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COVER STORY



If you are interested in nominating people for certain stories, please email us at: Cherika.Johnson@n2co.com

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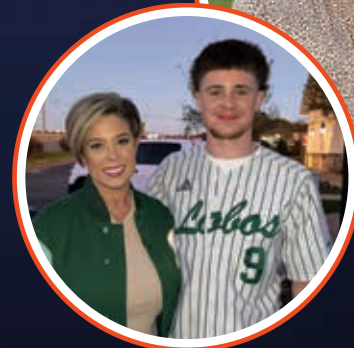
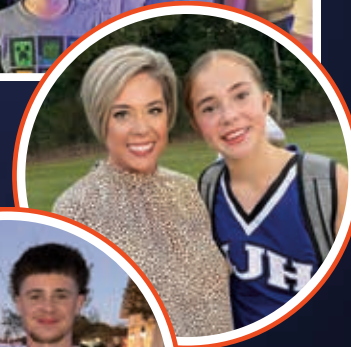
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Eden Bedard is an Escrow Officer and Branch Manager with Truly Title Longview, bringing nearly a decade of experience in the title and escrow industry. She joined the Truly team in November 2021 and is known for guiding transactions smoothly from contract to closing.

Eden began her career in 2016 as a receptionist at a title company and quickly worked her way up through the industry. As she often says, she didn't choose escrow—escrow chose her. What started as a new opportunity quickly became a passion for helping clients navigate the closing process with confidence.

Today, Eden is recognized for her **clear communication, attention to detail, and commitment to delivering a seamless closing experience** for agents and their clients.

Originally from Amarillo, Eden now calls Longview home. When she's not at the closing table, she enjoys spending time with her family and cheering on her kids at their sporting events.



Eden can answer emails faster than most people text back.

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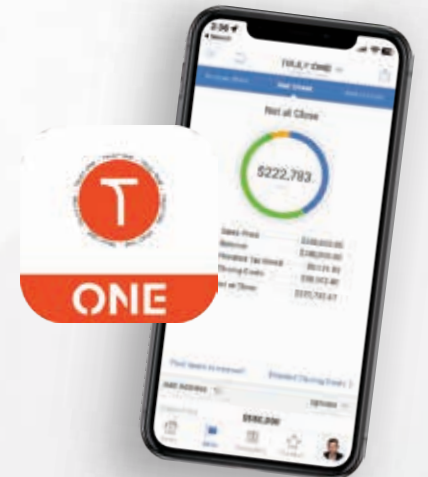
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FAQS

Q: Who Receives This Magazine?

A: The top 300 agents in East Texas based on volume for the previous year and our Preferred Partners. There are thousands of agents in the region and you, in this elite group, are the cream of the crop. Just to be included in this group is an accomplishment that testifies to your hard work, dedication, and proficiency.

Q: Do Real Estate Agents Have To Pay For Magazines Or Events?

A: NO! The magazine and events are FREE to agents and funded by the partners who advertise.

Q: What Kind Of Content Will Be Featured?

A: This is all about you. We'll do personal and unique stories on members in the community, providing you with a platform to inspire others. As we grow, we'll add fresh content focused entirely on you. It costs absolutely nothing for a REALTOR® to be featured. We are not a pay to play model; we write real stories, about Real Producers, and we're always accepting nominations. We will consider anyone brought to our attention—we don't know everyone's story so we need your help to learn about them!

Q: Who Are Our Partners?

A: Anyone listed as a "Preferred Partner" in the front of the magazine is funding and fueling this community and is an essential part of it. They are



the top professionals in their industry. They will have an ad in every issue of the magazine and attend our events. One or many of you have recommended every single Preferred Partner you see in this publication. Our goal is to create a powerhouse network, not only for the best REALTORS® in the area, but the best affiliates as well, so we can grow stronger together.

Q: Does Real Producers Have Events?


A: Yes! Along with the magazine, we will host quarterly events exclusive to this community, where you—the best of the best—get together at local venues to socialize, mastermind,

deepen our connections, and better our businesses. We will communicate about events through the magazine and on social media.

Q: How Can I Recommend A Business Or Feature Story?

A: If you are interested in contributing, nominating REALTORS® to be featured, know of top-notch affiliate partners who you believe should be a part of our community, or would simply like to network; email or call us. I look forward to hearing from you!





