

**M. E. THOMPSON, JR.**, Principal Broker  
Harrison County

An Administrative Hearing was conducted on June 20, 2006 and the Order of the Commission was that the Broker License of the licensee was to be revoked because of numerous felony convictions in Federal Court concerning Wetlands and in violation of Section 73-35-21 (1) <g & m> of the Mississippi Code.

The Order of the Commission was being held in abeyance pending a decision on the felony convictions from the Fifth Circuit Court of Appeals in New Orleans but the Court of Appeals has upheld the convictions.

**JACQUELINE F. SMITH**, Principal Broker  
**KENNETH G. BOCLAIR**, Principal Broker  
**BRODERICK L. COOPER**, Salesperson  
Hinds County

All of the licensees entered into an Agreed Order on August 14, 2006 for violation of Section 73-35-21 (1, j & m) of the Mississippi Code and MREC Rules IV (A) <5> & IV (B) <6> of the MREC Rules and Regulations.

Principal Broker Smith agreed to a license suspension of six (6) months with the suspension being held in abeyance, she agreed to complete eight (8) hours of mandatory continuing education, she agreed to work as a broker/salesperson and cease all activity as a Principal Broker for a period of three (3) months and further agreed to review all documents for all loan closing for which she is responsible.

Principal Broker Boclair agreed to a license suspension of three (3) months with the suspension being held in abeyance, he agreed to complete eight (8) hours of mandatory continuing education within a specific time frame and he agreed to review all documents prior to any loan closing in which his office has any responsibility.

Salesperson Cooper agreed to a license suspension of six (6) months with the suspension being held in abeyance and he agreed to complete eight (8) hours of mandatory continuing education.

**FRANKLIN J. PUCYLOWSKI**, Principal Broker  
Rankin County

Principal Broker Pucylowski was issued a Formal Letter of Reprimand on August 21, 2006 for failing to indicate whom he represented in a real estate transaction in violation of Rule IV (E) <3> (a) of the MREC Rules and Regulations.

**BRENT E. YURTKURAN**, Principal Broker  
Madison County

Principal Broker Yurtkuran was issued a Formal Letter of Reprimand on August 21, 2006 for failure to indicate whom he represented in a real estate transaction in violation of Rule IV (E) <3> (a) of the MREC Rules and Regulations.

**SANFORD D. WARREN**, Principal Broker  
**BRENT E. YURTKURAN**, Broker/Salesperson  
Rankin County

Principal Broker Warren was issued a Formal Letter of Reprimand on August 21, 2006 for failure to inform a client whom the broker was representing in a real estate transaction in violation of Rule IV (E) <3> (a) of the MREC Rules and Regulations.

Broker/Salesperson Yurtkuran was issued a Formal Letter of Reprimand on August 21, 2006 for failure to inform a client whom the agent represented in a real estate transaction in violation of Rule IV (E) <3> (a) of the MREC Rules and Regulations.

**ALLISON W. GATES**, Principal Broker  
**JOSEPH E. GATES**, Salesperson  
Harrison County

Principal Broker Gates was issued a Formal Letter of Reprimand on September 1, 2006 for her failure to properly supervise the real estate activities of a licensee in accordance with MREC Rule IV (A) <1> of the MREC Rules and Regulations.

Salesperson Gates was issued a Formal Letter of Reprimand on September 1, 2006 for his failure to make

proper disclosures required in the Agency Relationship Disclosure Rule in violation of MREC Rule IV (E) <3> (a) and MREC Rule IV (E) <3> (c) of the MREC Rules and Regulations.

**JOHN C. WILLIAMS**, Principal Broker  
Harrison County

Principal Broker Williams was issued a Formal Letter of Reprimand on September 1, 2006 for violation of MREC Rule IV (E) <3> (h) for altering the Property Condition Disclosure Statement and Section 89-1-507 of the Mississippi Code for furnishing a copy of the Disclosure statement with the words "AS IS" as the only disclosure.

**DELL H. PALMER**, Principal Broker  
**DOUGLAS "BO" PENTECOST**, Salesperson  
Madison County

Principal Broker Palmer was issued a Formal Letter of Reprimand on September 14, 2006 for her failure to properly supervise the real estate activities of a licensee in accordance with MREC Rule IV (A) <1> of the MREC Rules and Regulations.

