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MARCH 2026

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# A BADGE YOU EARNED

(and a Community You Belong To)

Your 2025 sales have placed you among the **Top 300 real estate agents** across the Permian Basin. You earned your place here — and that is no small feat, congratulations! This magazine arriving at your door is truly a **badge of honor and by now** hopefully you've received your actual recognition badge in your email as well!

But here's what matters even more to me than the numbers you all produced last year...

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"If it's lonely at the top, you're doing it wrong."

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When you know each other better, you can do good business together and that's why we focus on telling your story beyond the numbers. We meet you **face-to-face**. We listen to your story. We capture your personality, your passions, and your people. We photograph you in your element — real life, real relationships, real impact.

Stronger relationships.  
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Higher standards across the board.

You'll continue receiving this publication throughout 2026, along with invitations to our events where we keep building those irreplaceable, in-person connections.

This magazine is more than pages and print. It's a **resource**. It exists to reflect the ecosystem that supports your level of

excellence and to steward the relationships that help you show up informed, prepared, and deeply connected to your market. Inside these pages is what many agents rely on as their own little black book—a trusted reference list of professionals they can confidently stand behind. I've heard it said more than once: "This list makes me look like the local expert." And that's exactly the point.

This magazine is your badge of honor — and the **physical badge** you received by email is a symbol of the trust you've built, the standard you've set, and the community you belong to. Download it. Share it. Tag us on Facebook + Instagram so we can celebrate you too! Add it to your headshot. Your email signature. Your website. Your marketing.

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# STEWART TITLE

**GETTING DEALS  
DONE RIGHT**

BY BETH MCCABE  
PHOTOS BY THE STONES PHOTO + FILM

**Let's face the facts. In a market where timelines are tight, transactions are layered, and precision matters, the right title company isn't just helpful, it's essential. That's where Stewart Title enters the picture. This leading title company has earned a reputation as the steady hand at the closing table in Midland and the Permian Basin, blending deep Texas roots with national strength and a team that knows how to get deals done right.**



At the helm is Ruby Kamali, Branch Manager and Commercial/Residential Closer, whose 22-year career has been spent entirely with Stewart Title. Since starting in 2004, Ruby has helped guide countless transactions from contract to close, supported by a seasoned team who understands both the pace and the complexity of the local market. That team includes Jasmine Bordayo, Residential Escrow Officer with 7.5 years of experience; Lexus Joseph, Title/Escrow Support with nine years in the industry; Darra Martinez, Receptionist and former real estate agent; Jennifer Tooke, Escrow Processor who previously worked as a transaction coordinator in Colorado; and Mac Starnes, an attorney with more than 30 years of experience.

For Ruby, the work goes far beyond paperwork and deadlines. "I find my work incredibly fulfilling because it combines problem-solving with the opportunity to play a direct role in helping people achieve the American Dream of homeownership or property investment," she says. "Every transaction presents unique challenges, and guiding a deal from complexity to a successful closing is deeply rewarding." Some of the most meaningful moments, she adds, happen face to face. "When buyers become emotional because they never believed owning a home was possible for them... being part of those milestones makes this work more than just a job; it's a purpose-driven career."

#### Best of Both Worlds: Local Expertise + National Backing

What truly sets Stewart Title in Midland apart is the balance it strikes between local expertise and national backing. The team understands the nuances of the Permian Basin, from oil-and-gas-impacted properties and acreage tracts to fast-moving residential transactions, because this is home. At the same time, clients benefit from the financial strength, underwriting support, and compliance infrastructure of Stewart Title as a national underwriter. "We pride ourselves on being problem solvers, not just processors. We focus on the solution, not the problem. We pride ourselves on what we bring to every closing," Ruby points out. With access to many counties across Texas and national underwriting authority, the team is able to take on and approve more challenging transactions. And there's pride in the company's roots: founded in Texas and based in Texas, Stewart Title is 130 years strong.

Speed is a defining characteristic of the Permian Basin market, and Stewart Title meets it with a proactive approach. "We focus on early issue identification, clear communication, and realistic timelines," Ruby shares. Escrow officers work closely with agents and lenders from the moment a contract is signed, flagging title issues early, coordinating payoffs efficiently, and keeping everyone informed. That foresight is often what keeps complex deals on track.

