

**INDIANA REAL ESTATE COMMISSION
Indiana Government Center South
402 West Washington St., Room W064
Indianapolis IN 46204**

REVISED MINUTES OF JANUARY 29, 2026

Tracy Hutton, Broker, Chair, called the meeting to order at 9:00 a.m. and declared a quorum in accordance with IC § 25-34.1-2-3(b), pursuant to public notice posted at the principal office for the Board, online at the board's website and on the state calendar at least forty-eight (48) hours before the time of the meeting.

Member(s) Present: Tracy Hutton, Chair
Donna Kreps, Member
John De Souza, Member
Charlie Shook, Member
Donna Spears, Member
Pamela Lumley, Member
John Briscoe, Member (Appeared Virtually)

Member(s) Absent: Brian Thompson, Vice Chair
Valerie Rosenblum, Member
Beth Walker, Member

Staff Present: Jody Edens, Board Director
Professional Licensing Agency
Bradley Repass, Litigation Specialist, OLM
Professional Licensing Agency
James Harry, J.D., Deputy Attorney General
Office of the Attorney General

The Commission voted to adopt the agenda by roll call.

DeSouza/Spears, 7/0/0
Motion carries

The following board members voted aye by roll call:
Tracy Hutton, John De Souza, Donna Spears,
Pamela Lumley, John Briscoe

Charlie Shook, Donna Kreps
The following board members objected: none
The following board members abstained: none

ADMINISTRATIVE HEARINGS

Middletown Property Group, LLC & Dane A. Wilson, License No's LC19400089 & RB15001613, Cause No. 202509 IREC 0085

Respondent appeared in person and was represented by counsel, Brent Embry regarding an Administrative Hearing scheduled before the Commission. The State of Indiana was represented by Chase Haller, Deputy Attorney General, Section Chief/Homeowner Protection Unit and Timothy Fox, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

This is a continuation of the hearing that began on January 21, 2026.

The following were sworn in as witnesses for the Respondent: John Bowman, Erika Finn, J.D., Rhonda Burris, Legal Assistant, Dakota Crabtree, COO. The following were sworn in as witnesses for the State: Natalie Christie, Investigator, Josh Wood, complainant.

Mr. Wilson continued with his testimony. He indicated that they normally provide information about a new owner when they sell a property. He indicated that he did not speak with Mr. Wood.

He is now with Middletown one hundred percent (100%) of the time.

Jason Bowman testified virtually that he worked with Middletown leadership, teaching and making leadership decisions. The biggest growth which occurred is the complete restructuring of the business. Both Derek and Dane came back to work in the business. The brothers are leaning into doing what is right and he has seen they have a great desire to follow the law. They are working to have all work orders acted upon within seven (7) days.

Erika Finn, J.D. is a real estate investor and is a client of Middletown. She indicated they have a level of professionalism and if there is a large project to be completed, they obtain several bids.

Rhonda Burris, legal assistant, testified that she put together a tracking of the

complaints on Middletown.

Dakota Crabtree, COO with Middletown testified he joined the company on December 14, 2022. Work orders were completed on all complaints received.

Josua Wood was called to testify again, and he stated that he has not received the \$1,350 refund and had no idea who the new owner was.

Natalie Christy was also called again to testify again and stated the following complaints were filed with the AG's Office.

2022 – 22 complaints

2023 – 40 complaints

2024 – 43 complaints

2026 – 11 complaints currently.

After discussion, the Commission found the Respondent Middletown to be in violation of count 1.

DeSouza/Lumley, 5/2/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Pamela Lumley

Charlie Shook, Donna Kreps

The following board members objected: John Briscoe, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 2.

DeSouza/Spears, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Pamela Lumley

Charlie Shook, Donna Kreps, John Briscoe, Tracy Hutton

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to **not** be in violation of count 3.

Lumley/Shook, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Pamela Lumley
Charlie Shook, Donna Kreps, John Briscoe, Tracy Hutton
The following board members objected: none
The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 4.

Lumley, No second motion fails

After further discussion, the Commission found the Respondent Middletown to **not** be in violation of count 4.