Salesperson Pentecost was issued a Formal Letter of Reprimand on September 1, 2006 for his failure to indicate that he was a real estate licensee when advertising real estate in a publication in violation of MREC Rule IV (C) <2> of the MREC Rules and Regulations.

**AMY S. CHAPMAN**, Non-Resident Principal Broker  
Tennessee

Principal Broker Chapman was issued a Formal Letter of Reprimand on November 15, 2006 for failing to disclose whom she represented in a real estate transaction in violation of Rule IV (E) <3> (a) of the MREC Rules and Regulations.

**AVRA ENGERAN O'DWYER**, Principal Broker  
**REBECCA DIAZ**, Salesperson  
**RENE C. ST. PAUL**, Salesperson  
Hancock County

Principal Broker O'Dwyer and the two (2) licensees entered into an Agreed Order on November 20, 2006 for violations of the Mississippi Code dealing with Section 73-35-21 (1) <m> for conduct that constitutes incompetency on the part of a licensee. Additional sanctions were based on violations of MREC Rule IV (E) <2> (f) and MREC Rule IV (A) <9> of the MREC Rules and Regulations.

The Principal Broker (O'Dwyer) agreed to three (3) months probation, an additional eight (8) hours of mandatory continuing education, agreed to institute regular training of the licensees under her supervision and review regulations regarding dual agency.

Salesperson Rene C. St. Paul agreed to three (3) months probation and an additional eight (8) hours of mandatory continuing education.

Salesperson Rebecca Diaz agreed to a Formal Letter of Reprimand and an additional eight (8) hours of mandatory continuing education.

**MARLON L. COPELAND**, Principal Broker  
**CHARLOTTE A. COPELAND**, Broker/Salesperson  
Adams County

The Principal Broker and the licensees entered into an Agreed Order on November 20, 2006 for violations of the Mississippi Code dealing with Section 73-35-21 (1) <m>) for improper dealing in conjunction with a real estate transaction. Additional sanctions were based on violations of MREC Rule IV (B) <1> and Rule IV (E) <3> (c) of the MREC Rules and Regulations.

Principal Broker Marlon Copeland agreed to have his real estate broker license suspended for three (3) months with the suspension held in abeyance, he agreed to a probationary period of six (6) months and agreed to complete an additional eight (8) hours of mandatory continuing education.

Broker/Salesperson Charlotte Copeland agreed to a license suspension for six (6) months with the suspension being held in abeyance, she agreed to a probationary period of and additional six (6) months

and agreed to complete eight (8) hours of mandatory continuing education.

**ALLISON W. GATES**, Principal Broker  
Harrison County

Principal Broker Gates was issued a Formal Letter of Reprimand on November 21, 2006 for failure to disclose whom the licensee represents in a real estate transaction in direct violation of Rule IV (E) <3> (a) of the MREC Rules and regulations.

**HELEN CRAMER**, Salesperson  
Jackson County

Salesperson Helen Cramer was issued a Formal Letter of Reprimand on November 21, 2006 for improper advertising in violation of Rule IV (C) <2> of the MREC Rules and Regulations.

**HENRY G. MOSCO**, Principal Broker  
Bolivar County

Principal Broker Mosco entered into an Agreed Order on December 29, 2006 for paying a portion of a real estate commission to an individual who had failed to renew their real estate license but was still involved in licensable real estate activity in violation of Section 73-35-21 (1) <j & m> of the Mississippi Code and Rule IV (A) <1> of the MREC Rules and Regulations.

Principal Broker Mosco had his Broker License suspended for one (1) year with the suspension held in abeyance and was ordered to complete an additional eight (8) hours of mandatory continuing education.

**DELL H. PALMER**, Principal Broker  
**TANYA E. ADAMS**, Salesperson  
**AUDREY JOYCE NEELY**, Salesperson  
Madison County

An Administrative Hearing was held in January, 2007 and the Real Estate Commission's Order dated January 29, 2007 indicated the licensees were found to be in violation of Sections 73-35-21 (1) <m> and Section 89-1-521 (1) of the Mississippi Code and Rule IV (E) <c> (3) of the MREC Rules and Regulations.

