

FOR IMMEDIATE RELEASE

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State Licensing Boards Release Actions - (2Q 2005)

HARRISBURG (July 12, 2005) – Secretary of Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the State Department’s Bureau of Professional and Occupational Affairs today announced 64 disciplinary actions taken by State Licensing Boards in the second quarter of 2005.

Actions were taken against individuals or firms in the following counties: Allegheny (4 actions); Berks (3 actions); Bucks (4 actions); Clarion (1 action); Clinton (1 action); Cumberland (3 actions); Dauphin (2 actions); Delaware (1 action); Elk (1 action); Fayette (1 action); Greene (1 action); Lawrence (4 actions); Lebanon (1 action); Lehigh (3 actions); Luzerne (1 action); Mercer (1 action); Mifflin (1 action); Monroe (1 action); Montgomery (7 actions); Northampton (2 actions); Philadelphia (13 actions); Schuylkill (2 actions); Washington (1 action); Wayne (1 action); Westmoreland (1 action); and York (1 action). Two actions also involved Pennsylvania licensees with out-of-state addresses.

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2005

STATE LICENSING BOARDS AND COMMISSIONS RELEASE ACTIONS

The State Real Estate Commission imposed the following sanctions:

John J. Varrato, license no. RS-216965-L, of Ellwood City, Lawrence County, was suspended pursuant to the Order of the Court of Common Pleas of Lawrence County dated December 10, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effectively immediately. (01-05-05)

James G. Gravatt, license nos. RM-061419-A, RS-100987-A and AB-061419-L, of Harrisburg, Dauphin County, was assessed a \$1,000 civil penalty for signing the name of his client to a contract and submitting the contract to a multiple-list service. (02-24-05)

Elaine C. Punchello, license no. RS-213185-L, of Harrisburg, Dauphin County, was suspended for a period of two years, thirty days active suspension the remainder stayed in favor of probation based upon her guilty plea to possession of a controlled substance with intent to deliver, possession of a small amount of marijuana and possession of drug paraphernalia. (02-24-05)

City View Real Estate LLC and Sophia R. Avery, license nos. RM-043832-A and RS-217396-L, of Philadelphia, Philadelphia County, were assessed penalties in the following amounts: \$2,000 and \$1,000. City View Real Estate LLC engaged in substantial misrepresentation and engaged in conduct during a real estate transaction which demonstrated bad faith, dishonesty, untrustworthiness or incompetency and Sophia Avery engaged in substantial misrepresentation during a real estate transaction and engaged in conduct demonstrating bad faith, dishonesty, untrustworthiness or incompetency. (03-02-05)

David M. Doheny, License No. RS-216022-L, of Bethlehem, Lehigh County, was suspended until he pays a \$5,000 fine and \$1,163,719.22 in restitution for pleading guilty to engaging in fraud. (03-21-05)

Robert Bremner and Property Management Group, License Nos. RM-046153-A and RB-043179-C, of Narberth, Montgomery County, had their licenses suspended and were each assessed a \$4,000 civil penalty for misrepresenting a management agreement, accepting a commission, rebate or profit in expenditures made for the lessor without the lessor's written permission, demonstrating bad faith, dishonesty, untrustworthiness or incompetency due to fees charged that were not agreed upon. (03-21-05)

Susan Canavan-Wenz, license no. SW-012622-L, of Lower Gwynedd, Montgomery County, was indefinitely suspended until she pays a civil penalty in the amount of \$1000 and submits proof that she has completed the thirty (30) clock hours of continuing education required for the March 1, 2001, through February 28, 2003 biennial renewal period. (04-05-05)

Ronald D. Hall, license no. RM-419317, of Chester, Delaware County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated April 11, 2005, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (04-11-05)

Nicholas M. Albanese, license no. RM-418997 of Limerick, Montgomery County, was ordered to pay a civil penalty of two thousand dollars (\$2,000.00), because Albanese engaged in conduct during a real estate transaction, which demonstrates bad faith, dishonesty, untrustworthiness, or incompetency (04-13-05)