Shook/DeSouza, 6/1/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Charlie Shook,
Donna Kreps, John Briscoe, Tracy Hutton

The following board members objected: Pam Lumley

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 5.

Briscoe/Lumley, 3/4/0

Motion fails

The following board members voted aye by roll call:

Donna Spears, John Briscoe, Pam Lumley

The following board members objected:

Charlie Shook, John DeSouza, Donna Kreps, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 6.

DeSouza/Spears, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Charlie Shook,
Donna Kreps, John Briscoe, Tracy Hutton, Pam Lumley

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 7.

Shook/Kreps, 2/5/0

Motion fails

The following board members voted aye by roll call:

John DeSouza, Donna Spears,

The following board members objected:

John Briscoe, Pam Lumley, Charlie Shook,

Donna Kreps, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to in violation of count 8.

DeSouza/Shook, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Charlie Shook,

Donna Kreps, John Briscoe, Tracy Hutton, Pam Lumley

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 9.

DeSouza/Spears, 6/1/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members objected: John Briscoe

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 10.

DeSouza/Lumley, 6/1/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members objected: John Briscoe

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 11.

Briscoe/Spears, 0/7/0

Motion fails

The following board members voted aye by roll call:

None

The following board members objected:

Charlie Shook, John DeSouza, Donna Kreps, Tracy Hutton

Donna Spears, John Briscoe, Pam Lumley

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 12.

DeSouza/Spears, 0/7/0

Motion fails

The following board members voted aye by roll call:

none

The following board members objected:

John Briscoe John DeSouza, Donna Spears, Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 13.

DeSouza/Lumley, 4/3/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears,

Charlie Shook, Tracy Hutton

The following board members objected:

John Briscoe, Donna Kreps, Pam Lumley

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 14.

DeSouza/Spears, 0/7/0

Motion fails

The following board members voted aye by roll call:

none

The following board members objected:

John Briscoe John DeSouza, Donna Spears, Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in

violation of count 15.

DeSouza/Shook, 2/5/0

Motion fails

The following board members voted aye by roll call:

John DeSouza, Donna Spears

The following board members objected:

John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 16.

DeSouza/Shook, 7/0/0

Motion carries

The following board members voted aye by roll call:

John Briscoe John DeSouza, Donna Spears, Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 17.

DeSouza/Kreps, 2/5/0

Motion fails

The following board members voted aye by roll call:

John DeSouza, Donna Spears

The following board members objected:

John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 18.

DeSouza/Spears, 2/5/0

Motion fails

The following board members voted aye by roll call:

John DeSouza, Donna Spears

The following board members objected:

John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 19.

DeSouza/Spears, 1/6/0

Motion fails

The following board members voted aye by roll call:

Donna Spears

The following board members objected:

John Briscoe Charlie Shook, John DeSouza

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 20.

DeSouza/Lumley, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 21.

DeSouza/Kreps, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 22.

DeSouza/Lumley, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton
The following board members objected: none
The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 23.

DeSouza/Shook, 7/0/0

Motion carries

The following board members voted aye by roll call:
John DeSouza, Donna Spears John Briscoe Charlie Shook,
Donna Kreps, Pam Lumley, Tracy Hutton

The following board members objected: none
The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 24.

DeSouza/Shook, 0/7/0

Motion fails

The following board members voted aye by roll call:
none

The following board members objected:
John DeSouza, Donna Spears John Briscoe Charlie Shook,
Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 25.

DeSouza/Kreps, 5/2/0

Motion carries

The following board members voted aye by roll call:
John DeSouza, Donna Spears John Briscoe,
Donna Kreps, Pam Lumley,

The following board members objected:
Charlie Shook, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 26.

Briscoe/Kreps, 1/6/0

Motion fails

The following board members voted aye by roll call:

John DeSouza,

The following board members objected:

Donna Spears John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 27.

DeSouza/Kreps, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears John Briscoe,

Donna Kreps, Pam Lumley, Charlie Shook, Tracy Hutton

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 28.