Principal Broker Palmer had her broker license suspended for ninety (90) days with the suspension held in abeyance and she was ordered to complete an additional eight (8) hours of continuing education with four (4) hours in agency and four (4) hours in license law.

Salesperson Adams had her license suspended for ninety (90) days and was ordered to complete an additional eight (8) hours of continuing education with four (4) hours in agency and four (4) hours in license law.

Salesperson Neely had her license suspended for thirty (30) days and was ordered to complete an additional eight (8) hours of continuing education with four (4) hours in agency and four (4) hours in license law.

**THE DECISION OF THE MREC WAS UPHELD BY THE MADISON COUNTY CIRCUIT COURT AND THAT DECISION IS CURRENTLY UNDER APPEAL TO THE MISSISSIPPI COURT OF APPEALS.**

**WINSTON (WIN) FOSHEE**, Salesperson  
Madison County

Salesperson Foshee was issued a Formal Letter of Reprimand on February 15, 2007 for making a substantial misrepresentation in connection with a real estate transaction violation of Section 73-35-21 (a) of the state statute.

**DELORES MAE GRUBE**, Principal Broker  
**LARENE J. WILLIAMSON**, Salesperson  
Rankin County

An Administrative Hearing was conducted on March 13, 2007. The Real Estate Commission's Order was dated March 16, 2007 and indicated that the licensees were involved in misleading advertising and operated in bad faith in a real estate transaction in violation of Section 73-35-21 (1) <d & m> of the Mississippi Code and Rule IV (C) <2> of the MREC Rules and Regulations.

Principal Broker Grube had her Broker License suspended for six (6) months and was placed on probation for an additional six (6) months.

Salesperson Williamson had her License suspended for one (1) year and will be on six (6) months probation when her license is activated.

**SUSAN JENKINS**, Principal Broker  
Harrison County

Principal Broker Jenkins was issued a Formal Letter of Reprimand on March 14, 2007 for a misleading advertisement in direct violation of Section 73-35-21(d) of the Mississippi Code.

**TARA DOTSON LINDSEY**, Salesperson  
Hinds County

Salesperson Tara Dotson Lindsey entered into an Agreed Order on March 30, 2007 for performing real estate activities without full knowledge of her broker in violation of Rule IV (A) <2> and Rule IV (E) <3> (c) of the MREC Rules and Regulations and Section 73-35-21 of the Miss Code. The individual's license was suspended for three (3) months with the suspension held in abeyance and she was required to complete 8 hours of mandatory continuing education within six (6) months.

**BILLY J. ALLEN**, Salesperson  
Desoto County

Salesperson Billy J. Allen was issued a Formal Letter of Reprimand on April 2, 2007 for making a substantial misrepresentation in connection with a real estate transaction in violation of Section 73-35-21 (1) <a & b> of the Mississippi Code. He agreed to have his license suspended for three (3) months with the suspension held in abeyance, he was placed on probation until January 1, 2008 and he agreed to complete an additional sixteen (16) hours of continuing education.

**LANA S. HUDSON**, Salesperson  
Rankin County

Salesperson Lana Hudson was issued a Formal Letter of Reprimand on April 2, 2007 for accepting a fee from someone other than their principal broker in violation of Rule IV (A) <5> of the MREC Rules and Regulations.

In addition, licensee was placed on probation for six (6) months and required to complete 8 hours of mandatory continuing education.

**RONALD PETER RADDIX**, Principal Broker  
Jackson County

Principal Broker Raddix entered into an Agreed Order dated April 16, 2007 for violating Section 73-35-21 (1) <b & m> of the Mississippi Code and Rule IV (E) <1 & 3> (a) of the MREC Rules and Regulations. His Broker License was suspended for twelve (12) months with the suspension held in abeyance, he was ordered to complete an additional sixteen (16) hours of continuing education with a minimum of four (4) in agency and four (4) in license law and was ordered to pay Karen Green the sum of two thousand dollars (\$2,000.00) within three days of signing the Order.

**STEVEN LOFTON MILNER**, Principal Broker  
Rankin County

Principal Broker Milner was issued a Formal Letter of Reprimand on April 20, 2007 for misleading advertising in violation of Section 73-35-21 (1) <d> of the Mississippi Code.

