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Woman to Watch:
Kristie Duhon

Partner Spotlight:
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Contents



18 Ana Montoya
COVER STORY

PROFILES



10 2 Dudes Carpet Cleaning & Restoration



14 Kristie Duhon



IN THIS ISSUE

- 6** Meet our Preferred Parnters
- 8** Publishers Note: Exciting Events Ahead
- 10** Partner Spotlight: 2 Dudes Carpet Cleaning & Restoration
- 14** Woman to Watch: Kristie Duhon
- 18** Cover Story: Ana Montoya

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Exciting Events Ahead

As the energy in the *Permian Basin Real Producers* community continues to grow, we’re excited to bring you an incredible lineup of events designed to connect, inspire, and celebrate the best in the industry. Whether you’re looking to expand your network, showcase your competitive side, or enjoy time with family and friends, we’ve got something for everyone in the coming months.

We’re kicking things off this month with our **Spring Into Action Speed Networking**, a high-energy event designed to help you make meaningful connections, exchange ideas, and build relationships that can take your business to the next level. This is the perfect opportunity to meet fellow top producers, strengthen your network, and set the tone for a successful year ahead.

In June, we’ll be turning up the heat with our **Cookoff Challenge**, where local real estate talent will battle it out for the title of best cook in the Permian Basin. Whether you’re a master chef or just there to enjoy the flavors, this friendly competition is sure to bring the community together for some good food and great fun. Be sure to bring your appetite and your A-game!

The excitement continues in July with our **Family Fun Day**, an event designed for you to relax and enjoy quality time with loved ones. We’re planning a day filled with water games, activities, and plenty of laughter. It’s a great way to take a break, beat the heat, and make lasting memories with family, friends, and colleagues.

September brings a major milestone for the Real Producers community as we head to Dallas for the first-ever **National Real Producers Conference**. This industry-defining event will bring together top agents from across the country for an unparalleled opportunity to learn, network, and gain insights from some of the best in the business. Expect inspiring speakers, dynamic workshops, and a chance to connect with professionals who are shaping the future of real estate.

As we move toward the end of the year, we’ll be closing things out in style with our first-ever **Charity Golf Tournament**. When the temperatures drop, we’ll be hitting the greens for a day of friendly competition in support of a great cause. Whether you’re an experienced golfer or just there for the fun, this event is all about coming together, giving back, and making a difference in our community.

With a packed schedule of events offering opportunities to connect, compete, and give back, there’s something for everyone. These are more than just events—they’re moments to build relationships, grow professionally, and strengthen our real estate community. We can’t wait to see you there, so mark your calendars and get ready!