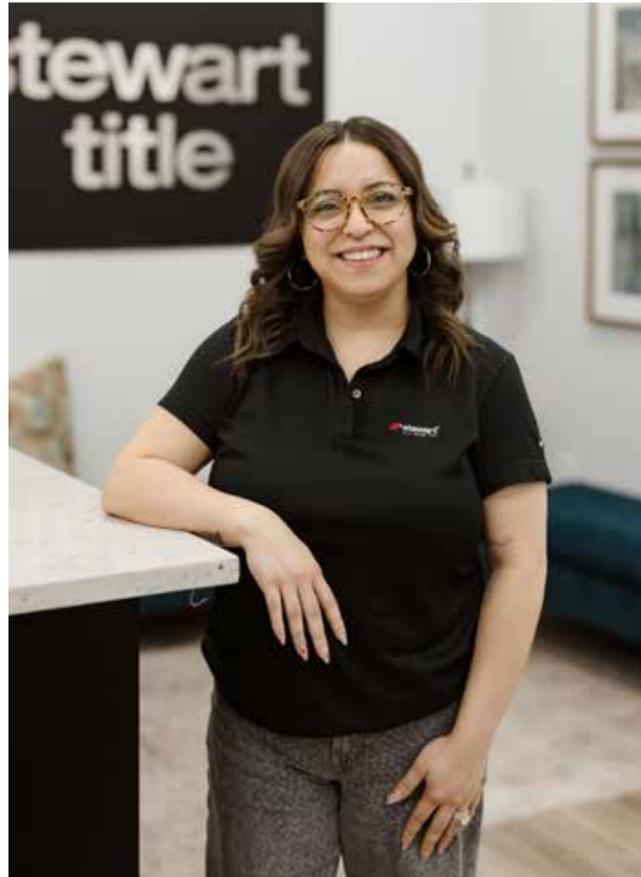
#### Catering to Agents

Education and support are also central to Stewart Title's philosophy. The company offers continuing education courses,



**"WE PRIDE OURSELVES ON BEING PROBLEM SOLVERS, NOT JUST PROCESSORS. WE FOCUS ON THE SOLUTION, NOT THE PROBLEM. WE PRIDE OURSELVES ON WHAT WE BRING TO EVERY CLOSING,"**





contract and title training, market updates, and one-on-one guidance tailored to local professionals. Practical tools, such as contract walkthroughs, title commitment reviews, closing-process guidance, and apps, help agents and lenders feel confident and informed. As Ruby puts it, “Our goal is to be a trusted resource, not just a closing desk.”

Trust, in this market, is everything and it’s earned through consistency.

“We do what we say we’re going to do, communicate openly, and take ownership when challenges arise,” Ruby says. “No one likes making mistakes, but when they happen, our goal is to provide a solution that is beneficial to all parties involved.” Many of Stewart Title’s relationships span years because the focus is always on long-term value, accessibility, and transparency, especially when deals get complicated.

While Stewart Title embraces technology that improves efficiency and security, personal service remains non-negotiable. Digital document delivery, secure portals, texting, and apps add convenience and speed, but they never replace direct communication. The team is just as ready to pick up the phone or sit down face-to-face to ensure every client understands the process.

The team works hard, supports one another, and genuinely cares about their clients. Ruby adds, “We are proud to be bilingual and able to conduct business in both English and Spanish, allowing us to communicate clearly and serve our diverse community with confidence and care.”

Beyond the closing table, Stewart Title is deeply invested in the Permian Basin. Supporting local organizations, schools, charities, and industry events is a natural extension of doing business where you live and raise your family. The company has been locally committed to the Permian Basin since 2001, and that commitment shows.

**Family Focused**

When she’s not working, Ruby’s world revolves around family life filled with cross-country meets, track events, and soccer games. In quieter moments, she enjoys reading and recently took a Mah Jong lesson, an experience that reminded her of title work: complex, strategic, and satisfying when all the pieces come together.

At its core, Stewart Title in Midland is about teamwork, accountability, and care. The team works hard, supports one another, and stays focused on making every transaction as smooth and successful as possible, delivering results clients can trust, closing after closing.

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Ruby Kamali



# C A Z A NINFA & RAYMOND C A Z A

## KELLER WILLIAMS

### TWO CAREERS. ONE VISION.

BY BETH MCCABE • PHOTOS BY LUXIANA IMAGERY

“There’s never a boring minute in real estate,” Ninfa Caza says with a smile.