**SANDRA BRAY**, Salesperson  
Hinds County

Salesperson Sandra Bray was issued a Formal Letter of Reprimand on April 24, 2007 for her failure to properly disclose an agency relationship in violation of Rule IV (E) <3> of the MREC Rules and Regulations.

**HURE RHODES**, Principal Broker  
Jasper County

An Administrative Hearing was conducted on June 18, 2007. The Real Estate Commission's Order was dated June 28, 2007 and indicated that the Broker had made a substantial misrepresentation in a real estate transaction in violation of Section 73-35-21 (1) <a & m> of the Mississippi Code.

Broker Rhodes had his Broker License suspended for nine (9) months and was ordered to complete an

additional twelve (12) hours of continuing education with six (6) hours to be in the area of license law.

**THE DECISION OF THE MREC IS CURRENTLY UNDER APPEAL TO THE HINDS COUNTY CIRCUIT COURT.**

**ALBERT ALLEGUE**, Principal Broker  
**BRIAN CLARK**, Broker/Salesperson  
**STEVEN J. RIFE**, Broker/Salesperson  
Harrison County

Principal Broker Allegue was issued a Formal Letter of Reprimand on June 19, 2007 for his failure to exercise supervision of a licensee's real estate activities in violation of Rule IV (A) <1> of the MREC Rules and Regulations.

Broker/Salesperson Clark was issued a Formal Letter of Reprimand on June 19, 2007 for misleading or improper advertising in violation of MREC Rule IV (C) <2> of the MREC Rules and Regulations. In addition, the licensee was required to complete two (2) hours of continuing education in the area of License Law.

Broker/Salesperson Rife was issued a Formal Letter of Reprimand on June 19, 2007 for advertising a free home inspection in violation of Rule IV (A) <5> of the MREC Rules and Regulations and Section 73-35-21 (1) <J> of the Mississippi Code. In addition, the licensee agreed to complete two (2) hours of continuing education in the area of License Law.

**ALBERT ALLEGUE**, Principal Broker  
Harrison County

Principal Broker Allegue was issued a Formal Letter of Reprimand on June 19, 2007 for advertising a free home inspection in violation of Rule IV (A) <5> of the MREC Rules and Regulations and Section 73-35-21 (J) of the Mississippi Code. In Addition, the licensee agreed to complete two (2) hours of continuing education in the area of License Law.

**LARRY F. BRADLEY**, Principal Broker  
Rankin County

Principal Broker Bradley was issued a Formal Letter of Reprimand on June 19, 2007 for misleading advertising in conjunction with a real estate transaction and in violation of Rule IV (C) <2> of the MREC Rules and Regulations.

**MEYERS FRANKLIN**, Broker/Salesperson  
Hinds County

Broker/Salesperson Franklin was issued a Formal Letter of Reprimand on June 19, 2007 for misleading advertising in conjunction with a real estate transaction in violation of Rule IV (C) <2> of the MREC Rules and Regulations and Section 89-1-509 of the Mississippi Code.

**CONNIE KEITH CARVER**, Principal Broker  
Pearl River County

Principal Broker Carver was issued a Formal Letter of Reprimand on June 19, 2007 for failing to enter into a cooperative agreement with an out-of-state broker prior to listing or selling real estate in violation of Rule IV (A) <3> of the MREC Rules and Regulations.

**LANDIS O. FOY, JR.**, Broker (Managing)  
**HANNAH OTT**, Salesperson  
**KAY JEFFERIES**, Broker (Managing)  
**HOPE COOK**, Salesperson  
Desoto County

Managing Broker Foy entered into an Agreed Order on August 15, 2007 and Managing Broker Jefferies, Salesperson Ott and Salesperson Cook entered into an Agreed Order on August 6, 2007 for violation of Section 73-35-21 (1) (m) of the Mississippi Code and Rules IV (E) <3> (c) <3> and Rule IV (B) <1> of the MREC Rules and Regulations.

Managing Broker Foy had license suspended for thirty (3) days with the suspension held in abeyance and was ordered to complete an additional eight (8) hours of continuing education prior to his next renewal.

Salesperson Ott had license suspended for ninety (90) days and was ordered to complete an additional eight (8) hours of continuing education.

Managing Broker Jefferies received a Formal Letter of Reprimand and was ordered to complete an additional four (4) hours of continuing education in agency.