Email: Cherika.Johnson@n2co.com
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2025

BY THE NUMBERS

Top 300 Agents Sales in
East Texas - 2025

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 <p>AVERAGE SALES VOLUME PER AGENT</p> <p style="font-size: 24px; font-weight: bold;">\$7 Million</p>	 <p>SALES VOLUME</p> <p style="font-size: 24px; font-weight: bold;">\$2.1 Billion</p>



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The SUTTONS STORY

A Life Built Side by Side

WRITTEN BY DAWN SIMS
 PHOTOGRAPHY BY STEPHEN TILMON
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It was a Monday, as I walked into a 50 year old home and somehow the sentiment of home made me slow down a little. Maybe it is the craftsmanship, maybe it is the memories you can almost feel in the walls, or maybe it is just the simple reminder that a house is never just a structure. It is a story. That was exactly the feeling I had the day I met Jason and Linna Sutton, owners of Frontline Home Inspections and Pest Control, on the job, at one of my very own listings.

The home was a mid-century modern tucked into one of those established East Texas neighborhoods we all know and love. As their inspection wrapped up, we gathered around the dining room table, the kind that has likely seen decades of family dinners, birthday candles, and everyday life unfold. Sitting there with them, talking through their story, I could not help but think how fitting it was. Because what Jason and Linna do each day is step into the middle of someone else's story and help make sure the next chapter begins with clarity and confidence.

Frontline has been in business for nine years, but their journey started long before that. Like so many stories in our community, it began with hard work, family, and a willingness to do whatever it takes to build something meaningful. Jason was a full-time firefighter and paramedic when he first started the company, picking up inspections on his days off to bring in extra income. What started as a way to make a truck payment and support his family quickly grew into something much bigger.

Linna remembers those early days well. While she was homeschooling their boys, Jason was balancing long shifts at the fire department with late nights finishing inspection reports. It worked for a season, but as the business grew, so did the demands. Instead of stepping back, Linna stepped up. She began riding along between inspections so Jason could finish reports on the go, helping create a rhythm that allowed them to reclaim some of their evenings together. That decision changed everything. Then she offered to help



check outlets and other areas of the inspection to help. Because that's the kind of wife Linna is. She is a helper to her husband, just as God's design is intended to be.

Before long, she decided to get her apprentice home inspector license, joining Jason in the field and cutting inspection times in half. What began as a way to support her husband turned into a full-time partnership. Eventually, Jason made the decision to leave the fire department, and together they poured everything into building Frontline into what it is today. "It got to a point where I felt cornered to make a decision. God knew I needed that to move me in the direction I needed to go. His direction for me and my family."

That decision has paid off in a big way. In 2025 alone, they completed 406 home inspections, 330 termite inspections, and served close to 200 pest control clients. But if you ask them, the numbers are not what matter most. It is the people.

And that is where Jason and Linna truly stand out. This is not just a business they run, it is one they run side by side. In an industry where time is always of the essence and communication can make or break a deal, their teamwork is a game changer. Being a husband and wife team allows them to move efficiently, offer faster turnaround times, and create a level of comfort for clients that is hard to replicate. "We actually enjoy working together, too! We are that couple that can

be around each other every day at home and work, and it works."

There is also a level of care in the way they approach their work that you simply cannot fake. Linna has a natural ability to put people at ease, something that is incredibly valuable when clients are facing what is often the largest purchase of their lives. She is passionate about giving buyers peace of mind, helping them understand the condition of a home without overwhelming them in the process.

Jason brings a steady, no-nonsense approach that is rooted in experience.

With a background in construction and years of hands-on work, he focuses on giving clients the facts they need to make informed decisions. No fluff, no confusion, just clear communication and a commitment to doing the job right. Together, they strike a balance that serves both clients and agents well.

Their services also go beyond what many expect. In addition to home and termite inspections, they offer mold testing, Pay-at-Close options, WDI inspections, commercial inspections, and well and water sample testing. It is all part of their commitment to being a one-stop resource for the people they serve.





But what really defines Frontline is not just what they do, it is why they do it. Faith and family are at the center of everything. Linna shared that coming to know the Lord at a young age and participating in mission trips to Alaska helped shape her perspective on life and service. Today, that same heart shows up in her involvement with Love Them More Ministries, which provides duffle bags and essentials to foster children across more than 50 counties in East Texas and into Dallas. What started as a small effort has grown into something that now impacts thousands of children and families each year.

