

FOR IMMEDIATE RELEASE

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**State Licensing Boards Release Actions - (1Q 2005)**

HARRISBURG (May 2, 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 52 disciplinary actions taken by State Licensing Boards in the first quarter of 2005.

Actions were taken against individuals or firms in the following counties: Allegheny (9 actions); Berks (1 action); Blair (1 action); Bucks (1 action); Centre (1 action); Chester (2 actions); Clinton (1 action); Cumberland (1 action); Dauphin (3 actions); Delaware (1 action); Erie (1 action); Fayette (2 actions); Lancaster (1 action); Lebanon (3 action); Lehigh (3 actions); Mercer (1 action); Monroe (2 actions); Montgomery (2 actions); Northampton (1 action); Philadelphia (5 actions); Schuylkill (1 action); Snyder (1 action); Tioga (2 actions) and Westmoreland (2 actions). 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:**

Roderick S. Cook, license no. RS-225968-L, of Philadelphia, Philadelphia County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated October 25, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effectively immediately. (11-10-04)

Peter L. Hopkins, license no. RS-283111, of Buck Hill Falls, Monroe County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated October 25, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effectively immediately. (11-10-04)


Larry B. Hull, license no. MS-000814-L, of Palmyra, Lebanon County, was suspended pursuant to the Order of the Court of Common Pleas of Adams County dated October 15, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effectively immediately. (11-10-04)

Marcus Burns, license no. RS-223302-L, of Philadelphia, Philadelphia County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated October 25, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effectively immediately. (11-16-04)

Leroy Ritter, Jr., license no. RB-028876-A, of Wilkensburg, Allegheny County, was suspended for 90 days, assessed a \$1,000 civil penalty and required Respondent to complete 30 hours of remedial education credits approved by the Commission, for (1) holding himself out to the public under a business name not designated on his license, (2) failing to display his business name prominently in permanent fashion outside his office, (3) failing to display his current license in a conspicuous place at the office where he worked, (4) failing to maintain a real estate escrow account with Respondent designate as trustee, (5) commingling the money that was required to be held in escrow with business, personal or other funds, and (6) failing to maintain proper record keeping for the escrow account. (11-22-04)

Richard William Lewis, Sr., license no. RS-138694-A, of Harrisburg, Dauphin County, was suspended for six months, assessed a \$2,000 civil penalty and ordered him to complete 30 hours of remedial education in real estate law from an approved provider based on his (1) failure to promptly pay over a deposit to his broker, (2) gave assurances which he knew or should have known are incorrect, (3) knowingly being a party to a material false or inaccurate representation in writing, (4) failure to exercise reasonable professional skill and care which meets the practice standards, (5) failure to ensure that all services that are to be provided to the consumer are provided in a reasonable, professional and competent manner, (6) demonstration of bad faith, dishonesty, untrustworthiness, incompetency and, (7) failure to deal honestly and in good faith. (12-22-04)

Coldwell Banker Landis Homesale Services, license no. RB-050790-C of Wyomissing, Berks County, agreed to a public reprimand being placed upon its permanent Commission record. Respondent was also assessed a five thousand dollar (\$5,000) civil penalty, because its broker of record failed to exercise adequate supervision over the activities of its licensed salespersons or associate brokers within the scope of the Act (01-25&26-05)

Jerome Robert Guerrisi, license nos. RB-063599, RB-052108-L and RS-127957-A, of Lebanon, Lebanon County, was revoked based on misrepresentation of his relationship with each of the parties and the property, fail  to provide required disclosures, failing to return escrow monies, and failing to provide a properly written Agreement of Sale. (01-27-05)

Eva M. Johnson, license no. RS-202032-L of Pittsburgh, Allegheny County, was ordered to pay a civil penalty of one thousand dollars (\$1,000.00), because Johnson performed

any act for which an appropriate real estate license is required and is not currently in effect (02-23-05)

Joanna Killinger, license no. RS-220599-L of Enola, Cumberland County, voluntarily and permanently surrendered any and all licenses to practice real estate in the Commonwealth of Pennsylvania, because Killinger failed to exercise reasonable professional skill and care; failed to ensure that all services were provided in a reasonable, professional and competent manner; failed to keep the consumer advised about the transaction and the tasks to be completed; and engaged in conduct during a real estate transaction which demonstrates bad faith, dishonesty, untrustworthiness, or incompetency. (02-23-05)

Robert McCauley Baxter, license no. RM-040730-E, RS-060721-A and AB-040730-A of Pocono Pines, Monroe County, was ordered to pay a civil penalty of five hundred dollars (\$500.00), because Baxter failed to adequately supervise activities (02-23-05)

Timothy Patrick Scully, license nos. AB-051092-L and RS-169638-L of Allentown, Lehigh County, permanently voluntarily surrendered his licenses, because his conduct constituted bad faith, dishonesty or misrepresentation in a real estate transaction (03-16-05)

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

Eric Engelke, license no. MV-177959-L, of Willow Grove, Montgomery County, was suspended pursuant to the Order of the Court of Common Pleas of Montgomery County dated September 27, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (10-18-04)