Salesperson Cook received a Formal Letter of Reprimand and was ordered to complete an additional four (4) hours of continuing education in agency.

**BILLY RAY SANDERS**, Principal Broker  
**KIMBERLY RITO**, Salesperson  
**PATRICIA M. ROBINSON**, Salesperson  
Harrison County

Principal Broker Sanders entered into an Agreed Order on September 4, 2007 for failure to supervise the real estate activity of his licensees in conjunction with their accepting a fee for the completion of a Broker Price Opinion in violation of Rule IV (A) <1> and IV (A) <7> of the MREC Rules and Regulations. Both salespersons were found to be in violation of MREC Rule IV (A) <7> of the MREC Rules and Regulations.

Each individual agreed to a license suspension for a period of six (6) months which is to be held in abeyance, each agreed to complete an additional eight (8) hours of mandatory continuing education (consisting of four hours of agency, two hours of license law and two hours of contracts) and all funds/fees which were received for the completion of the Brokers Price Opinion were returned to the companies who ordered the documents.

**GRETA GARNER HUDSON**, Principal Broker  
**DAVID MCMILLEN**, Salesperson  
Forrest County

Principal Broker Hudson was issued a Formal Letter of Reprimand on September 19, 2007 for her failure to properly supervise the activities of a salesperson in a real estate transaction in violation of Rule IV (A) <1> of the MREC Rules and Regulations.

Salesperson McMillen was issued a Formal Letter of Reprimand on September 19, 2007 for improper advertising in violation of Rule IV (C) <2> of the MREC Rules and Regulations.

**AMANDA LYNNE SEMAR**, Salesperson  
Hancock County

An Administrative Hearing was scheduled by the MREC for Salesperson Semar on October 10, 2007 for violations of Sections 73-35-21 (1) <a, b & m> but the licensee opted to surrendered her license.

**DEBBIE JEAN KESSLER**, Non-Resident Principal Broker  
Michigan

Principal Broker Kessler was issued a Formal Letter of Reprimand on October 22, 2007 for her failure to disclose whom she represented in a real estate transaction in violation of Rule IV (E) <3> (a) of the MREC Rules and Regulations.

**DEBBIE JEAN KESSLER**, Non-Resident Principal Broker  
Michigan

Principal Broker Kessler was issued a formal Letter of Reprimand on November 6, 2007 for her failure to disclose whom she represented in a real estate transaction in violation of Rule IV (E) <3> (a) of the MREC Rules and Regulations.

**WILLIAM R. MILLER**, Non-Resident Principal Broker  
Alabama

An Administrative Hearing was scheduled for November 19, 2007 at the MREC offices and prior to the hearing a settlement agreement was reached which stated that Broker Miller was in violation of Section 73-35-1 and Section 73-35-21 (l & m) of the Mississippi Code and Rule IV (E) <3> (b) of the MREC Rules and Regulations. The real estate broker license of Mr. Miller was suspended for six (6) months, he was required to complete an additional eight (8) hours of mandatory continuing education and he was directed to provide the MREC with the correct address for his principal place of business.

**ELWOOD STANTON BRIGHT**, Resident Principal Broker  
**DAVID H. JENKINS**, Broker/Salesperson  
Sunflower County

Principal Broker Elwood Bright and Broker David Jenkins entered into an agreed order on November 26, 2007 which stipulated that they were in violation of Section 73-35-21 (l & m) of the Mississippi Code and Rule IV (B) <5> of the MREC Rules and Regulations because they executed a contract of sale which did not contain a statement of representation above the parties signatures and there was no Confirmation of Dual Agency Form signed or attached to the contract. They agreed to a license suspension of thirty (30) days and eight (8) additional hours of continuing education prior to their next renewals.

**SHIRLEY DIANE MCADAMS**, Resident Principal Broker  
Carroll County

Principal Broker McAdams entered into an agreed order on December 12, 2007 based on evidence that she had performed numerous Broker Price Opinions (BPO's) for compensation. She was found to be in violation of Section 73-35-21 (l & m) of the Mississippi Code and Rule IV (A) <7> of the MREC rules and regulations. Her license was suspended for a period of one (1) year and she was required to complete an additional eight (8) hours of mandatory continuing education prior to the reinstatement of her license.