At home, their life is just as full. Jason and Linna have been married for 30 years and were high school sweethearts, a story that started with a precious kindergarten dance. They have built not only a business together, but a legacy anchored in family. Their oldest son, Edison, is a registered nurse working in the cardiac ICU in Tyler, while their youngest, Jamison, is an entrepreneur in his own right, running multiple businesses and working alongside them in the pest control side of Frontline. Their family all lives together on a 100-acre property in Marshall, alongside parents and in-laws, creating a family compound and what Linna lovingly calls “a three-ring circus.”

It is clear that everything they do is connected. Their work ethic, their

values, and their relationships all weave together into the way they show up for their clients. They define success not by commendation, but by the ability to provide for their family, spend time together, and raise children who love the Lord. It is a perspective that feels refreshing in an industry that can often feel transactional.

Of course, like any business, the road has not been without challenges. They have faced the pressures that come with growth and the occasional difficulties that arise when communication breaks down in a high stress environment. But through it all, they have remained committed to doing things the right way, owning their mistakes, and continuing to serve with integrity.

As a real estate agent, I can attest to how important it is to have partners like Jason and Linna in this business. They understand that an inspection is not just a box to check. It is a pivotal moment in a transaction. It is where questions are answered, concerns are addressed, and decisions are made. Having someone you trust in that moment makes all the difference.

As we finished our conversation and I took one last look around that dining room, I thought again about the families who had sat there before and the ones who would soon take their place. People



like the Suttons play a subtle but vital role in those transitions. They help ensure that when a home changes hands, it does so with trust and transparency. The Suttons southern work-style has allowed them to make so many friends in this business, so it's easy for anyone to envision them every day, laughing and talking with those they work for and with each other...as the sun sets each workday during the ride on their way home. And for Jason and Linna together *is* home. 🏡


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Racheal Allen

Driven, Defined, and Just Getting Started

WRITTEN
BY CHERIKA
JOHNSON

There's something powerful about a person who quietly builds a life rooted in service, long before they ever step into a new calling. For Racheal Allen, real estate wasn't a sudden leap—it was the natural next chapter of a life already dedicated to people.

For more than 20 years, she worked in customer service, learning the nuances of human connection—how to listen, how to respond, how to show up for people from all walks of life. Those years didn't just shape her skillset; they shaped her heart. And even then, something inside her was stirring, calling her toward something more.

That moment came in the simplest way. A conversation. A suggestion. A spark.

When a friend mentioned starting a journey into real estate, she didn't just hear it—she felt it. "I thought, why not me too?"

What followed wasn't easy. It was long days and even longer nights. It was balancing a full-time job, caring for her family, managing a household, and still finding the discipline to log in and complete real estate courses online. It was showing up when it would have been easier to sit down. It was choosing commitment over comfort.

Then, the moment came. "Earning my license was one of the best days of my life." That milestone wasn't just about passing an exam—it was about proving to herself that she could do hard things. That she could stretch beyond where she'd been and step fully into who she was becoming.

Today, nearly three and a half years into her real estate career with Summers Cook and Company, she continues to build on that foundation—one relationship, one client, one meaningful moment at a time.

Her success hasn't come by accident. In her second year, she earned the Circle of Excellence Award after surpassing \$1 million in production. The very next year, she did it again—this time exceeding \$2 million and stepping confidently into the role of a multimillion-dollar producer. Along the way, she also achieved her GRI (Graduate, REALTOR® Institute) certification, a reflection of her commitment to continued growth and delivering excellence to her clients.

But ask her what she's most proud of, and it isn't the numbers. It's the impact. "Success, to me, isn't defined by the amount of money I make—it's measured by the trust I earn and the relationships I build."

That perspective shows up in everything she does. Whether she's helping a client say goodbye to a home filled with memories or guiding them toward the excitement of a new beginning, she understands the weight of those moments, because for her, real estate isn't transactional—it's personal.

That same heart was evident from the very beginning. She still remembers her first client, the challenges that came with it, and the feeling of watching everything come together. "Watching my buyer's face light up at closing... made every obstacle along the way worth it."

It wasn't just the client experience that shaped her—it was the collaboration. Working alongside a responsive and supportive listing agent during that first transaction showed her what professionalism and teamwork truly look like in this industry. It set the tone for how she would show up moving forward, and showing up is something she knows well.

