

## 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  
LATANYA Y. GHEE, :  
RESPONDENT. : **10/25**

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Division of Legal Services and Compliance Case No. 17 REB 063

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

LaTanya Y. Ghee  
6100 West State Street, Apartment 227  
Wauwatosa, Wisconsin 53213

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 LaTanya Y. Ghee (DOB June 29, 1966) is licensed by the State of Wisconsin as a real estate salesperson, having license number 75724-94, first issued on December 23, 2011 and current through December 14, 2020. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 6100 West State Street, Apartment 227, Wauwatosa, Wisconsin 53213.

2. On October 27, 2010, Respondent pled guilty to and was convicted of Theft-False Representation >\$2500-\$5000, Party to a Crime, a Class I felony, in Milwaukee County Circuit Court Case No. 2010CF002853.

3. According to the Criminal Complaint, Respondent orchestrated an attempt to defraud a mortgage lender by inflating the sale price of a home, obtaining a mortgage loan based upon the inflated sale price, and siphoning off the excess loan proceeds. Respondent was to receive a secret payment of approximately \$6,000.00 from the property sale closing.

4. On December 21, 2010, Respondent was sentenced to nine months in the House of Correction, sentence stayed, and two years of probation. Respondent's conditions of probation included, among other things, no financing of any type in real estate and may not work as a broker.

5. On December 23, 2011, the Board issued Order #0001290 granting Respondent a limited license as a real estate salesperson.

6. On October 27, 2014, the Board removed all limitations and encumbrances on Respondent's license.

7. On May 5, 2017, Respondent pled guilty to and was convicted of Conspiracy to Obtain Payments for Fraud Claims, a felony, in United States District Court Eastern District of Wisconsin Case Number 2017-CR-40.

8. The Indictment alleged that Respondent acted contrary to 18 U.S.C. § 286 by knowingly conspiring with others to defraud the United States by obtaining payment and aiding others to obtain payment for false and fictitious federal income tax refund claims from approximately 2011 until at least May 2012.

9. The Indictment further alleged that, in furtherance of the conspiracy, Respondent obtained and provided information to one or more coconspirators for the purpose of preparing and submitting false and fraudulent tax returns. Specifically, Respondent provided the names and Social Security Numbers of individuals as well as employer identification numbers for her business entities, including but not limited to Wisconsin Mortgage Real Estate Resources and Ghee's Mortgages.

10. On July 13, 2017, Respondent's probation officer reported to the Department that Respondent had pled guilty to federal charges of Conspiracy to Obtain Payments for False Claims and Respondent would be sentenced on September 7, 2017. Division of Legal Services and Compliance Case No. 17 REB 063 was subsequently opened for investigation.

11. On September 7, 2017, Respondent was sentenced to one year and one day imprisonment, three years supervised release, and was ordered to pay \$84,734.00 in restitution.

12. 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. Admin. Code § REEB 24.17(1) by violating a law the circumstances of which substantially relate to the practices of a real estate licensee.

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

ORDER

1. The attached Stipulation is accepted.

2. The VOLUNTARY SURRENDER of Respondent LaTanya Y. Ghee's real estate salesperson license (number 75724-94) is ACCEPTED.

3. This surrender constitutes Respondent's permanent relinquishment of her real estate salesperson license and her 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 Respondent of credentials necessary to practice real estate in the state of Wisconsin.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by:   
A Member of the Board

6-13-19  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

LATANYA Y. GHEE,  
RESPONDENT.

:  
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:  
:  
:

STIPULATION

196225

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Division of Legal Services and Compliance Case No. 17 REB 063

Respondent LaTanya Y. Ghee 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. Respondent is represented by Attorney William F. Sulton.

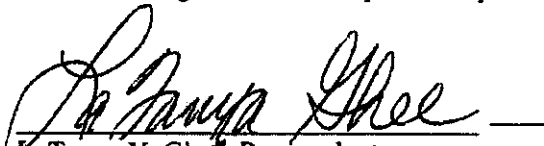
4. Respondent agrees to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondent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



LaTanya Y. Ghose, Respondent  
10625 W. North Ave., Ste. 227  
Wauwatosa, WI 53226  
License no. 75724-94

6/12/19  
Date



William F. Sulton, Attorney for Respondent  
Gingras, Cates & Wachs  
3228 Turnberry Oak Dr., Ste. 210  
Waukesha, WI 53188-3969

6/12/19  
Date



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

6.13.19  
Date