**ALBERT ALLEGUE**, Resident Principal Broker  
**DINECHA ALLEGUE**, Salesperson  
Jackson County

Principal Broker Albert Allegue and Salesperson Dinecha Allegue entered into an agreed order on December 12, 2007 based on the production of advertising materials which indicated that the "Al and Dee Real Estate Team" offered inducements to prospective sellers to list property with their firm. The inducements included one of the following: a one year American Home Shield Warranty; an A-Pro Home Inspection; a consultation with an interior designer; the use of a moving truck for three days with \$100.00 worth of packing boxes; or a \$300.00 credit toward closing costs. Since there was no evidence to support

the actually payment of an inducement the licensees were ordered to complete two (2) hours of continuing education and to cease all such advertising.

**THOMAS E. HOPSON**, Resident Principal Broker  
**SANDRA THOMPSON TODD**, Salesperson  
Hinds County

An Administrative Hearing was conducted by the Real Estate Commission on December 10, 2007 and evidence was presented which showed that grand jury charges were filed against Salesperson Todd for conspiracy to convert and embezzle funds of the Meridian school system. She plead guilty and was sentenced to twelve (12) months and one (1) day prison term and ordered to pay restitution in the amount of \$89,651.58. Her conviction was not reported to the MREC by either Broker Hopson or Salesperson Todd. Both licensees were deemed to be in violation of Section 73-35-21 (l & m) and MREC Rule IV (A) <1 & 2> and Rule V (B).

Principal Broker Hopson's license was suspended for thirty (30) days and held in abeyance and he was required to complete an additional eight (8) hours of mandatory continuing education prior to his next renewal.

Salesperson Todd's license was suspended until such time as she makes full restitution of all monies, completes all of her probationary obligations and seeks reinstatement with the MREC.

**JOHN MONDY**, Resident Principal Broker  
**KATHRYN O. PERRY**, Salesperson  
Hinds County

Principal Broker Mondy and Salesperson Perry entered into an agreed order on January 2, 2008 which stipulated that Salesperson Perry was managing properties under the name of K. Perry Property Management without the supervision or knowledge of her responsible broker, Mr. Mondy. Both agreed that Mr. Mondy received no compensation from the property management.

Kathryn O. Perry was found to be in violation of Section 73-35-21 (a, b, f & m) of the Mississippi Code

and her license was suspended for one (1) year and she is required to complete an additional eight (8) hours of continuing education prior to reinstatement.

Mr. John Mondy was found to be in violation of Rule IV (A) <1 & 2> and Rule V (D) of the MREC Rules and Regulations and agreed to six (6) months suspension of his license to be held in abeyance, six (6) months of probation and eight (8) additional hours of continuing education.

**ARLENE F. PERKINS**, Resident Principal Broker  
**CLIFF THOMAS**, Salesperson  
**CLAUDIA KEYES**, Salesperson  
**JENNIFER GILL**, Salesperson  
**VIRGINIA MACKEN**, Broker/Salesperson  
Hancock County

Principal Broker Perkins, Broker/Salesperson Macken and Salespersons Thomas, Keyes and Gill entered into an agreed order on January 18, 2008 which stipulated that Thomas, Keyes, Gill and Macken were working from an office location which they deemed as a "MEGA OFFICE" without the benefit of a branch office license and were advertising as a business entity known as "TKO" (Thomas-Keyes Organization) when, in fact, no such organization was licensed with the Commission.

Each licensee agreed to a three (3) month suspension of their license, held in abeyance, and six (6) hours of mandatory continuing education to be completed prior to their next license renewal.

**STEVE BULLARD**, Resident Principal Broker  
**PEGGY H. BOSARGE**, Salesperson  
Jackson County

Principal Broker Steve Bullard and Salesperson Bosarge entered into an agreed order on January 23, 2008 which stipulated that Ms. Bosarge failed to truthfully answer a question on the Real Estate Salesperson's Application which asked if she had ever been convicted of a criminal offense. She stated "no" but evidence from the Harrison County circuit Court verified that she had plead guilty to "false pretense and was sentenced to five (5) years of probation and was order

to pay a fine of \$2,000.00 and restitution of \$55,100.00.