Jack J. Harris, license no. RM-06101-A of Philadelphia, Philadelphia County, was ordered to pay a civil penalty of five hundred dollars (\$500.00), because Harris failed to prominently display the current license of an affiliate (04-13-05)

Jeffrey D. Storch, license no. RS-11907-A of Doylestown, Bucks County, was ordered to pay a civil penalty of ten thousand dollars (\$10,000.00), because Storch performed acts for which an appropriate real estate license is required and is not currently in effect (04-13-05)

Walter Butler, III, license no. RS-212535-L, of Philadelphia, Philadelphia County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated April 1, 2005, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effectively immediately. (04-14-05)

Ronald D. Freeman, license no. RM-048756-A of Camp Hill, Cumberland County, was ordered to pay a civil penalty of one thousand dollars (\$1,000.00), because Respondent failed to deposit money belonging to another into an escrow account by the end of the next business day following its receipt in the real estate office where the escrow records are maintained. (05-24-05)

ReMax Realty Associates, Inc, license no. RB-050715-C of Camp Hill, Cumberland County, was ordered to pay a civil penalty of one thousand dollars (\$1,000.00), because ReMax Realty, by and through its agents and/or employees, failed to deposit money belonging to another into an escrow account by the end of the next business day following its receipt in the real estate office where the escrow records are maintained. (05-24-05)

Kevin Blose, license no. RS-281341 of Doylestown, Bucks County agreed to the permanent voluntary surrender of his license because he obtained that license by false representation or by fraudulent act or conduct. (05-25-05)

Rachel Gart, license no. RS-228888 of Philadelphia, Philadelphia County was ordered by the Pennsylvania State Real Estate Commission to pay a \$500 civil penalty because she published an advertisement in which her name was larger than that of her employing broker, and in which her employing broker's telephone number did not appear. (05-25-05)

Bruce R. Griffith, license no. RS-193807-L of Lansdale, Montgomery County was ordered by the Pennsylvania State Real Estate Commission to pay a \$2000 civil penalty because Mr. Griffith engaged in misleading advertising and published an advertisement that did not contain the business name and telephone number of his employing broker. (05-25-05)

Douglas A. Kriebel, Broker, license no. RM-041727-D, of Lansdale, Montgomery County was ordered by the Pennsylvania State Real Estate Commission to pay a \$1000 civil penalty and a subsequent \$750 civil penalty because Mr. Kriebel failed to exercise adequate supervision over the activities of his licensed salesperson within the scope of the Act. (05-25-05)

Realty Corp. Brokerage, Inc., t/d/b/a Coldwell Banker Realty Corp. Associates, license no. RB-042155-C of Lansdale, Montgomery County was ordered by the Pennsylvania State Real Estate Commission to pay a \$1000 civil penalty and a subsequent \$750 civil penalty because Realty Corp Brokerage, Inc. advertised under a business name not designed on its license. (05-25-05)

Frank J. Renaldi, license no. RM-061309-B, RM-061309-A, & RS-178578-L of Easton, Northampton County, was ordered to pay a civil penalty of \$2,000, because Renaldi was a party, through an agent licensed under the Respondent, to a false or inaccurate statement in a writing regarding a real estate transaction, and because Renaldo failed to adequately supervise the activities of his licensed salesperson. (06-28-05)

University Realtors, Inc., license no. RB-043088-C of Philadelphia, Philadelphia County, was ordered by the Pennsylvania State Real Estate Commission to pay a \$2000.00 civil penalty because University Realtors, Inc. failed to exercise adequate supervision over the activities of its licensed salespersons or associate brokers within the scope of the Act. In addition, a public reprimand will be placed on University Realtors, Inc.'s permanent Board record. (06-29-05)

Cynthia Saxe Schmidt, license no. RB-062772-A of Pittsburgh, Allegheny County was ordered by the Pennsylvania State Real Estate Commission to pay a \$10,000.00 civil penalty because Ms. Schmidt failed to exercise adequate supervision over the activities of her licensed salespersons or associate brokers within the scope of the Act. (06-29-05)

