

DSPS Report December 2025

Board orders: August 26, 2025 – November 25, 2025

This report contains updates on activity at the Department of Safety and Professional Services (DSPS) and licensee discipline issued since August 26, 2025.

ORDERS AND DISCIPLINARY ACTIONS OF THE REAL ESTATE EXAMINING BOARD

In 2020 and reaffirmed in 2023, the WRA board of directors approved, in addition to a summary of facts and disciplinary orders relating to DSPS decisions, for the WRA's quarterly DSPS report to include the name, license number and municipality of real estate licensees disciplined by the Real Estate Examining Board (REEB) during a stated time frame. Therefore, the following DSPS report includes this information.

The following enforcement actions were collected from the DSPS website showing orders issued between August 26, 2025 – November 25, 2025.

See the [board order search](#) online. Orders can be searched by board, profession, name, location and dates. Each order summarized on the following pages contains a brief statement of the issue before the REEB and the REEB order. To see more information, click on the link for that order.

DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Reprimand:** A public warning of the licensee for a violation.
- **Limitation of license:** Imposes conditions and requirements upon the licensee, imposes restrictions on the scope of practice, or both.
- **Suspension:** Completely and absolutely withdraws and withholds for a period of time all rights, privileges and authority previously conferred by the credential.
- **Revocation:** To completely and absolutely terminate the credential and all rights, privileges and authority previously conferred by the credential.

NON-DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Administrative warning:** Issued if a violation is of a minor nature, a first occurrence and the warning will adequately protect the public. The issuance of an administrative warning is public, but the reason for issuance is not.
- **Remedial education order:** Issued when there is no reason to believe that the deficiency can be corrected with remedial education, while sufficiently protecting the public.

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Order Date Order Number	Respondent Location License Number	Issue	Order
8/26/2025 ORDER0020950	Sergio Emigdio Isidoro Sheboygan, WI IA-522334*	License applicant disclosed AODA assessment.	Order granting limited license. Licensee must practice under a supervising broker preapproved by the REEB for at least two years and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee shall not drive current or prospective clients in a vehicle. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.
8/26/2025 ORDER0020949	Jose Eduardo Saenz, Jr. Wausau, WI IA-628716*	License applicant disclosed convictions.	Order granting limited license. Licensee must practice under a supervising broker preapproved by the REEB for at least two years and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee shall not drive current or prospective clients in a vehicle. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.
8/8/2025 ORDER00020100	Clay D. DiCiaula Mauston, WI 81019-94	Order fixing costs for disciplinary proceedings.	Costs: \$1,327.15
9/3/2025 ORDER0008217	Maipanhia Moua Oshkosh, WI 87412-94	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
10/1/2025 ORDER0020937	Wesley J Kobylarczyk Sobieski, WI 88493-94	Licensee disclosed convictions on renewal application.	Order granted to renew license but with limitations. Licensee must practice under a supervising broker preapproved by the REEB for at least one year and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee shall not enter a residence unsupervised where a child or children are present. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.
10/8/2025 ORDER0020780	Casey Cybul Antioch, IL 73152-94	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.

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10/23/2025 ORDER0020526	Jessica L. Svoke Eagle River, WI 96770-94	Licensee in violation of prior order, which granted an applicant a limited license.	License is suspended.
10/30/2025 ORDER0020977	Jorge Munoz Sheboygan Falls, WI 91452-94	Licensee drafted an offer without the Closing of Buyer's Property Contingency. Sellers accepted the buyers' offer. Buyers were unable to close because they did not sell their house. Licensee did not practice with reasonable skill and care and failed to disclose material adverse facts.	Costs: \$570 Forfeiture: \$1,000 Education on contingencies and disclosure of material adverse facts.
10/31/2025 ORDER0020981	Rachel E. Moran Plymouth, WI IA-482714*	License applicant disclosed convictions but failed to disclose other convictions.	Order granting limited license for at least one year. Licensee shall not drive current or prospective clients in a vehicle. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.
11/11/2025 ORDER008689	Richard L. Oldroyd Chippewa Falls, WI 99119-94	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
8/28/2025 ORDER0020860	Connie M. Brayton Gleason, WI 48461-90	Licensee prepared two separate copies of an offer to purchase. The copy the buyers received had the inspection contingency checked; the copy the sellers received did not. The buyers had an inspection and wanted to get out of the transaction. The sellers refused because the offer as they saw it did not include the inspection contingency. The buyers and sellers eventually came to an agreement where the buyers received \$24,000 of earnest money back but the sellers received \$20,000 of the earnest money. The REEB found the licensee failed to provide brokerage services with reasonable skill and care.	Costs: \$538 Forfeiture: \$500 Education on contracts and consumer protection.
9/17/2025 ORDER0020779	Cary L. Cybul Antioch, IL 55636-90	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.

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10/30/2025 ORDER0020978	Paul J. Schieldt Janesville, WI 50213-90	Licensee was practicing under an entity with an expired license. Licensee was advertising under a trade name that was not submitted to the DSPS.	Costs: \$979 Forfeiture: \$1,500 Education on consumer protection.
10/30/2025 ORDER0020979	Tamairo A. Moutry Milwaukee, WI 56720-90	Licensee drafted an offer on an unlisted property without a buyer agency agreement. Licensee identified as "Agent of Buyer and Seller" in the offer to purchase. Licensee recommended her spouse to complete a home inspection without disclosure, and the husband is not a registered home inspector. Licensee failed to timely respond to DSPS requests for information. Licensee's business entity license was expired for some transactions. The REEB found the licensee failed to provide brokerage services with reasonable skill and care, failed to disclose potential compensation for a referral, failed to use approved forms, and failed to put all agreements in writing.	Costs: \$6,647.66 Forfeiture: \$500 Education on ethics, contracts and agency. Must retain a "mentor broker" and submit five transaction files to that broker for review each month.
8/8/2025 ORDER0020860	Lake Country Realty Inc. Elcho, WI 835004-91	Broker responsible for the business entity prepared two separate copies of an offer to purchase. The copy the buyers received had the inspection contingency checked; the copy the sellers received did not. The buyers had an inspection and wanted to get out of the transaction. The seller refused because the offer as they saw it did not include the inspection contingency. The buyers and sellers eventually came to an agreement where the buyers received \$24,000 of earnest money back but the seller received \$20,000 of the earnest money. The REEB found the licensee failed to provide brokerage services with reasonable skill and care.	Costs: \$538 Forfeiture: \$500

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10/30/2025 ORDER0020978	Guge LLC (dba R.K. Smith Realty) Janesville, WI 937343-91	Broker responsible for the entity was practicing under an entity with an expired license. Licensee was advertising under a trade name that was not submitted to the DSPS.	Costs: \$979
10/30/2025 ORDER0020979	Milwaukee's Best Real Estate Services LLC	Broker responsible for the entity drafted an offer on an unlisted property without a buyer agency agreement. Licensee identified as "Agent of Buyer and Seller" in the offer to purchase. Licensee recommended her spouse to complete a home inspection without disclosure, and the husband is not a registered home inspector. Licensee failed to timely respond to DSPS requests for information. Licensee's business entity license was expired for some transactions. The REEB found the licensee failed to provide brokerage services with reasonable skill and care, failed to disclose potential compensation for a referral, failed to use approved forms, and failed to put all agreements in writing.	Costs: \$6,647.66