Maureen Campellone, unlicensed, of Philadelphia, Philadelphia County, was levied a civil penalty of \$1,100 for having engaged in the business of vehicle salesperson without a license to do so. Campellone last practiced in Philadelphia. (11-09-04)

Don Devore, Jr., license no. MV-191308, of Philadelphia, Philadelphia County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated October 25, 2004, which the Court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (11-10-04)

Ronnie C. Reed, of Folcroft, Delaware County, was provisionally denied a Vehicle Salesperson License. (12-14-04)

Gary R. Chromiak, license number MV-164267-L, of North Catasauqua, Lehigh County, was suspended for 3 years and ordered to pay a civil penalty of \$1,000, based upon his criminal conviction. The entire period of suspension was stayed in favor of probation. Chromiak last practiced in Bucks County. (12-14-04)

Heidelberg Auto Sales, license number VD-021586-L, of Carnegie, Allegheny County, was revoked and ordered to pay a civil penalty of \$6,000, based upon its owner/operator's convictions for crimes involving moral turpitude. (12-14-04)

Dana G. Deberry, license number MV-079785-L, of Uniontown, Fayette County, was suspended for a minimum of one year and ordered to pay a civil penalty of \$3,500 for having failed to pay over taxes and fees collected for the Commonwealth and for having engaged in conduct in connection with the sale of vehicles that clearly demonstrated unprofessional conduct or incompetency to operate as a licensee. (12-14-04)

Dennis P. Fumanti, license number MV-118706-L, of Kingston, Luzerne County, was revoked, based upon his criminal conviction. Fumanti last practiced in Schuylkill County. (12-14-04)

Stephen Paul Gray, license number MV-059101-L, of West Chester, Chester County, was ordered to pay a civil penalty of \$1,000 and revoked, based upon his criminal conviction. Gray last practiced in Delaware County. (12-14-04)

Richard D. Golab, license number MV-134376-L, of Orwigsburg, Schuylkill County, was suspended for a minimum of two years and ordered to pay a civil penalty of \$2,000, based upon his criminal convictions. Golab last practiced in Schuylkill County. (12-14-04)

Ronald O. Heatley, Jr., license number MV-183175, of Wellsboro, Tioga County, was levied a civil penalty of \$1800 for having engaged in the business of vehicle salesperson prior to being licensed to do so. Heatley last practiced in Tioga County. (12-14-04)

Zars Cartown, license number VD-015330-A, of Uniontown, Fayette County, was suspended for a minimum of one year and ordered to pay a civil penalty of \$3,500 for having failed to pay over taxes and fees collected for the Commonwealth and for having engaged in conduct in connection with the sale of vehicles that clearly demonstrated unprofessional conduct or incompetency to operate as a licensee. (12-14-04)

Terry's Auto Detailing, unlicensed, of Coraopolis, Allegheny County, had dismissed charges of engaging in the business of vehicle dealer without a license to do so. (12-14-04)

Phillip R. Vanderpool, license number MV-081291-L, of Barton, New York, was revoked, based upon his criminal conviction. Vanderpool last practiced in Bradford County. (12-14-04)

Albert L. Kohnfelder, license number MV-141114-L, of Pittsburgh, Allegheny County, was revoked and ordered to pay a civil penalty of \$6,000, based upon his convictions for crimes involving moral turpitude. (12-14-04)

Christopher Lyons, license number MV-177580-L, of Pittsburgh, Allegheny County, was revoked and ordered to pay a civil penalty of \$1,000, based upon his criminal convictions. Lyons last practiced in Allegheny County. (12-14-04)

Andrew S. Brandt, license number MV-147896-L, of Palmyra, Lebanon County, was reprimanded, based upon his criminal conviction. Brandt last practiced in Cumberland County. (01-18-05)

Robert E. Holtzapple, license number MV-167406, of Lock Haven, Clinton County, was indefinitely suspended, based upon his criminal conviction. Holtzapple last practiced in Clinton County. (01-18-05)


Bob's Auto Sales, license no. VD-004774-L of Butler, Butler County, was ordered to pay a civil penalty of five hundred dollars (\$500.00), because Bob's Auto Sales engaged in the business of a vehicle dealer at a time when it did not possess a current license as required by the Act. (01-13-05)

Lisa Burzacki, license no. MV-160064-L of Norristown, Montgomery County, permanently and voluntarily surrendered her license, because Burzacki violated the Act in that Respondent pled guilty in a court of competent jurisdiction in this Commonwealth of a felony and in that Respondent made a material misstatement in application for licensure and violated the Criminal History Record Information Act because Respondent has been convicted of a felony. (01-13-05)

Straub Chrysler-Jeep, Inc; Jesse D. Pickel, Steven M. Tentylo & Leonard A. Alabovitz, license no. VD-015378-L and MV-188183 and MV-188182 and MV-188184 of Bethlehem, Northampton or Lehigh County, had a public reprimand placed on their permanent Board records and Straub Chrysler-Jeep, Inc was ordered to pay a civil penalty of two thousand five hundred dollars (\$2,500.00), because Straub Chrysler-Jeep employed three persons who engaged in the business without valid licenses and Jesse D. Pickel, Steven M. Tentylo & Leonard A. Alabovitz engaged in the business as vehicle salespeople without first obtaining valid licenses as required (01-13-05)