Like many great pivots, this one started on the couch during COVID. Ninfa turned to her husband and asked a simple but life-shifting question: “What are you going to do when you retire?” Six years later, that conversation has grown into a thriving real estate partnership and a true power couple dynamic.

Originally from Midland, Ninfa was born and raised in the community she now serves. Her professional roots run deep in sales, beginning in hotel sales and later moving into the oil industry in 2006, where she still works today. Real estate had always been on her radar, but life had other plans first. After going through a divorce while her children were still young, she focused on providing for her family through a demanding sales career.

That perseverance shaped her.

“Being a single mom for so many years was challenging,” she shares, “but it made me stronger. It taught me how to multitask, persevere, and do hard things well.”

#### Fighting Fires (Literally)

Raymond Caza brings a very different, but equally powerful background to the business. Originally from San Antonio, he moved to Midland in the mid-1990s after testing for a fire department position. He was hired by the Midland Fire Department in February 1995 and has spent the past 30 years serving the community. He retired in February 2026 as a hazmat station captain, concluding more than three decades of dedicated public service.

Not only can he put out blazing fires in buildings, but he can also squelch fires on the way to the closing table.

During the pandemic, real estate simply made sense. Raymond had seen fellow firefighters succeed in the field, and the idea of starting something new together felt right. The couple obtained their licenses and joined Keller Williams, where they’ve built their business ever since.

#### Powered by Partnership

While they share clients, they are the perfect match because their strengths compliment one another. Ninfa thrives on relationships and growth, while Raymond supports with paperwork, listings, buyers, and a steady, service-first mindset. Sometimes they work together on transactions; other times they divide and conquer depending on who the client connects with first.

“I love real estate because I love people,” says Ninfa. “I love working with people and helping them achieve their goals and dreams. The biggest dream and goal of a person is to own a beautiful home. I like being part of that process.”

What does success look like to her? It’s not numbers and sales. It’s lives changed and stories shared.

One that stays with her involves a family she met at an open house, grandparents raising their three grandchildren after the loss of their daughter. Helping them find a home where they could start over hit especially close to home, as Ninfa’s own daughter was the same age as the woman who passed. That’s what making a difference is all about.

Another unforgettable moment came from a family transitioning out of a Habitat for Humanity home. After years of saving and career growth, they were ready to upgrade. On closing day, the father shared that the night before, the family sat on the dining room floor of their old home and shared one last meal. Their son prayed for the next family who would live there, asking that they would make as many good memories as they had. It brought tears to everyone’s eyes. A house is more than four walls; it’s a place where memories are made and dreams are shaped.

Raymond sees real estate as a natural extension of his career in the fire department.

“In the fire service, people call you because they need help,” he explains. “In real estate, you’re still helping people, but in a different way. You’re guiding them through the biggest purchase of their lives.” At the end of the day, it’s still about service.

#### Family First

Family is the heartbeat behind everything they do. Ninfa has three grown children and four grandchildren. Her daughter, Trista, lives in Midland and works in the oil field, raising two children, Ava, 13, and Kameron, 10. Her two sons, Trace and Trent, live in Austin and work in commercial construction. Between them are grandchildren Knox and baby Brynn, along with two daughters-in-law, Catherine and Jasmine, building their own successful careers.

Married for seven years, Ninfa and Raymond see real estate as the bridge to the next chapter of their lives, one filled with flexibility, freedom, and travel. How do they escape the hustle and bustle of real estate? They like to get away every few months. Where do they

go? They have a special fondness for Las Vegas, their favorite easy escape. This year alone, they’ve explored New York City, soaking up history, stories, and unforgettable food experiences.

“We went to Katz’s Deli (the oldest deli in New York dating back to 1888) and learned the history of the delicatessen. That was cool to do that,” says Raymond. They even met some locals who grew up eating at the deli.

When they’re not working or traveling, Raymond indulges his lifelong love of cars from old, new, classic, or exotic. From concours events to local car shows, he does it all. And he’s easy to please. “I like anything that has four wheels and rolls,” he says.

Together, Ninfa and Raymond Caza are building more than a real estate business. They’re building a life rooted in service, changing people’s lives, one story and one dream at a time. It doesn’t get any more rewarding than that!

“IN THE FIRE SERVICE, PEOPLE CALL YOU BECAUSE THEY NEED HELP. IN REAL ESTATE, YOU’RE STILL HELPING PEOPLE, BUT IN A DIFFERENT WAY.”