With Gratitude,
Stephanie Miller
Owner/ Publisher *Permian Basin Real Producers*

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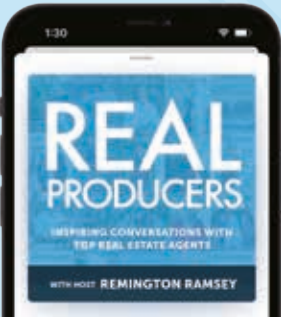
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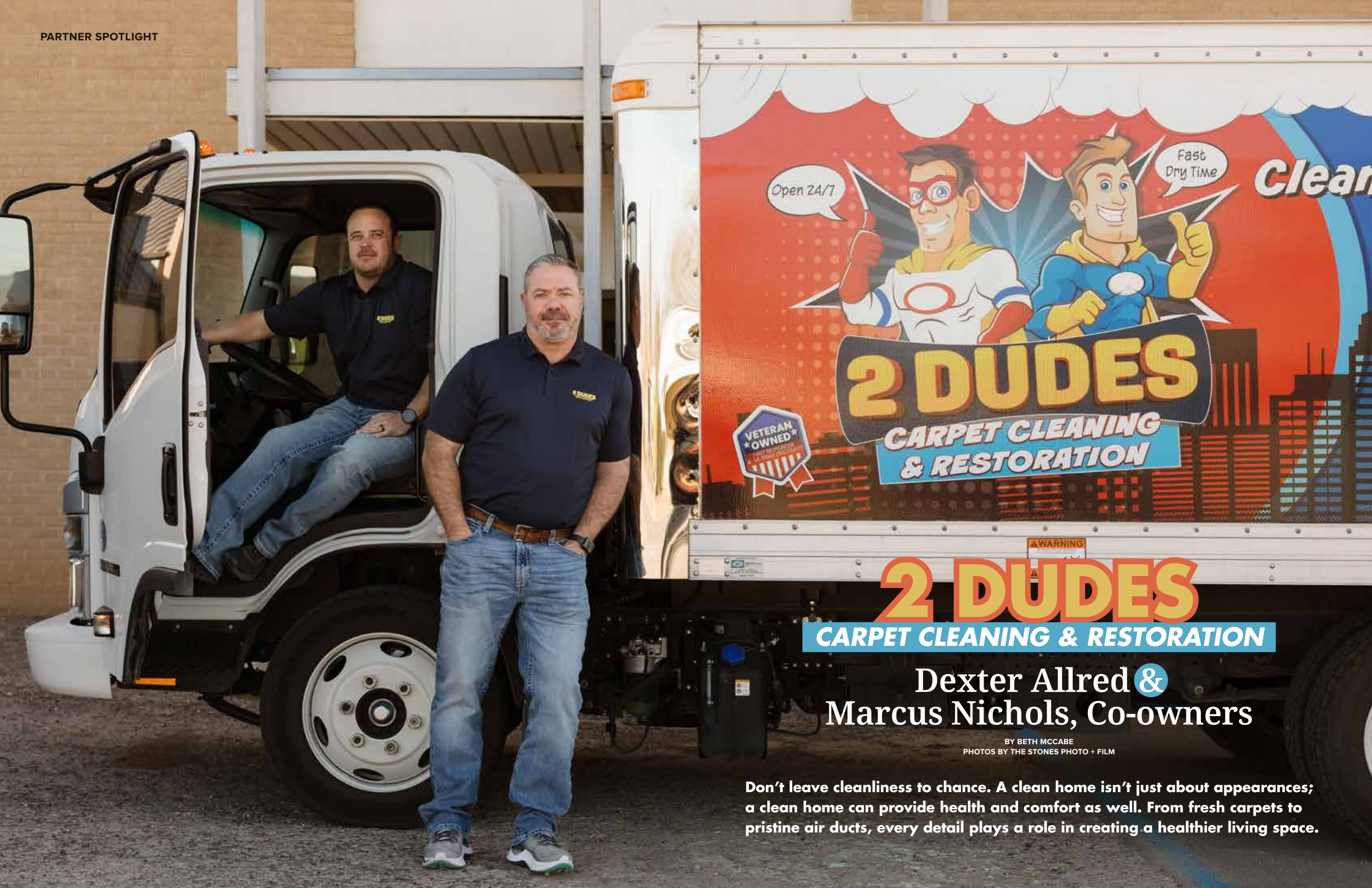

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2 DUDES

CARPET CLEANING & RESTORATION

Dexter Allred &
Marcus Nichols, Co-owners

BY BETH MCCABE
PHOTOS BY THE STONES PHOTO + FILM

Don't leave cleanliness to chance. A clean home isn't just about appearances; a clean home can provide health and comfort as well. From fresh carpets to pristine air ducts, every detail plays a role in creating a healthier living space.



Marcus Nichols



Dexter Allred

When it comes to quality service, 2 Dudes Carpet Cleaning is setting the standard in the Permian Basin. Co-owners Dexter Allred and Marcus Nichols have built a business based on meeting and exceeding their clients' expectations.

From Oil Fields to Clean Floors

Marcus proudly served in the Marine Corps and wouldn't trade his experience for anything. "I am proud of the service I was able to provide this country," he says. While Dexter didn't serve in the military, he has always been a strong supporter of veterans. "We actively support nonprofit veteran organizations through golf and shooting tournaments," he explains.

Dexter, a third-generation oil field worker, was born and raised in the Permian Basin. After attending Angelo State University, he worked for his family's company until they sold it. Seeking a fresh start, he decided to do a 180-degree career shift and pursue something entirely different. That's when he and Marcus started discussing the idea of launching their own business.

The two met through their daughters' dance classes and built a friendship over six years before deciding to go into business together. "We were both in the oil and gas industry and wanted something outside of it that wasn't dependent on commodity pricing," says Marcus. Recognizing a strong market for professional cleaning services in their area, they launched 2 Dudes Carpet Cleaning about a year ago.

More Than Just Carpet Cleaning While the name might suggest a focus on carpets, 2 Dudes Carpet Cleaning offers much more. "We invest in the best equipment," Marcus says. "We do flood

remediation—removing all fluid and moisture from an affected area, then steam cleaning and sanitizing it."

Their services extend to cleaning all surfaces, including dryer vents and air conditioning ducts, which can improve air quality and reduce fire risks. "We clean AC ducts, returns, and dryer vent lines," Marcus explains. "It's great for those with allergies and asthma. Dryer vents, especially in newer homes where vertical vent lines go to the roof, should be cleaned every 12-18 months."

The company even offers a quarterly return filter exchange program, ensuring customers have clean air filters year-round. In preparation for summer, they clean outdoor patios, poolside furniture, and entertaining areas. Their specialized power wash system effectively removes debris and water, leaving surfaces damp but never soaked. They also offer exterior house washing to keep homes looking their best.

