

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION

WEST VIRGINIA REAL ESTATE COMMISSION,

Complainant,

v.

Formal Complaint No. 26-007-C

RECEIVED

JOHN KENDALL WOHLVEYER,

Licensed Real Estate Broker

License No. WVBI90300583

Respondent.

NOV 13 2025

West Virginia
Real Estate Commission

CONSENT DECREE

Respondent John Kendall Wohlever ("Respondent") and the West Virginia Real Estate Commission ("Commission") enter into the following Consent Decree for the purpose of resolving the above-styled complaint. As reflected in this Consent Decree, the parties have reached an agreement in which Respondent agrees and stipulates to the Findings of Fact, Conclusions of Law, and disposition of this matter. The Commission, having approved such agreement, does hereby Find and Order as follows:

FINDINGS OF FACT

1. Respondent is a licensed real estate broker in the State of West Virginia, holding license number WVBI90300583.
2. At all times relevant, Respondent served as the broker for First Coast Real Estate Group, LLC, located in Martinsburg, West Virginia.
3. On August 26, 2025, the Commission initiated the present complaint against Respondent. The Complaint resulted from information learned by the Commission during the

Commission's investigation of Formal Complaint No. 25-059-P, which was filed by Janel and Geoff Olds against Thomas Tinsley and Drew Peters.

4. In the course of the investigation of Formal Complaint No. 25-059-P, the Commission became aware that Respondent had been utilizing the services of persons in his brokerage who were not properly licensed by the Commission to practice real estate in this State.

5. Specifically, Respondent had been utilizing the services of the following persons: Thomas Tinsley, who was licensed by the Commission but under a different company than East Coast Real Estate Group, LLC; Andrew Peters, who was not licensed by the Commission at all at the time of the events in Formal Complaint No. 25-59-P; Barbara Michelle Smith, who was practicing on an inactive license; and Brannon Kristine Evans, who was licensed by the Commission but under a different company than East Coast Real Estate Group, LLC.

6. These individuals have since become properly licensed by the Commission under East Coast Real Estate Group, LLC.

7. In response to the present Formal Complaint, Respondent acknowledged that the above-referenced individuals were not properly licensed by the Commission at the time of the events in Formal Complaint No. 25-059-P but assured the Commission that the violation was unintentional.

8. At its September 24, 2025, meeting, the Commission determined there was probable cause to conclude that Respondent violated the *West Virginia Real Estate License Act* and authorized the proposal of a consent decree to resolve the matter.

CONCLUSIONS OF LAW

1. Pursuant to the *West Virginia Real Estate License Act*, West Virginia Code § 30-40-1, et seq., the Commission is charged with the regulation of the practice of real estate brokerage in this State, and, thus, has jurisdiction over this Formal Complaint.

2. In relevant part, West Virginia Code § 30-40-7(f) authorizes the Commission to impose sanctions for violations of the *West Virginia Real Estate License Act*, including, but not limited to, an administrative fine not to exceed \$1,000 per day per violation; probation; revocation; suspension; restitution; additional education; denial of future license; downgrade of license; reprimand, and/or the return of compensation collected from an injured consumer.

3. West Virginia Code § 30-40-19(a)(23) authorizes the Commission to sanction a licensee if the licensee "[c]ontinues in the capacity of or accepts the services of any broker, associate broker, or salesperson who is not properly licensed[.]"

4. Respondent violated West Virginia Code § 30-40-19(a)(23) by accepting the services of individuals who were not properly licensed by the Commission.

CONSENT

By signing below, Respondent agrees to the following:

1. Respondent has had the opportunity to consult with counsel and executes this Consent Decree voluntarily, freely, without compulsion or duress and mindful that it has legal consequences. No person or entity has made any promise or given any inducement whatsoever to encourage Respondent to make this settlement other than as set forth herein. Respondent acknowledges that he may pursue this matter through appropriate administrative proceedings and is aware of his legal rights regarding this matter, but intelligently and voluntarily waives such rights.

2. Respondent acknowledges the Findings of Fact set forth above, admits that there is probable cause to conclude that the violations set forth above in the Conclusions of Law occurred, and consents to the entry of the following Order:

ORDER

On the basis of the foregoing, the Commission hereby ORDERS as follows:

1. Respondent is hereby reprimanded and shall pay a fine in the amount \$1,000.00, payable to the State of West Virginia.

2. Unless extended in writing by the Commission, all fines shall be paid within thirty (30) days of the entry of this Consent Decree by the Commission. The fine shall be paid by certified check made payable to the State of West Virginia and sent directly to the Commission's Office.

3. Any deviation from the requirements of this Consent Decree, without the prior written consent of the Commission, shall constitute a violation of an order of the Commission and may result in further disciplinary action, including, but not limited to, suspension of Respondent's license. The Commission shall immediately notify Respondent via certified mail of the alleged violation of the Consent Decree. In the event Respondent contests the alleged violation of the Consent Decree, Respondent is entitled to a hearing to challenge the alleged violation. Such hearing shall be scheduled and conducted in accordance with the provisions of W. Va. Code §§ 30-1-8 and 30-40-1 *et seq.* and any procedural rules promulgated by the Commission.

CONSENT DECREE AGREED TO BY: ---


JOHN KENNETH WOHLER, Broker

11 / 3 / 2025
Date

ENTERED into the records of the Real Estate Commission this:

17th day of November, 2025.

WEST VIRGINIA REAL ESTATE COMMISSION,

By: 
Keri L. Ferro, Executive Director