

UNITED STATES OF AMERICA  
Before The  
OFFICE OF THRIFT SUPERVISION

In the Matter of:  
LORI VANTREESE,  
Former Employee and  
Institution-Affiliated Party  
of:  
GUARANTY FEDERAL BANK, FSB  
DALLAS, TEXAS

RE: OTS Order No. DAL-95-06

Dated: February 22, 1995

STIPULATION AND CONSENT TO ENTRY  
OF AN ORDER OF PROHIBITION AND ORDER TO  
CEASE AND DESIST FOR AFFIRMATIVE RELIEF

WHEREAS, the Office of Thrift Supervision ("OTS"), based upon information derived from the exercise of its regulatory responsibilities, has informed Lori Vantreese ("VANTREESE"), former employee and institution-affiliated party of Guaranty Federal Bank, FSB, Dallas, Texas, OTS No. 8534 ("GUARANTY FEDERAL" or the "Institution") that the OTS is of the opinion that grounds exist to initiate administrative cease and desist and prohibition proceedings against VANTREESE pursuant to Sections 8(b) and 8(e) of the Federal Deposit Insurance Act ("FDIA"), 12 U.S.C. § 1818(b) and 12 U.S.C. § 1818(e).<sup>1</sup>

WHEREAS, VANTREESE desires to cooperate with the OTS to avoid

<sup>1</sup> All references in this Stipulation and Consent and the Orders are to the U.S.C. are as amended.

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the time and expense of such administrative litigation and, without admitting or denying that such grounds exist, but admitting the statements and conclusions in Paragraph 1 below, hereby stipulates and agrees to the following terms:

1. Jurisdiction.

(a) GUARANTY FEDERAL, at all times relevant hereto, was a "savings association" within the meaning of Section 3(b) of the FDIA, 12 U.S.C. § 1813(b), and Section 2(4) of the Home Owners' Loan Act ("HOLA"), 12 U.S.C. § 1462(4). Accordingly, GUARANTY FEDERAL was an "insured depository institution" as that term is defined in Section 3(c) of the FDIA, 12 U.S.C. § 1813(c).

(b) VANTREESE, as a former employee of GUARANTY FEDERAL, is deemed to be an "institution-affiliated party" as that term is defined in Section 3(u) of the FDIA, 12 U.S.C. § 1813(u), having served in such capacity within six (6) years of the date hereof (see 12 U.S.C. § 1818(i)(3)).

(c) Pursuant to Section 3(q) of the FDIA, 12 U.S.C. § 1813(q), the OTS is the "appropriate Federal banking agency" with jurisdiction to maintain an enforcement proceeding against institution-affiliated parties. Therefore, VANTREESE is subject to the authority of the OTS to initiate and maintain cease and desist and prohibition proceedings against her pursuant to Section 8(b) of the FDIA, 12 U.S.C. § 1818(b) and Section 8(e) of the FDIA, 12 U.S.C. § 1818(e).

2. OTS Findings of Fact. The OTS finds from at least July 15, 1994, through September 15, 1994, VANTREESE, without

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authorization, misapplied at least \$27,342.00 of the funds of GUARANTY FEDERAL to her own use. As a result of her actions, VANTREESE (1) engaged in a violation of the law or breached her fiduciary duty of honesty to GUARANTY FEDERAL; and (2) GUARANTY FEDERAL suffered a financial loss or she received a financial benefit or other gain; and (3) the violation of law or breach of fiduciary duty demonstrates willful and/or continuing disregard by VANTREESE for the safety and soundness of GUARANTY FEDERAL.

3. Consent. VANTREESE consents to the issuance by the OTS of the accompanying Order of Prohibition and Order to Cease and Desist for Affirmative Relief ("Orders"). She further agrees to comply with their terms upon issuance and stipulates that the Orders comply with all requirements of law.

4. Finality. The Orders are issued by the OTS under the authority of Section 8(b) of the FDIA, 12 U.S.C. §1818(b) and Section 8(e) of the FDIA, 12 U.S.C. §1818(e). Upon their issuance by the Regional Director or designee for the Midwest Region, OTS, they shall be final orders, effective and fully enforceable by the OTS under the provisions of Section 8(i) of the FDIA, 12 U.S.C. § 1818(i).

5. Waivers. VANTREESE waives the following:

(a) the right to be served with a written notice of the OTS's charges against her (see Sections 8(b) and 8(e) of the FDIA);

(b) the right to an administrative hearing of the OTS's charges against her him/her (see Sections 8(b) and 8(e) of the FDIA); and

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(c) the right to seek judicial review of the Order, including, without limitation, any such right provided by Section 8(h) of the FDIA, 12 U.S.C. §1818(h), or otherwise to challenge the validity of the Order.

6. Indemnification. VANTREESE shall neither cause nor permit GUARANTY FEDERAL (or any successor institution, holding company, subsidiary, or service corporation thereof) to incur, directly or indirectly, any expense for any legal or other professional expenses incurred relative to the negotiation and issuance of the Order of Prohibition and Order to Cease and Desist for Affirmative Relief. Nor shall VANTREESE obtain any indemnification (or other reimbursement) from the Institution (or any successor institution, holding company, subsidiary, or service corporation thereof) with respect to such amounts. Any such payments received by or on behalf of VANTREESE in connection with this action shall be returned to GUARANTY FEDERAL (or the successor institution, holding company, subsidiary, or service corporation thereof).