When she entered real estate, she did so without a built-in network or prior experience. It was unfamiliar territory, and there were moments of uncertainty.

"I had no established clientele... and I wasn't sure how I was going to make it work." But she stayed committed. Because that's who she is.

Loyal. Driven. Reliable. Those three words don't just describe her—they define the way she moves through life. Behind that drive is a strong foundation: her family. Her husband, Lee, whom she describes as her "rock," has been a constant source of support through every high and low. Together, they've built a life centered on love, resilience, and showing up for one another. From raising their three sons—Zachary, Jacob, and Cayden—to navigating the everyday moments that make a house a home, her family is her why.

"Their unwavering support... has been the driving force behind my journey." It's that same sense of gratitude that extends to her clients and her brokerage, which she describes as more than just a workplace—it feels like family. While she's built a career she's proud of, she's the first to admit that balance is still a work in progress.

"Work-life balance isn't always perfect... it takes patience, prayer, and a lot of caffeine." There's something refreshing about that honesty. It's not about perfection—it's about persistence. It's about showing up each day with the intention to do your best, even when it's not easy.



“

There's so much more happening behind the scenes than people realize...

it takes dedication, problem-solving, and a genuine commitment to your clients.”

Outside of real estate, she finds joy in the simple things: spending time with family, cooking with her husband, traveling, attending local events, and continuing to invest in her own growth. Whether she's taking classes to further her education or helping out at her sister-in-law's tanning salon, she's always finding ways to stay connected and engaged, because at her core, she's a people person, and that's exactly why she belongs here.

When asked about the legacy she hopes to leave, her answer is simple, yet profound: "I want to be known as someone who was always there... someone who truly cared." It's not about accolades. It's not about recognition. It's about impact.

For those considering a path into real estate, she offers this reminder: "There's so much more happening behind the scenes than people realize..."



it takes dedication, problem-solving, and a genuine commitment to your clients.” Her advice? Find your people. Surround yourself with those who will guide you, support you, and remind you of your potential when you forget it yourself. Success in this industry—and in life—is rarely built alone. If there’s one phrase that continues to guide her forward, it’s this:

“May the best day of your past be the worst day of your future.” A quiet reminder. A steady motivation. A promise to keep growing. And for her, there’s no doubt—this is only the beginning. ❏



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Karin & Bethany MILLER & HOPKINS

Turning Pain into Purpose - Together

WRITTEN BY BELLA RUBIO • PHOTOS BY JOSH & HANNAH PHOTOGRAPHY



Meet East Texas' dynamic real estate duo, mother-and-daughter team Karin Miller and Bethany Hopkins. As valued professionals at Ebby Halliday—Tyler, on the Generations Home Team, they have become familiar faces in the community. Whether you have spotted them on billboards or had

the opportunity to connect with them through transactions or networking, they are a powerhouse team you will remember. Their kindness and humble nature leave a lasting impression on everyone they meet. Karin holds a bachelor's degree in interdisciplinary studies from Texas A&M and is a

certified REALTOR®, while Bethany holds a bachelor's in communications with a minor in business from Texas A&M and is also a certified REALTOR®. Beyond their success in real estate and the impression they leave on others, it is their personal journeys and faith that tell their stories and have shaped them into the strong women they are today.

I have the privilege of not only sharing their stories but can say without hesitation that they are true gems, and I am honored to share this special mother-and-daughter team with you. As I reflect on their stories, it is amazing to see both Karin's and Bethany's endurance. Whatever life



throws at them, they do not allow it to hold them down. They have a natural ability to allow determination to conquer in the hard times and carry a deep belief that with God, all things are possible and their lives are living proof. Their journeys are powerful and inspiring, and they carry a faith that is unshakable.

Sometimes life throws unexpected moments your way that force you to make decisions that shape your future. In 2017, Karin, a wife and mother of three, found herself at a turning point, realizing her marriage was headed for divorce. She was about to enter single motherhood with three children the ages of 10, 13, and 14 and had to make a choice that would not only shape her but also her children's future. When she reflects on this memory, she states, "I was at a fork in the road, and I was either going back to teaching 4th grade or doing real estate. Staying a teacher was more of a safe route because of benefits and a steady salary. Even though I had my teaching degree, I also had my real estate certificate, and I felt like the Lord was saying real estate is the path I want you to take, and I got you."