Jeffrey V. Boyer, license no. RM-043832-A of Philadelphia, Philadelphia County, was ordered by the Pennsylvania State Real Estate Commission to pay a \$2000.00 civil penalty because he failed to exercise adequate supervision over the activities of his licensed salespersons or associate brokers within the scope of the Act. In addition, a public reprimand will be placed on Mr. Boyer's permanent Board record. (06-29-05)

The State Board of Vehicle Manufacturers, Dealers and Salespersons imposed the following sanctions:

Eric D. Marmo, license no. MV-184295, of Aspinwall, Allegheny County, was suspended pursuant to the Order of the Court of Common Pleas of Allegheny County dated January 10, 2005, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (01-10-05)

Rocky P. Keller, license no. MV-131447L, of Pittsburgh, Allegheny County, was suspended pursuant to the Order of the Court of Common Pleas of Allegheny County dated December 9, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (01-26-05)

Lanny J. Baker, license no. MV-190948, of Lawrence County, was suspended pursuant to the Order of the Court of Common Pleas of Lawrence County dated February 14, 2005, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (02-14-05)

Ron T. Moreno, license number MV-130267-L, of South Bend, Indiana, was ordered to pay a civil penalty of \$2,000 and revoked, based upon his criminal convictions. Moreno last practiced in Allegheny County. (02-14-05)

Clacks Complete Auto Center, Inc., unlicensed, of Philadelphia County, was ordered to pay a civil penalty of \$15,000 for engaging in the business of vehicle dealer without a license to do so. (02-14-05)

Steve Thomas a/k/a Steve Buckner, license number MV-156309-L, of Philadelphia County, was ordered to pay a civil penalty of \$1000 and revoked, based upon his criminal conviction and material misstatement to the Board. (02-14-05)

Stephen William Reed, license number MV-058999-L, of Reedsville, Mifflin County, was suspended for one year and ordered to pay a civil penalty of \$500, based upon his conviction for a crime involving moral turpitude. The suspension was stayed in favor of probation. Reed last practiced in Centre County. (02-14-05)

Jeffrey L. Zellner, license number MV-130960-L, of Oley, Berks County, was reprimanded and ordered to pay a civil penalty of \$250, based upon his criminal convictions and misstatement on an application for licensure. Zellner last practiced in Berks County. (02-14-05)

Roger G. Albanese, license number MV-054295-L, of Larksville, Monroe County, was ordered to pay a civil penalty of \$1,000 and revoked, based upon his criminal convictions. Albanese last practiced in Lancaster County. (03-16-05)

Christina Rene Jones, license number MV-142113-L, of Weedville, Elk County, was ordered to pay a civil penalty of \$100 and indefinitely suspended, for failure to pay a civil penalty previously imposed under Act 48. Jones last practiced in Jefferson County. (03-16-05)

David M. Doheny, license number MV-149290-L, of Bethlehem, Lehigh County, was ordered to pay a civil penalty of \$1,000 and revoked, based upon his criminal conviction. Doheny last practiced in Lehigh County. (03-16-05)

Michael L. Griesbaum, license number MV-106037-L, of Philadelphia, Philadelphia County, was assessed a civil penalty in the amount of \$1,000 and revoked, based upon his criminal convictions. Griesbaum last practiced in Philadelphia County. (03-16-05)

Richard J. Bilotti, license number MV-109085-L, of Greensburg, Westmoreland County, was ordered to pay a civil penalty of \$1,000 and revoked, based upon his criminal conviction. Bilotti last practiced in Westmoreland County. (03-16-05)

Anthony Williams a/k/a Anthony Darnell Williams, license number MV-181646, of Philadelphia County, was ordered to pay a civil penalty of \$10,000 and revoked, based upon his criminal convictions. Williams last practiced in Delaware County. (03-16-05)