A Commitment to Customer Satisfaction

What sets 2 Dudes Carpet Cleaning apart is their personal touch. "You're always going to deal with either Dexter or myself," Marcus says. "One of us will be on-site, checking on everything, shaking hands with customers. If there's ever a concern, we will address it until the customer is completely satisfied."

For Marcus, the most rewarding part of the business is seeing a happy customer. "We appreciate the trust our clients place in us. It's a partnership—we want them to think of us whenever they need cleaning services."

Surprising Carpet Benefits

Dexter has an important message for those who dislike carpet: "Carpet is actually the cleanest flooring option, especially for kids with allergies or asthma. It acts as a filter, trapping dust and allergens. As long as you vacuum twice a week, kids will experience fewer allergy and asthma attacks compared to homes with tile or laminate flooring."

Beyond the Business

Both co-owners balance their professional and personal lives. Marcus, a father of four daughters, enjoys playing golf, while Dexter, who has two daughters, loves spending time at the lake and hunting. Their families are close-knit, with their daughters being best friends—a bond that mirrors their own partnership in business.

With a strong foundation built on service and quality, 2 Dudes Carpet Cleaning continues to grow, proving that a dedication to excellence and customer satisfaction makes all the difference. Don't delay – check them out today!

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“WE APPRECIATE THE TRUST OUR CLIENTS PLACE IN US. IT'S A PARTNERSHIP—WE WANT THEM TO THINK OF US WHENEVER THEY NEED CLEANING SERVICES.”



Kristie Duhon

All Gas. No Brakes.

BY BETH MCCABE
PHOTOS BY THE STONES PHOTO + FILM

Jeaneen Pruitt & Associates

Some people tiptoe into their careers, testing the waters before taking the plunge. Others, like Kristie Duhon, put the pedal to the metal and never look back. In just two and a half years as a real estate agent with Jeaneen Pruitt & Associates, she has achieved an impressive \$21 million in career sales volume, with \$10.7 million closed last year alone. Her approach? Full speed ahead, with no room for hesitation.

From Boutiques to Business Deals

Kristie's path to real estate wasn't a straight line, but every twist and turn prepared her for the success she's experiencing today. Before becoming a real estate agent, she owned two women's apparel boutiques—one in Granbury and one in Midland. While she loved the creative side of fashion, something bigger was always calling her.

"I purchased my first home when I was 22—young and naïve," Kristie shares. "The broker I worked with saw something in me. She encouraged me to get licensed, but at the time, I had just finished college and wasn't looking to go back to school." Instead, she pursued entrepreneurship, started a family, and even spent time working in the oil field. Yet, real estate remained in the back of her mind.

In 2022, Kristie faced a turning point in her life, forcing her to reassess her path. "I had the opportunity to start over, and I wanted to do something I was truly passionate about," she reflects. "I kept thinking about the broker who saw potential in me. When I took a step back and evaluated my strengths—problem-solving, being a fixer, helping people—it just made sense. Real estate had always been my dream. I finally made the leap."

A Natural Fit

Kristie's background set her up for success. She shares, "I grew up in West Texas and earned a Bachelor's degree in Business with a focus on Marketing



from Angelo State University." Though she considered a career in financial advising, her love for architecture, interior design, and helping people find their perfect homes proved to be the right fit.

"I've always had to fight for my spot in life," she says. "I never really felt like I belonged in just one place, and that turned out to be a great thing. I'm comfortable in any room, whether I'm rubbing elbows with CEOs or chatting with a janitor. I treat every client with the same level of excitement and respect."

Kristie brings an undeniable fire to her work. She describes each closing as a victory and remains humbled by the trust her clients place in her. "It blows me away when people choose me to represent them. It's an honor, and I don't take it lightly."

The Road Ahead

Despite entering real estate during one of the toughest markets in recent history, Kristie has thrived. Now, she's looking forward to an even stronger market with new opportunities for her clients. She joined real estate at a time when even seasoned agents were struggling. If

I could find success in that environment, she can't wait to see what's ahead.

While she's laser-focused on her business, Kristie's biggest passion is being a mom to her 12-year-old daughter, Razzi. "She's in sixth grade at Greenwood and plays volleyball and basketball. Following her around for her games is my favorite thing," Kristie says proudly. "She has a strength in her that I never could have instilled. It's something that inspires me to pour into her, and I'm excited to see what God has in store for her."

The duo shares a love for creativity—Razzi has redecorated her room three times in the past year and may have an interior design career in her future. "It's so much fun watching her personality develop," Kristie shares. "She's got big things ahead of her."

More Than Real Estate

Outside of work and family, Kristie is passionate about studying interior design trends and traveling—though even her trips often revolve around her love for architecture. "When I travel, I love exploring downtown areas and studying the buildings. But at the same time, I can't wait to get back home because there's always so much to do."