“I LOVE REAL ESTATE BECAUSE I LOVE PEOPLE. I LOVE WORKING WITH PEOPLE AND HELPING THEM ACHIEVE THEIR GOALS AND DREAMS. THE BIGGEST DREAM AND GOAL OF A PERSON IS TO OWN A BEAUTIFUL HOME.”



“ I want to be able to serve people at a higher level with service, guidance, and financial support. The more I learn, the more doors I can help open.”



# Dee Alanis

## Building More Than Homes

### STRAIT A REAL ESTATE

BY JAYTON MILLER  
PHOTOS BY THE STONES PHOTO + FILM

For many families in West Texas, homeownership can feel distant; something reserved for “other people,” or for a future that never quite arrives. For Dee Alanis, changing that belief has become both a professional mission and a personal calling.

A real estate agent with Strait A Real Estate, Dee brings four years of experience to the field, along with a background that gives her a rare understanding of the people she serves and the barriers they face.

#### A Path Shaped by Real Life

Before real estate, Dee worked as a pharmacy technician, spent time in the oil field, and later transitioned into property management. It was there that something became clear.

There were renters who had been renting for years and had no idea how to get out of that cycle. They didn’t believe homeownership was possible for them.

Property management showed her the gap, and real estate gave her the tools to close it.

“I felt like I had a bigger calling than just renting properties,” Dee explains. “I wanted to help people become homeowners by equipping them with information to make it possible.”

That calling was sharpened by life itself. As a single mother for many years, she learned early that growth was non-negotiable.

“My children shaped who I am,” she says. “I always knew I had to become better; emotionally, mentally, and financially because they were watching.”

#### Faith, Integrity, and Partnership

In an industry often driven by speed and volume, Dee operates from a different center.

“Every transaction is given to God first,” she says. “Prayer matters to me from beginning to end.”

That faith-first approach informs how she treats her clients and colleagues alike. “Every sale is about who I’m representing, not about me,” she explains.

Communication is another cornerstone. Dee makes herself available around the clock because she understands what’s at stake, and how important every step of the buying process is to her clients.

#### Education as Empowerment

What Dee finds most fulfilling about her work isn’t closing deals, it’s opening doors.

“There’s a lack of education, especially in the Hispanic community,” she explains. “Many people are raised believing they’ll never be homeowners, or that the process is impossible.”

For her, knowledge is the catalyst. “Sometimes information is all someone needs to believe it’s possible,” she

says. “Helping them understand, and then helping them make it happen, that’s everything.”

That commitment to education doesn’t stop with her clients. In the coming months, Dee is taking the next step in her own professional growth. She is currently on track to become

both an international real estate agent and a licensed broker, with credentials expected to be completed by May 2026. For her, the expansion isn’t about titles, it’s about capacity.

“I want to be able to serve people at a higher level with service, guidance, and financial support,” she says. “The more I learn, the more doors I can help open.”

Since entering real estate, Dee has been a top producer every year of her career. In her first year, she was awarded the Multi-Million Dollar Producer Award, followed by the Mega Million Award in her second year. Her third year earned her the Platinum Award, and in her fourth year, she achieved Diamond status.

In 2025 alone, she closed more than \$15 million in sales, a reflection of both consistency and trust built with her clients. In addition to resale transactions, she works closely with four different builders, allowing her to specialize in new construction homes and guide buyers through the building process with confidence, clarity, and hands-on experience.

#### Family, Travel, and Living Fully

Outside of real estate, Dee’s life revolves around family. She and her husband operate as a team in every sense.

“He’s been with me at open houses, setting up signs, helping with repairs,” she says. “Every transaction involves him in some way. His love and support is unconditional, he’s my backbone.”

Since beginning her real estate career, Dee and her husband have also built their own real estate portfolio together. Their investments include several long-term rental properties, Airbnb properties, and home flips, giving her hands-on experience beyond traditional buying and selling.