Frank T. Prokopovitch, license number MV-129566-L, of Perryopolis, Fayette County, was ordered to pay a civil penalty of \$1,000 and revoked, based upon his criminal conviction. Prokopovitch last practiced in Allegheny Fayette. (03-16-05)

Steven G. Schwartz, license no. MV-132447-L, of Jamison, Bucks County, was granted reinstatement, subject to probation for the first two years. (03-16-05)

Maurice Allen, license no. MV-114741-L, of Philadelphia, Philadelphia County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated April 1, 2005, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately (04-01-05)

Affordable Family Housing and George Schlosky, Jr., license nos. VD-019872-L and VD-019872-A and BR-019872-A and BR-019872-B and MV-134120-L of Shippenville, Clarion County, were ordered to permanently and voluntarily surrender all licenses, because Respondents engaged in conduct in connection with the sale of vehicles which clearly demonstrated unprofessional conduct or incompetency to operate as licensees. (04-07-05)

Howard L. Lewis, Sr., license no. MV-098272-L (Respondent A) and New Covenant Evangelistic Ministries (Respondent B), both of Duncannon, Perry County, were ordered to pay a civil penalty of five hundred dollars (\$500.00), required Respondent A to voluntarily surrender his vehicle salesperson license for a period of no less than five years, and ordered Respondents A and B to cease and desist violating the Board of Vehicles Act with the exception of permitting Respondent B, a charitable non-profit organization, to sell vehicles at wholesale auctions pursuant to 63 P.S. 818.5 (f), because Respondents A and B violated the Act when Respondent A, on behalf of Respondent B, engaged in the sale of vehicles while Respondents A and B were not properly licensed to sell vehicles. (04-07-05)

Central Atlantic Toyota Distributors, license no. WD000056-A of Glen Burnie, Maryland was ordered by the Pennsylvania State Board of Vehicle Manufacturers, Dealers and Salespersons to pay a \$40,000 civil penalty because they engaged in the business of a vehicle distributor at a time when it did not possess a current license as required. (04-07-05)

Richard W. Faust and Faust's Sales and Service Inc., license nos. MV-002344-L & VD-000826-L of Allentown, Lehigh County, were ordered to pay a civil penalty of one thousand dollars (\$1,000.00), because Faust engaged in the sale of vehicles while not properly licensed. (04-07-05)

William A. Colvin, unlicensed, of Carmichaels, Greene County, was assessed a one thousand three hundred seventy five dollar (\$1,375.00) civil penalty because Colvin engaged in business as a dealer within this Commonwealth without a license as required under the Act, specifically, he sold at least 11 vehicles without a license. (04-07&08-05)

Montgomeryville Acura, license no. VD-021170-L of Montgomeryville, Montgomery County, was assessed a one thousand five hundred dollar (\$1,500) civil penalty, because it knowingly employed an unlicensed salesperson for a period of five (5) months, who sold approximately sixty (60) vehicles on Respondent's behalf during that time. (04-07&08-05)

Penn Auto Sales, license no. VD-019894-L of West Lawn, Berks County, was ordered to pay a civil penalty of one thousand dollars (\$1,000.00), because it engaged in the business of a vehicle dealer at a time when it did not possess a current license as required by the Act. (04-07&08-05)

William R. Gable, license no. VD-009715-L of Lebanon, Lebanon County, was ordered to permanently surrender his vehicle dealers license and not to apply for a vehicle dealers license at any time in the future, because Gable failed to exhibit a sign, either permanently affixed to the building or erected in the outside display area, that showed the licensed name of the dealership and that was visible to the public as required by 49 Pa. Code §19.18(a)(6) (04-08-05)

NCT Corporation, license no. VD-021608-L of New Castle, Lawrence County was ordered by the Pennsylvania State Board of Vehicle Manufacturers, Dealers and Salespersons to pay a \$500 civil penalty because NCT Corporation engaged in the business as a vehicle dealer at a time when it did not possess a current license as required by the Act. (04-08-05)