7. Other Government Actions Not Affected.

(a) VANTREESE acknowledges and agrees that the consent to the entry of the Orders is for the purpose of resolving these cease and desist and prohibition actions only, and does not release, discharge, compromise, settle, dismiss, resolve, or in any way affect any actions, charges against, or liability of VANTREESE that arise pursuant to these actions or otherwise, and that may be or have been brought by any other government entity other than the OTS.

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(b) By signing this Stipulation and Consent to Entry of an Order of Prohibition and Order to Cease and Desist for Affirmative Relief, VANTREESE agrees that she will not assert this proceeding, her consent to the entry of the Orders, and/or the entry of the Orders, as the basis for a claim of double jeopardy in any pending or future proceeding brought by the United States Department of Justice or any other Federal or state governmental entity.

8. Acknowledgment of Criminal Sanctions. VANTREESE acknowledges that Section 8(j) of the FDIA, 12 U.S.C. §1818(j), sets forth criminal penalties for knowing violations of the Order.

9. Agreement for Continuing Cooperation. VANTREESE agrees that, at the OTS's request, on reasonable notice and without service of a subpoena, she will provide discovery and testify truthfully at any deposition and at any judicial or administrative proceeding related to any investigation, litigation, or other proceeding maintained by the OTS relating to GUARANTY FEDERAL, its holding companies, its subsidiaries, and its institution-affiliated parties, except that VANTREESE does not waive any privilege against self-incrimination under the Fifth Amendment of the United States Constitution. If VANTREESE invokes a privilege against self-incrimination under the Fifth Amendment of the United States Constitution with respect to any matter about which the OTS inquires or the production of any document requested by the OTS and the OTS obtains a grant of immunity pursuant to 18 U.S.C. § 600 et seq., VANTREESE agrees, consistent with any such grant of immunity, to provide discovery and testify truthfully at any deposition and

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at any judicial, administrative, or investigative proceeding on the matter for which immunity is given.

WHEREFORE, VANTREESE executes this Stipulation and Consent to Entry of an Order of Prohibition and Order to Cease and Desist for Affirmative Relief, intending to be legally bound hereby.

By:

Accepted By:  
Office of Thrift Supervision

Lori Vantreese  
Lori Vantreese

Frederick R. Casteel  
Frederick R. Casteel  
Midwest Regional Director

Dated: 2-20-95

Dated: 2-22-95

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ACKNOWLEDGEMENT

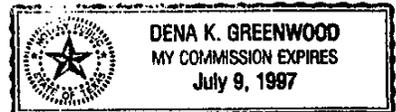
State of Texas )

County of Dallas )

On this 20<sup>th</sup> day of February, 1995, before me, the undersigned notary public, personally appeared Lori Vantreese and acknowledged her execution of the foregoing STIPULATION AND CONSENT TO ENTRY OF AN ORDER OF PROHIBITION AND CEASE AND DESIST ORDER FOR AFFIRMATIVE RELIEF

Dena K. Greenwood  
Notary Public

My Commission expires:  
7/9/97



UNITED STATES OF AMERICA  
Before The  
OFFICE OF THRIFT SUPERVISION

In the Matter of:  
LORI VANTREESE,  
Former Employee and  
Institution-Affiliated Party  
of:  
GUARANTY FEDERAL BANK, FSB  
DALLAS, TEXAS

RE: OTS Order No. DAL-95-06

Dated: February 22, 1995

ORDER OF PROHIBITION  
AND  
ORDER TO CEASE AND DESIST FOR AFFIRMATIVE RELIEF

WHEREAS, Lori Vantreese ("VANTREESE") has executed a Stipulation and Consent to Entry of an Order of Prohibition and Order to Cease and Desist for Affirmative Relief ("Stipulation") on February 20, 1995; and

WHEREAS, VANTREESE, by her execution of the Stipulation, has consented and agreed to the issuance of this Order of Prohibition and Order to Cease and Desist for Affirmative Relief ("Orders") by the Office of Thrift Supervision ("OTS"), pursuant to Section 8(e) of the Federal Deposit Insurance Act ("FDIA"), 12 U.S.C. §1818(e) and Section 8(b) of the FDIA, 12 U.S.C. §1818(b).

NOW THEREFORE, IT IS ORDERED that:

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ORDER OF PROHIBITION

1. VANTREESE is prohibited from further participation, in any manner, in the conduct of the affairs of Guaranty Federal Bank, FSB, and any successor institution, holding company, subsidiary, and/or service corporation thereof.