Anna Marie Smith, license no. MV-156047-L of Coatesville, Chester County, had her license revoked, with the revocation immediately stayed in favor of 1-year active suspension, because Smith was convicted of 18 crimes involving moral turpitude (01-13-05)

Kathy D. Wagner, license number MV-100778-L, of Apollo, Westmoreland County, was ordered to pay a civil penalty of \$100 and reprimanded, based upon her criminal conviction. Wagner last practiced in Westmoreland County. (01-18-05)

David N. Clemme  license number MV-128936-L, of Allentown, Lehigh County, was ordered to pay a civil penalty of \$3,000 and revoked, based upon his criminal convictions and material misrepresentations to the Board. (01-18-05)

Stephen E. Topper, II, license number MV-161067-L, of Lancaster, Lancaster County, was suspended for 2 years, based upon his criminal convictions. The entire period of suspension was stayed in favor of probation. (01-18-05)

Ronald S. Carpenter, of Lumberton, NJ, was denied a license as vehicle salesperson, based upon his conviction for a felony. (01-18-05)

William V. Delprincipe, license number MV-050081-L, of Greenville, Mercer County, was granted reinstatement, subject to probation for a period of two years. (01-18-05)

Hyundai of Greensburg/MOG Associates, Inc., license no. VD-025506 of Greensburg, Westmoreland County, was ordered to pay a civil penalty in the amount of one thousand dollars (\$1000.00), because it employed a salesperson who was not licensed as required. (02-10&11-05)

Deals on Wheels, license number VD-021195-L, of Philadelphia, was reprimanded, for practicing after its license expired. (02-14-05)

William K. Gretz, license number MV-070099-L, of East McKeesport, Allegheny County, was revoked and ordered to pay a civil penalty of \$2,000, based upon his criminal convictions. Gretz last practiced in Allegheny County. (02-14-05)

Rodney A. Heasley, license number MV-059077-L, of Harrisburg, Dauphin County, was revoked and assessed a civil penalty in the amount of \$1,000 based upon his criminal conviction. Heasley last practiced in Westmoreland County. (02-14-05)

Jordan NoRegretz Used Cars, license number VD-021463-L, of McKeesport, Allegheny County, was revoked and ordered to pay a civil penalty of \$2,000, based upon its owner/operator's convictions for crimes involving moral turpitude. (02-14-05)

Ronald R. Kratzer, license number MV-013611-L, of Middleburg, Centre County, was suspended for three years 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. Kratzer last practiced in Centre County. (02-14-05)

Kratzer Motors, Inc., license number VD-003607-L, of Paxtonville, Snyder County, was revoked, based upon its president's conviction for a crime involving moral turpitude. (02-14-05)

Thomas Merchant, license number MV-179963, of Erie, Erie County, was reprimanded, based upon his criminal conviction. Merchant last practiced in Erie County. (02-14-05)

John W. Patton, III (Respondent A), license no. MV-164223-L of Linglestown, Dauphin County and Pennsylvania Leasing Corp. (Respondent B), license no. VD-010140-L of Harrisburg, Dauphin County, were ordered to pay a civil penalty of one thousand five

hundred dollars (\$1,500.00), because Respondent A engaged in the sale of vehicles while not properly licensed and Respondent B engaged in vehicle sales activities while its license was lapsed or expired. (03-10-05)

Jackie A. Winter (Respondent A), and Winter Homes Ltd. (Respondent B), license no.: VD-000236-B, of Tioga, Tioga County, were ordered to pay a civil penalty of one thousand five hundred dollars (\$1,500.00). Also, Respondent A was ordered to cease and desist from the sale of vehicles because Respondent A engaged in the sale of vehicles when not properly licensed to do so and Respondent B has permanently and voluntarily surrendered its license because Respondent B employed an unlicensed salesperson, failed to produce business records when an authorized agent of the Board reasonably requested the licensee to produce business records, 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 and made a substantial misrepresentation of material facts. (03-10-05)

Faulkner Ford Mercury, Inc., Andrew W. Kampf & Joseph S. Bilyk, license no. VD-019045-L and MV-181637-L and MV-121084-L of Quakertown, Bucks County, were ordered to pay a civil penalty of two thousand five hundred dollars (\$2,500.00) and had a public reprimand placed on their Board records, because Faulkner Ford Mercury, Inc. employed three persons who engaged in the business without valid licenses and Andrew W. Kampf and Joseph S. Bilyk engaged in the business as vehicle salespeople without first obtaining valid licenses as required (03-10&11-05)

Gregory J. Omek, license no. MV-141938-L of Cheswick, Allegheny County, voluntarily surrendered his license because he pled guilty in a court of competent jurisdiction in this state to a crime involving moral turpitude. (3-10&11-05)

Emanuel C. Rickabaugh, license no. MV-1345226-L of Altoona, Blair County, had his license revoked, immediately stayed in favor of one-year active suspension, because he entered guilty pleas to three crimes involving moral turpitude (03-10&11-05)