Joseph A. Schaufele, license number MV-119511-L, of York, York County, was suspended for two years, based upon his conviction for a crime involving moral turpitude. The suspension was stayed in favor of probation. Schaufele last practiced in York County. (04-11-05)

Donald Edward Schmidt, license number MV-160407-L, of Ringtown, Schuylkill County, was ordered to pay a civil penalty of \$500 and suspended for 2 years, based upon his criminal convictions. The entire period of suspension was stayed in favor of probation. Schmidt last practiced in Schuylkill County. (04-11-05)

James J. Palmer, license number MV-179656, of Sinking Spring, Berks County, was ordered to pay a civil penalty of \$500 and suspended for 2 years, based upon his criminal convictions. The entire period of suspension was stayed in favor of probation. Palmer last practiced in Berks County. (04-11-05)

Michael J. Skatuler, license number MV-119495-L, of Larksville, Luzerne County, was ordered to pay a civil penalty of \$9,000 and revoked, based upon his criminal convictions. Skatuler last practiced in Luzerne County. (04-11-05)

John Calhoun, d/b/a Calhoun's Garage, unlicensed, of Lock Haven, Clinton County, was ordered to pay a civil penalty of \$500 for engaging in the business of vehicle dealer without a license to do so. (04-11-05)

Gary George Crivelli, license number MV-051784-L, of New Castle, Lawrence County, was ordered to pay a civil penalty of \$2,000 and suspended for 3 years, based upon his criminal convictions. The entire period of suspension was stayed in favor of probation. Crivelli last practiced in Lawrence County. (04-11-05)

Kenneth G. Markham, license number MV-138870-L, of Monongahela, Washington County, was ordered to pay a civil penalty of \$100, based upon his practice on an expired license. Markham last practiced in Allegheny County. (04-11-04)

John L. O'Neil, license number MV-053754-L, of Sandy Lake, Mercer County, was ordered to pay a civil penalty of \$1,000 and revoked, based upon his criminal conviction. O'Neil last practiced in Mercer County. (04-11-05)

Daniel P. Evinger, license no. MV-184048, of Feasterville, Bucks County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated April 1, 2005, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (04-15-05)

Comfort & Affordable Homes, license no. VD-025148 of Hamlin, Wayne County, was ordered to pay a civil penalty of one thousand dollars (\$1,000.00) and received a public reprimand, because Respondent engaged in conduct in connection with the sale of vehicles, which clearly demonstrated unprofessional conduct or incompetency to operate as a licensee under the Act. (05-12-05)

Nick Huynh, license no. MV-166803-L of Philadelphia, Philadelphia County, had his license revoked and had a public reprimand placed on his permanent Board record, because he entered guilty pleas to two crimes of moral turpitude and made a material misstatement in an application for licensure. (05-12&13-05)

Sergio Alex Polyakov, license no. MV-177317 of Philadelphia, Philadelphia County, was ordered to pay a civil penalty of five hundred dollars (\$500.00) and had a public reprimand placed on his permanent Board record, because Polyakov made a material misstatement in his initial application for licensure (05-12&13-05)

Paesanos Auto Sales, license no. VD-005333-Z of Mahanoy City, Schuylkill County, was ordered to pay a civil penalty of Five Thousand Dollars (\$5,000.00), because Respondent engaged in the business of a vehicle dealer at a time when it did not possess a current license as required by the Act. (05-12&13-05)

Terry's Auto Detailing, of Coraopolis, Allegheny County, was ordered to pay a civil penalty of Five Thousand Dollars (\$5,000.00), because Respondent engaged in vehicle dealer activity in the Commonwealth of Pennsylvania without a license. (05-12&13-05)

Thomas C. Costopoulos, license no. MV-141694-L of Carlisle, Cumberland County agreed to the permanent voluntarily surrender his license because he made misstatements in application for license while seeking renewal and because he pled guilty to crimes involving moral turpitude. (5-13-05)

Jerry D. Allen, license no. MV-107148-L, of Easton, Northampton County, was revoked and ordered to pay a civil penalty of \$3,000, based upon his criminal convictions. (05-17-05)