



**Pennsylvania  
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS  
DISCIPLINARY ACTIONS  
4th Quarter 2006**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Acting Deputy Secretary for Regulatory Programs and Commissioner of the Department's of Professional and Occupational Affairs, announced 30 disciplinary actions taken by the State Real Estate Commission and the State Board of Vehicle Manufacturers, Dealers and Salespersons.

Actions were taken against individuals or firms in the following counties: Allegheny (7 actions); Bedford (1 action); Bucks (1 action); Dauphin (1 action); Delaware (1 action); Lancaster (2 actions); Montgomery (2 actions); Northampton (1 action); Philadelphia (5 actions); Tioga (1 action); Westmoreland (3 actions); and York (4 actions). One action involved a Pennsylvania licensee with an out-of-state address.

**REAL ESTATE COMMISSION**

**Allegheny County**

Leonard Harris of Sewickley, license no. RB-018694-A, was revoked based on findings he placed a for sale sign on a property without the written consent of the owner; failed to provide the seller with a written memorandum stating the terms of an oral open listing agreement; and failed to maintain copies of records pertaining to real estate transactions for three years. (09-21-06)

Mary A. Brettell of Gibsonia, license no. RS-216305-L, was assessed a \$1,250 civil penalty based on findings she demonstrated bad faith, dishonesty, untrustworthiness, or incompetence in a real estate transaction by giving the key to buyers without a licensee present against the specific direction of sellers and giving buyers access to seller's property to remove carpeting without seller's permission. (10-24-06)

Madeline L. Hamel of Alison Park, license no. RS-158146A, was assessed a \$1,000 civil penalty based on findings she demonstrated bad faith, dishonesty, untrustworthiness or incompetence in a real estate transaction by giving the key to buyers without a licensee present against the specific direction of sellers. (10-24-06)

Howard Novick of Pittsburgh, license no. RS-220897L, was suspended for at least one year based on findings he failed to comply with the terms of his probation, failed to cooperate with PHMP in monitoring his compliance with the consent agreement. (10-24-06)

### **Bedford County**

Thomas B. Cessna of Bedford, license no. RS-069256A, was suspended for one year and assessed a \$10,500 civil penalty based on findings Cessna held himself out as engaging in or conducting the business or acting in the capacity of a broker or salesperson without first being licensed or registered; engaged in misleading or untruthful advertising; performed an act for which an appropriate real estate license is required and not currently in effect; pursued a continued and flagrant course of misrepresentation; accepted a commission from a person other than the licensed real estate broker with whom he was affiliated; engaged in conduct which demonstrated bad faith, dishonestly, untruthworthiness or incompetency; failed to turn over deposit money in a timely manner to his broker-employer; aided and abetted in the unlicensed practice of real estate and assisted in property management without being supervised and controlled by his employing broker. (09-21-06)

### **Montgomery County**

Elaine T. Brodi of Pottstown, license no. RM-052252C, and American Realty Services of Pottstown, license no. RB-063092P, were each assessed a \$2,000 civil penalty for a total of \$4,000, based on findings Brodi acted in the capacity of a real estate broker without possessing a broker's license, and before the commission licensed American Realty Services to conduct business in the commonwealth. (10-30-06)

### **Philadelphia County**

Kevin W. Grayes of Philadelphia, license no. RS-219354L, was suspended by the Philadelphia County Court of Common Pleas on Oct. 23, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (11-03-06)

Linda L. Cox-Tobin of Valley Forge, license no. RS-126840A, was assessed a \$500 civil penalty because she neglected to put an extension to a listing agreement in writing. (11-14-06)

## **BOARD OF VEHICLE MANUFACTURERS, DEALERS AND SALESPERSONS**

### **Allegheny County**

Frank D. Jordan, III, of Elizabeth was denied a license as vehicle salesperson based upon his criminal convictions. (10-24-06)

Aces Auto Sales of North Versailles, license no. VD-004632L, was assessed a \$750 civil penalty because Aces Auto Sales engaged in the sale of 13 vehicles without an active and current license. (11-16-06)

Steven J. Plutnicki of Pittsburgh, license no. MV-072380-L, was suspended by the Allegheny County Court of Common Pleas on Oct. 10, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (11-15-06)