2. VANTREESE is and shall be subject to the statutory prohibitions provided by Section 8(e) of the FDIA, 12 U.S.C. § 1818(e). Due to and without limitation on the operation of Sections 8(e)(6) and 8(e)(7) of the FDIA, 12 U.S.C. §§ 1818(e)(6) and 1818(e)(7), VANTREESE, except upon the prior written consent of the OTS (acting through its Director or an authorized representative thereof) and any other "appropriate Federal financial institutions regulatory agency," for purposes of Section 8(e)(7)(B)(ii) of the FDIA, 12 U.S.C. § 1818(e)(7)(B)(ii), shall not:

(A) hold any office in, or participate in any manner in the conduct of the affairs of, any institution or any agency specified in Section 8(e)(7)(A) of the FDIA, 12 U.S.C. § 1818(e)(7)(A) ("Covered Institution"), including:

(i) any insured depository institution, e.g., savings and loan associations, savings banks, national banks, state banks, trust companies, and other banking institutions;

(ii) any institution treated as an insured bank under Sections 8(b)(3) and 8(b)(4) of the FDIA, 12 U.S.C. §§ 1818(b)(3) and 1818(b)(4), or as a savings association under Section 8(b)(9)

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of the FDIA, 12 U.S.C. § 1818(b)(9), e.g., subsidiaries and holding companies of banks or savings associations;

(iii) any insured credit union under the Federal Credit Union Act, 12 U.S.C. §§ 1781 et seq.;

(iv) any institution chartered under the Farm Credit Act of 1971, 12 U.S.C. §§ 2001 et seq.;

(v) any appropriate Federal financial institutions regulatory agency, within the meaning of Section 8(e)(7)(D) of the FDIA, 12 U.S.C. §§ 1818(e)(7)(D);

(vi) the Federal Housing Finance Board and any Federal Home Loan Bank; and

(vii) the Resolution Trust Corporation.

(B) solicit, procure, transfer, attempt to transfer, vote or attempt to vote any proxy, consent, or authorization with respect to any voting rights in any Covered Institution;

(C) violate any voting agreement previously approved by the "appropriate Federal banking agency" within the meaning of Section 3(q) of the FDIA, 12 U.S.C. §§ 1813(q); or

(D) vote for a director, or serve or act as an "institution-affiliated party," as that term is defined at Section 3(u) of the FDIA, 12 U.S.C. § 1813(u), e.g., a director, officer, employee, controlling stockholder of, or agent for, an insured depository institution.

3. The Stipulation is made a part hereof and is incorporated herein by this reference.

4. This Order is subject to the provisions of Section 8(j) of

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the FDIA, 12 U.S.C. § 1818(j), and shall become effective on the date it is issued.

5. VANTREESE shall promptly respond to any request from the OTS for documents that the OTS reasonably requests to demonstrate compliance with this Order.

6. The terms and provisions of this Order shall be binding upon, and inure to the benefit of, the parties hereto and their successors in interest.

IT IS FURTHER ORDERED that:

**ORDER TO CEASE AND DESIST FOR AFFIRMATIVE RELIEF**

7. VANTREESE and shall be subject to the statutory requirements provided by Section 8(b) of the FDIA, 12 U.S.C. § 1818(b).

8. VANTREESE shall pay restitution to Guaranty Federal Bank, FSB, in the amount of \$27,342.00.

10. All payments should be made by certified check or money order made payable to Guaranty Federal Bank, FSB, and forwarded to the OTS Midwest Regional Enforcement/Litigation Department by U.S. Mail at:

Mr. Gary C. Anderberg  
Enforcement/Litigation  
Office of Thrift Supervision  
Post Office Box 619027  
Dallas/Fort Worth, Texas 75261-9027

11. The Stipulation is made a part hereof and is incorporated

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herein by this reference.

12. This Order is subject to the provisions of Section 8(j) of the FDIA, 12 U.S.C. §1818(j), and shall become effective on the date it is issued.

13. VANTREESE shall promptly respond to any request from the OTS for documents that the OTS reasonably requests to demonstrate compliance with this Order.

14. The terms and provisions of this Order shall be binding upon, and inure to the benefit of, the parties hereto and their successors in interest.

THE OFFICE OF THRIFT SUPERVISION

By:

  
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Frederick R. Casteel  
Midwest Regional Director

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at any judicial, administrative, or investigative proceeding on the matter for which immunity is given.

WHEREFORE, VANTREESE executes this Stipulation and Consent to Entry of an Order of Prohibition and Order to Cease and Desist for Affirmative Relief, intending to be legally bound hereby.

By:

Accepted By:  
Office of Thrift Supervision

Lori Vantreese  
Lori Vantreese

Frederick R. Casteel  
Frederick R. Casteel  
Midwest Regional Director

Dated: 2-20-95

Dated: 2-22-95

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ACKNOWLEDGEMENT

State of Texas )

County of Dallas )

On this 20<sup>th</sup> day of February, 1995, before me, the undersigned notary public, personally appeared Lori Vantreese and acknowledged her execution of the foregoing STIPULATION AND CONSENT TO ENTRY OF AN ORDER OF PROHIBITION AND CEASE AND DESIST ORDER FOR AFFIRMATIVE RELIEF

Dena K. Greenwood  
Notary Public

My Commission expires:  
7/9/97