Broker Bullard was found to have violated Rule IV (A) 1 and Rule V (C) of the MREC Rules and Regulations which resulted in his license being suspended for three (3) months, being held in abeyance, probation for nine (9) months, and a requirement to complete an additional eight (8) hours of continuing education.

Salesperson Bosarge was guilty of violating Section 73-35-21 (l, g & m) of the Mississippi Code and Rule V (B) of the MREC Rules and Regulations. Her license was suspended for three (3) months, she was placed on probation for nine (9) months and was required to complete an additional eight (8) hours of mandatory continuing education.

**WILLIAM J. RUSHING, JR.**, Salesperson  
Jackson County

Salesperson Rushing entered into an agreed order on February 22, 2008 which stipulated that he violated Section 73-35-21 (L & m) and Rule V (B) of the MREC Rules and Regulations because he failed to report to the existence of five (5) judgments against him during the prior eighteen (18) months. The violations resulted in his license being suspended for six (6) months, held in abeyance, he was placed on probation for an additional six (6) months and he was required to complete an additional eight (8) hours of mandatory continuing education.

**MARTHA JANE CLEMMONS**, Salesperson  
Rankin County

Salesperson Clemmons entered into an agreed order on March 12, 2008 which stipulated that she violated Sections 73-35-21 (l, g & m) of the Mississippi Code because she failed to report on her salesperson's application that she had been convicted of a felony in September, 1985 and was sentenced to a term of five (5) years in the custody of the Mississippi Department of Corrections. The violations resulted in her license being suspended for six (6) months

**ROBERT E. LATHAM**, Resident Principal Broker  
**CARLIN L. LATHAM**, Salesperson  
Bolivar County

Principal Broker Latham and Salesperson Latham (son) entered into an agreed order on March 27, 2008 which stipulated that Salesperson Carlin Latham entered into a contract and sold a parcel of property which he personally owned but failed to disclose that he held a real estate license. He also failed to provide the purchaser with a Working With a Real Estate Broker Form and did not deliver a Property Condition Disclosure Statement. Broker Robert Latham failed to supervise those activities. They violated Sections 73-35-21 (l & m) and Section 89-1-501 through 89-1-523 of the Mississippi Code and Rule IV (A) <9> of the MREC Rules and Regulations.

The Broker license of Robert E. Latham and the Salesperson's license of Carlin L. Latham were suspended for a period of three (3) months, they were placed on a nine (9) months probation and each was required to complete an additional eight (8) hours of continuing education.

**GLEN M. GARDNER**, Non-Resident Principal Broker  
**NANCY LARAIN DEFAZIO**, Broker/Salesperson  
Louisiana/Harrison County

As Administrative Hearing was conducted by the MREC on May 6, 2008 where it was determined from the testimony that Salesperson Defazio did, on at least two (2) separate occasions, offer opinions concerning the value of property and collected a fee of \$375.00 for each opinion. The compensation was paid directly to Salesperson Defazio and, even though Broker Gardner is legally obligated to receive all real estate related compensation and is required to supervise all real estate activities, Mr. Gardner did not receive any of the fees and was unaware of Ms. Defazio's activities.

Following the Administrative Hearing, Ms. Barbara H. Blades became the Principal Broker of the Mississippi operations of Prudential Gardner, Realtors and the parties agreed that Prudential Gardner would sponsor a continuing education seminar for company real estate

licensees with the Mississippi Real Estate Commission participating in the seminar.

Broker Defazio was found to have violated Sections 73-35-21 (l & m) and Rule IV (A) <1, 4, & 7) of the MREC Rules and Regulations which resulted in her license being suspended for three (3) months, held in abeyance, an additional nine (9) month probation, and six (6) additional hours of continuing education.

**STANLEY E. TAGGART**, Non-Resident Principal Broker  
Tennessee

Principal Broker Taggart entered into an agreed order dated July 3, 2008 in which he admitted to violating Section 73-35-21 (l & m), Section 89-1-503 and MREC Rules IV (A) <6>, IV (C) <3> and IV (E) <3> (b) because he failed to provide a Property Condition Disclosure Statement to a purchaser and did not get a client to sign the Working With a Real Estate Broker Form. The violations resulted in Broker Taggart having his license suspended for three (3) months, held in abeyance and being required to complete an additional eight (8) hours of mandatory continuing education.