### **Bucks County**

James W. Hubmaster of Holland, license no. MV-164448-L and World Class Imports, LLC of Holland, license no. VD-025878, was revoked, because Hubmaster was convicted of five crimes of moral turpitude in the Bucks County Court of Common Pleas, and World Class Imports, LLC is owned by Hubmaster. (11-16-06)

### **Dauphin County**

K and A Auto Sales of Middletown, license no. VD-016430-L, was assessed a \$500 civil penalty because K and A Auto Sales sold vehicles while its vehicle dealer license was lapsed, operating as an unlicensed dealer. (11-16-06)

### **Delaware County**

Santos Laureano of Upper Darby, license no. MV-131640-L, was reprimanded and assessed a \$1,000 civil penalty based upon his criminal convictions. (10-31-06)

### **Lancaster County**

Godwin C. Heck of Saint Thomas, license no. MV-066720-L, was revoked and assessed a \$10,000 civil penalty based upon his criminal conviction for five counts of bad checks, misdemeanors; theft by deception, a felony; engaging in the sale of vehicles while not properly licensed; and engaging in conduct in connection with the sale of vehicles which demonstrates unprofessional conduct or incompetency. (09-26-06)

Dori L. Stark of Lancaster, license no. MV-153756L, was assessed a \$500 civil penalty because Stark practiced on a lapsed license from June 1, 2005 until March 2, 2006, selling 22 vehicles during that time. (11-16-06)

**Montgomery County**

New to U Auto Sales & Service, Inc. of Norristown, license no. VD-020795, was assessed a \$1,000 civil penalty because New to U Auto Sales & Service engaged in the business of selling and dealing vehicles on a lapsed license. (11-16-06)

**Northampton County**

Van Conversions, Inc. of Bensalem, Northampton/Lehigh County, license nos. VD-025179 and VM-008317, was assessed a \$2,000 civil penalty because it engaged in the business as a dealer and/or manufacturer while both of its licenses were lapsed and by employing two unlicensed salespersons. (11-16-06)

**Philadelphia County**

James Jiles, Jr. of Philadelphia, license no. MV-192973, was suspended by the Philadelphia County Court of Common Pleas on Oct. 23, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (11-01-06)

Edward Brodie of Philadelphia, license no. MV-175094, was suspended by the Philadelphia County Court of Common Pleas on Oct. 20, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (11-03-06)

Andre J. Bryan of Philadelphia, license no. MV-165842L, was suspended by the Philadelphia County Court of Common Pleas on Oct. 20, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (11-03-06)

**Tioga County**

Wheeler's Auto Sales & Service, of Lawrenceville, was assessed a \$1,250 civil penalty because it engaged in the business as a dealer from June 1, 2005 through Oct. 18, 2005, with a lapsed or expired license, during which period it sold 18 vehicles. (11-16-06)

**Westmoreland County**

Cavalier Coach of Irwin, license no. VD-014421L, was assessed a \$750 civil penalty because Cavalier Coach operated a vehicle dealership from an unlicensed location. (11-16-06)

Michael A. Deibler of Ligonier, license no. MV-200277, was assessed a \$100 civil penalty because Deibler acted as a vehicle salesperson before being issued a license. (11-16-06)

Brian J. Griffith of Latrobe, license no. MV-200280, was assessed a \$100 civil penalty because Griffith engaged in the sale of vehicles without holding a current and active license. (11-16-06)

**York County**

Gregory Petrilla of Dover, d/b/a GPS Auto Sales, license no. VD-027001, was assessed a \$500 civil penalty for practicing after its vehicle dealer's license became invalid. (10-24-06)

Curtis Bryant of York, license no. MV-191784, was suspended by the Philadelphia County Court of Common Pleas on Oct. 23, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (11-03-06)

Octagon Auto Sales of Felton was assessed a \$750 civil penalty because it engaged in the business as a dealer while its license was lapsed from June 1, 2005 and Nov. 1, 2005. (11-16-06)

Shiloh Auto Sales of York, license no. VD-008969L, was assessed a \$1,750 civil penalty because it practiced on a lapsed license from May 31, 2005 until Jan. 18, 2006, during which time it sold 35 vehicles. (11-16-06)

**Out of State**

Randy R. McKinney of Conover, NC, license no. MV-167066-L, was revoked and assessed a \$1,000 civil penalty based on his criminal conviction. (10-24-06)

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***A complete list of sanctions is available online at***

***[www.state.pa.us](http://www.state.pa.us)***

***Keyword: licensing disciplinary actions.***

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