When 2018 came around and her divorce was final, Karin stepped out on faith as a single mother and began a new journey focused on her real estate career. Starting over came with its own challenges, and she recalls, "I was at rock bottom; the rug was pulled from underneath me. And all of a sudden, I realized I'm going to be a single mom." Even in the midst of heartbreak, she refused to let pain define her. She leaned on her faith, gathered her strength, and made a conscious choice to be the kind of mother her children could look up to.

Reflecting on that pivotal moment, she shares, "The journey to my real estate career has not been rainbows and roses. It's been a hard road, especially as a single mom. But my kids really saw me rise from the ashes, from a place of complete devastation and uncertainty to being a top-producing agent." A mother's love knows no weakness when strength is required, and when times



were hard, Karin would remind herself, "I CAN succeed; I have everything inside of me that I need because I have the Lord with me, and I choose to love and serve everyone that crosses my path."

Her resilience didn't just rebuild her life; it elevated her. When she started real estate in 2016, she closed five transactions totaling 1.1 million. In 2018, while navigating her divorce, she sold 4.2 million. What is remarkable is that by the end of 2025 she reached 16.7 million in sales, all "by the grace of God," while earning a spot amongst the Top 300 Real Producers Magazine once again.

Along this journey of rebuilding, life brought an unexpected blessing. In 2021, Karin met her now husband, and

they married in 2023 with a blended family sharing five children. It is a beautiful reflection of how her faith and perseverance not only impacted her career but also allowed her to thrive as a top-producing agent and devoted mother and wife.

Fast forward to 2026, Karin's daughter Bethany decided to follow in her mother's footsteps, becoming a REALTOR® and joining forces as a mother-daughter team. Bethany shares, "The person I model my life after most is my mom. She inspires me every day to be not only a strong REALTOR® but also a compassionate and impactful human being."

Every Monday, they sit down over coffee to plan their week, reflecting on the



previous week's experiences, exchanging ideas, and aligning their goals. Bethany explains, "Because of this, our relationship allows us to communicate seamlessly to our clients' needs and provide unmatched care. Our clients don't just get two skilled professionals; they get a team that genuinely works together with heart, integrity, and a personal touch." Karin also sees the value in this team and proudly shares that "being able to train her has been amazing. She is just a bright light, so sparkly. Bethany is a huge asset for me to bring on." The way they work together to better serve their clients is a natural extension of the strength they have built through life experiences.

Bethany is truly a mirrored reflection of her mother. They share the same unwavering faith, the same fighter's spirit, and the same determination that has carried them through life's hardest seasons. It is no surprise to anyone who knows them that they now work side by side, effortlessly making an impact across East Texas with nothing holding them back. In her sophomore year of college, Bethany faced a life-altering challenge when she was diagnosed with lupus in 2021. Her professors encouraged her to take the semester off and return home to recover, but

Bethany refused to let this dictate her future. With grit, resilience, and the same quiet strength she watched her mother live out for years, she pushed forward. Not only did she stay in college, but she also graduated on time, proving to herself and everyone around her that determination can outshine even the darkest moments.

Bethany shares a touching moment when she says, "the daily challenges of managing a chronic illness have strengthened my faith and discipline and given me empathy for others who struggle with physical limitations." I admire her willingness to open up and let people into her world. She has not allowed lupus to define her or slow her down; instead, she's chosen to use her story as a reminder that there is



THE PERSON I MODEL MY LIFE AFTER MOST IS MY MOM. She inspires me every day to be not only a strong REALTOR® but also a compassionate and impactful human being."

always something worth fighting for and applies this to her real estate career as well. Karin has shown that same courage, sharing her own vulnerable moments with honesty and grace. What I love most is how both of them continue to find joy, keep moving forward, and refuse to look back and allow adversities to define them.

Karin rose from the ashes in the hardest of times, becoming a top-producing agent and a pillar of hope for her children. Bethany has walked through her own fire too, rising from it with the same grit, pushing through every obstacle, and still hitting the goals she sets for herself. What makes their story so special is that they get to do this together. They are not just a mother and daughter; they are best friends who show up for people with genuine care and purpose.

As they continue their journey together, one thing is clear: God is still writing a beautiful story for them, and the days ahead are only going to get brighter. They were diamonds in the rough and now shine not only to their clients but also to all those who they inspire. ❖



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