She also has a future goal that few people know about. "I've always wanted to be a homebuilder. One day, I'm going to dive into home building and design."

Words of Wisdom

For aspiring top producers, Kristie offers this advice: "Never stop educating yourself. You'll never know it all, and the industry is always changing. Don't be intimidated by more experienced agents—be motivated by what they can teach you. Find a mentor who truly wants you to grow and thrives on your hunger to learn."

Her philosophy is simple but powerful: All gas. No brakes. And if her track record is any indication, Kristie Duhon is a name you'll be hearing a lot more in the real estate world.

“
I never really felt like I belonged in just one place, and that turned out to be a great thing. I'm comfortable in any room, whether I'm rubbing elbows with CEOs or chatting with a janitor. I treat every client with the same level of excitement and respect.”



Ana Montoya

The Real Estate Ranch LLC

BY JACKI DONALDSON • PHOTOS BY THE STONES PHOTO + FILM

Ana Montoya is always on the go. She keeps so busy that people often ask her how she accomplishes so much and why she doesn't slow down and rest occasionally. "I am just not that kind of person," Ana reveals.

Ana's defining go-getter spirit has been her driving force since she departed El Salvador at 16 for a better life in the United States. She put down roots in Las Vegas, joining her sister, who'd arrived a year earlier, and a couple of other family members. Her unstoppable energy fueled her 10-year career in the hotel and casino industry and subsequent 10 years at home raising her four children—while gaining her citizenship and earning her GED. She then enthusiastically poured into nursing for a year, and for the past four years, Ana has been fearlessly crushing her goals in real estate.

For much of her early life, Ana dreamed of owning a house, and in 2008, she and her husband, whom she met in Las Vegas, became homeowners. After relocating to Midland for her husband's career, they bought their second home, keeping the first property as a rental and later acquiring a rental condo in the same area. Ana envisioned growing her real estate portfolio, returning to Vegas, and managing the investments in the city she considers her hometown. "I consider Las Vegas my town," she shares. "It is like home for me."

Although she manages her properties, Ana did not move back. Instead, she built a home in Midland for her husband and children. And then she found another "home" in real estate.

Earning her license in July 2021 after completing a course during the COVID-19 pandemic, Ana was unsure how she would manage being an agent and mom of four kids. Leveraging her trailblazing resolve, passion for education, and a referral from her husband, she found her way. "My



“

Life is not easy, but I smile every day. The 24 hours in each day will pass, and I choose to be happy. I never thought I'd be working as an agent, and I have joy in my heart from helping make dreams come true.”

husband told me one of his friends was interested in a lot, and I showed him the property,” Ana explains. “He told me he wanted to put in an offer, and my first thought was, “Now, what do I do?”” After guidance from her broker at the time, Ana got the property under contract and closed the transaction.

Seeing Ana's potential, the seller's agents on the land deal—Chana Lambert and Thomas Johnston—invited her to join their brokerage, offering the training and support she needed. She accepted

and went on to sell many lots in the same subdivision. “Chana and Thomas were so nice and encouraged and supported me,” Ana says. “Being with them has been a blessing, and I owe them a lot.”

Ana also credits her husband for always believing in her, even when she doubts herself. “He is my biggest fan,” she says. “When I don't believe in myself, he does.” Like her husband, Ana's clients trust her wholeheartedly.” Four years into her career, her business—primarily



residential and land— is mostly referrals, with some of her investors purchasing two to four times per year.

Ana's honesty sets her apart. "I always do my best to be completely transparent through every step of each transaction, from the beginning to the end," she describes, adding that she does not hesitate to advise clients through the rental process to prepare them for eventually buying. She also brings her bilingual Spanish skills to bridge the gap for those who might struggle with the complexities of real estate. "In my culture, many people aren't familiar with the homebuying process," Ana explains. "The language barrier is one of the biggest challenges, and I love helping Spanish-speaking clients navigate real estate in the United States." She recalls a rewarding experience helping a couple who had lived in the country for 12 years. Despite earning

20 • May 2025

enough money, they didn't speak English or have an email address. "I walked them through the whole process," Ana states. "Seeing them finally own a home was so exciting."

Just as some people see homeownership as unreachable, Ana once questioned whether success in real estate was within her reach. Now, she marvels at how far she's come. And when folks ask her how she does it, she responds, "Life is not easy, but I smile every day. The 24 hours in each day will pass, and I choose to be happy. I never thought I'd be working as an agent, and I have joy in my heart from helping make dreams come true."

Ana's joy also stems from spending every free moment with her husband and 14-year-old daughter, 12-year-old son, and 6-year-old twins. "When I am not working, I love spending time with our kids," she beams.



“
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