPRAISERS BOARD

by: Carl N. Chur
A Member of the Board

10/24/2022
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

SUPERSTITION MANAGEMENT INC.,
RESPONDENT.

:
:
:
:
:

STIPULATION

ORDER 0008220

Division of Legal Services and Compliance Case No. 22 APP 022

Respondent Superstition Management Inc. and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

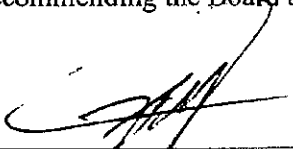
1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondent consents to the resolution of this investigation by Stipulation.
2. Respondent understands that by signing this Stipulation, Respondent voluntarily and knowingly waives 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 Real Estate Appraisers 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.

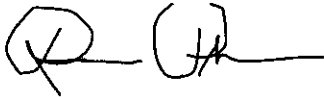
7. Respondent is informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

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.



Superstition Management Inc., Respondent
Chandler, AZ 85225-9901
Credential No. 103-900

09/13/2022
Date



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

09/14/2022
Date