In addition, Dee regularly assists clients with renovation and remodeling decisions, helping homeowners and investors see both



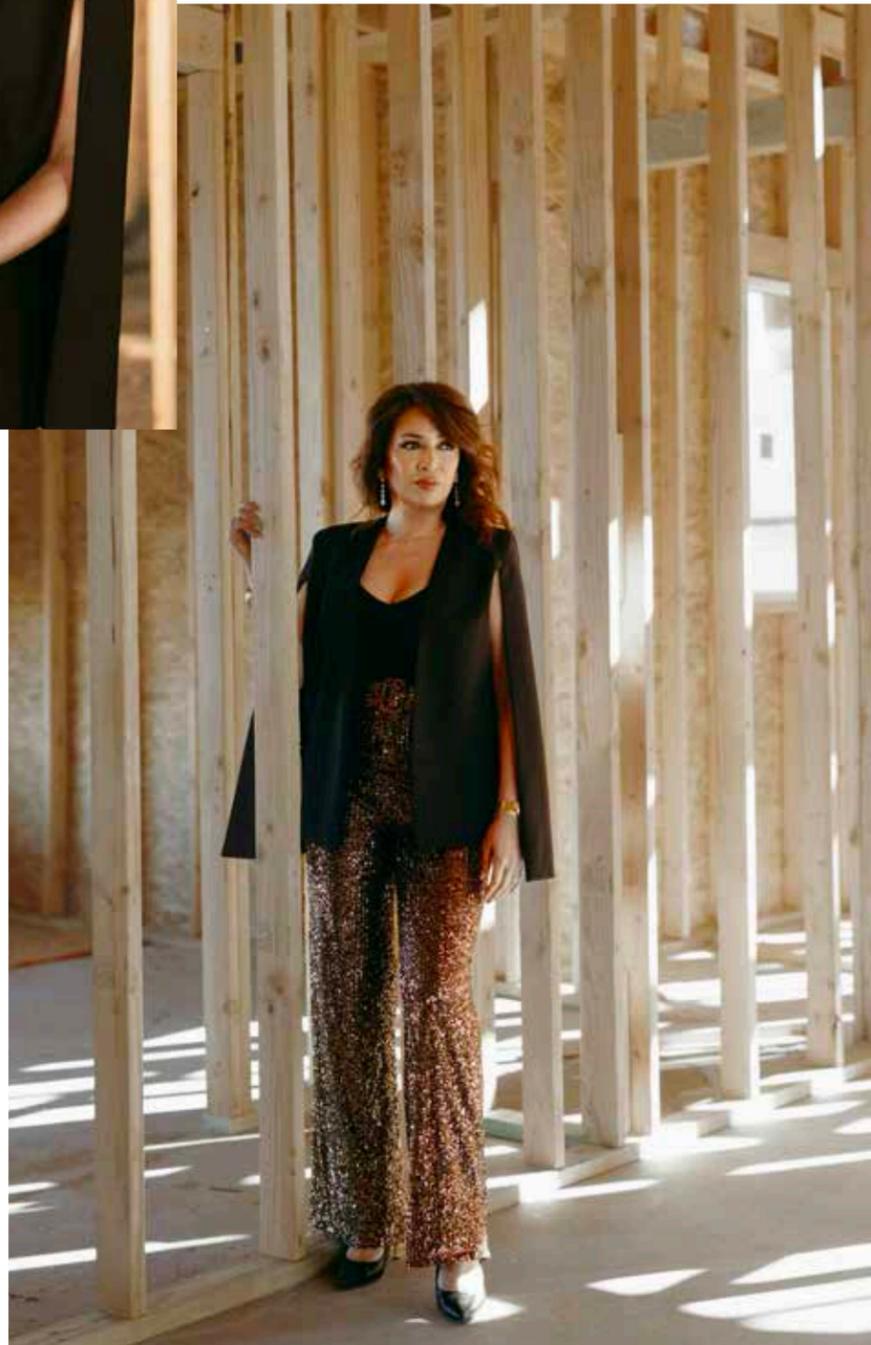


“  
What  
you’re not  
changing,  
you’re  
choosing.”

That drive is ultimately about legacy for her children, her clients, and her parents.

“One of the most important things to me is making my parents proud,” she says.

In a market that often measures success by transactions alone, Dee Alanis is focused on transformation by expanding belief, access, and opportunity, one family at a time.



the potential and the process behind transforming a property.

Along with the business they’ve raised a family of daughters, some now adults, a milestone she finds deeply meaningful.

Travel is another passion. For Dee, it’s not about luxury, it’s about exposure.

“I want my children to see how big the world is,” she says. “To understand different ways of life, different realities. That perspective matters.”

Her guiding principle is simple and unwavering: “What you’re not changing, you’re choosing.”

**A Legacy Bigger Than Business**

When asked what she’s most grateful for, Dee doesn’t hesitate.

“I’m grateful for having something inside of me that doesn’t allow me to settle for average. I don’t know what it is, but I am grateful for it.”

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