

**IN THE STATE OF MISSISSIPPI
BEFORE THE MISSISSIPPI REAL ESTATE COMMISSION**

MISSISSIPPI REAL ESTATE COMMISSION

vs.

NO. 061-1810

**JOHN DALLIS KETCHUM, BROKER
WILEY WILSON WHITE, SALESPERSON**

RESPONDENTS

AGREED ORDER

COMES NOW before the Mississippi Real Estate Commission (sometimes hereinafter called "Commission"), pursuant to the authority of Miss. Code Ann. §§ 73-35-1, et seq., and the administrative rules of the Commission, this Complaint against John Dallis Ketchum, Principal Broker, and Wiley Wilson White, Salesperson. Prior to any hearing before the Commission, the parties announced their stipulation and agreement as to the resolution of the matters alleged and any disciplinary actions that may be imposed. By entering into this order, the Respondents waive their right to a hearing with full due process, and the right to appeal any adverse decision resulting from that hearing. Having reached an agreement on the matter, the Commission issues its Findings of Fact, Conclusions of Law and Disciplinary Order as follows:

I.

Respondent, John Dallis Ketchum (sometimes hereinafter called "Respondent Ketchum"), is an adult resident citizen of Mississippi whose last known address of record with the Commission is 1821 Lyncrest Ave., Jackson, MS 39202. Respondent Ketchum is the holder of a resident Broker license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, et seq., and, as such, he is subject to the provisions, rules, regulations and statutes governing real estate brokers under Mississippi law and the administrative rules of the Mississippi Real Estate Commission. Respondent Ketchum is the Principal Broker of Neighbor House, LLC in Jackson, MS.

II.

Respondent, Wiley Wilson White (sometimes hereinafter called "Respondent White"), is an adult resident citizen of Mississippi whose last known address of record with the Commission is 921 Monterrey Dr., Madison, MS 39110. Respondent White is the holder of a resident Salesperson license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, et seq., and, as such, he is subject to the provisions, rules, regulations and statutes governing real estate brokers under Mississippi law and the administrative rules of the Mississippi Real Estate Commission. Respondent Ketchum is his Principal Broker at Neighbor House, LLC in Jackson, MS.

III.

The MREC received information from a member of the public indicating that Salesperson Wiley Wilson White advertised that he personally purchases homes, failing to indicate that he is a real estate licensee and failed to include the name of the Brokerage Firm for which Broker John

Dallis Ketchum is the Principal Broker of Neighbor House, LLC. Further, White failed to provide contact information (including phone number) which would allow a member of the public to contact the Principal Broker. During previous conversations with Respondent Ketchum concerning similar advertising matters in 2018, he was told that all advertising had to be under his direct supervision as the Principal Broker. However, that did not happen or there is a dramatic misunderstanding of Ketchum's responsibilities to supervise licensees under his supervision.

IV.

The Commission finds that Respondent White knowingly and willfully engaged in improper advertising of real property in Mississippi, contrary to the MREC Rules and the Mississippi Real Estate Act of 1954, as amended; §73-35-1 et seq. Said conduct warrants sanctions being imposed against Respondent White, as this is not the first time the Commission staff has spoken to Respondent White about his advertising. In 2018, Respondent White had post-it-notes issued with a local newspaper and an electronic billboard, both with content not in compliance with the Commission's advertising rule. Respondent Ketchum, as Respondent White's principal broker, was then informed of the advertising actions of Respondent White.

V.

Upon opening an investigation and providing proper written notice of the complaint to these Respondents, both Respondent Ketchum and Respondent White did provide separate written notarized responses to the Commission admitting to their respective roles in this transgression.