DeSouza/Spears, 0/7/0

Motion fails

The following board members voted aye by roll call:

none

The following board members objected:

John DeSouza, Donna Spears John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 29.

DeSouza/Spears, 0/7/0

Motion fails

The following board members voted aye by roll call:

The following board members objected:

John DeSouza, Donna Spears John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 30.

DeSouza/Shook, 4/3/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears

John Briscoe, Pam Lumley,

The following board members objected:

Charlie Shook, Tracy Hutton, Donna Kreps

The following board members abstained: none

After further discussion, the Commission voided the 4/3/0 vote on count 30 and revoted that the Respondent Middletown was **not** in violation of count 30.

Kreps/Lumley, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, John Briscoe

Pam Lumley, Charlie Shook, Tracy Hutton, Donna Kreps

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 31.

Shook/DeSouza, 1/6/0

Motion fails

The following board members voted aye by roll call:

John DeSouza

The following board members objected:

Donna Spears John Briscoe Charlie Shook,

Donna Kreps, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 32.

DeSouza/Spears, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, John Briscoe

Pam Lumley, Charlie Shook, Tracy Hutton, Donna Kreps

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 33.

DeSouza/Kreps, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, John Briscoe
Pam Lumley, Charlie Shook, Tracy Hutton, Donna Kreps

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 34.

Briscoe/Kreps, 4/3/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears,
Pam Lumley, Charlie Shook,

The following board members objected:

John Briscoe, Donna Kreps, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 35.

DeSouza/Lumley, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Tracy Hutton
Pam Lumley, Charlie Shook, John Briscoe, Donna Kreps

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 36.

DeSouza/Kreps, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Tracy Hutton
Pam Lumley, Charlie Shook, John Briscoe, Donna Kreps

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 37.

DeSouza/Lumley, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Tracy Hutton

Pam Lumley, Charlie Shook, John Briscoe, Donna Kreps

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 38.

DeSouza/Spears, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Tracy Hutton

Pam Lumley, Charlie Shook, John Briscoe, Donna Kreps

The following board members objected: none

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 39.

DeSouza/Spears, 4/3/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears,

Charlie Shook, Donna Kreps

The following board members objected:

John Briscoe, Pam Lumley, Tracy Hutton

The following board members abstained: none

After discussion, the Commission found the Respondent Middletown to be in violation of count 40.

DeSouza/Spears, 7/0/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Tracy Hutton

Pam Lumley, Charlie Shook, John Briscoe, Donna Kreps

The following board members objected: none

The following board members abstained: none

The Commission moved on to counts 41-80 for Respondent Dane Wilson. Counsel explained to the Commission that counts 41-80 mirror counts 1-40 that Respondent Middletown was charged with.

After discussion, the Commission moved to find Respondent Dane Wilson in violation of counts 41, 42, 46, 48, 49, 50, 53, 56, 60, 61, 62, 63, 65,67, 72, 73, 74, 75,76, 77 78,79 and 80.

Shook/DeSouza, 6/1/0

Motion carries

The following board members voted aye by roll call:

John DeSouza, Donna Spears, Tracy Hutton

Pam Lumley, Charlie Shook, John Briscoe

The following board members objected: Donna Kreps

The following board members abstained: none

After having considered the evidence presented, testimony of the witnesses and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to place BOTH MIDDLETOWN AND DANE WILSON LICENSES on INDEFINITE PROBATION may not lift for one (1) year with the following terms and conditions. Probationary appearance every six (6) months until probation is lifted, and the \$5.00 records fee to the AG's Office.

The vote included for MIDDLETOWN only, \$500 restitution for Mr. Issacson and \$1,350 restitution for Mr. Wood and a FINE of \$11,500 (\$500 for each of twenty-three (23) violations)

Lumley/Shook, 7/0/0

Motion carries

The following board members voted aye by roll call:

Tracy Hutton, John De Souza,

Donna Spears, Pamela Lumley, John Briscoe

Charlie Shook, Donna Kreps

The following board members objected: none

The following board members abstained: none

There being no further business, the COMMISSION ADJOURNED at 5:35 p.m.

Tracy Hutton, Chair