



**Pennsylvania
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS
DISCIPLINARY ACTIONS
May 2007**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's Bureau of Professional and Occupational Affairs, announced 16 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 (2 actions); Bradford (1 action); Bucks (1 action); Crawford (1 action); Dauphin (1 action); Delaware (1 action); Erie (1 action); Lawrence (1 action); Lehigh (1 action); Lycoming (1 action); Montgomery (1 action); Philadelphia (2 actions); Susquehanna (1 action); and Washington (1 action).

REAL ESTATE COMMISSION

Allegheny County

Carole A. Domasco, license no. RS-095923-A, AB-061355-L, and RM-163150 of Pittsburgh, Allegheny County, was publicly reprimanded and assessed a \$1,500 civil penalty. Domasco performed an act for which an appropriate license is required and was not in effect. (04-11-07)

Michael Gerard Netzel, Sr., license no. RS164764L, of Pittsburgh, Allegheny County, was reprimanded and assessed a \$2,000 civil penalty based on findings he accepted a commission from someone other than his employing broker and engaged in conduct in a real estate transaction which demonstrated bad faith, dishonesty, untrustworthiness or incompetency. (04-16-07)

Bucks County

Kenneth W. Lewis, Jr., license no. RS272918, of Newtown, Bucks County, had his licensed revoked based on findings Lewis made a substantial misrepresentation, acted for more than one party in a transaction without the knowledge and written consent of all parties for whom he acted; participated in a real estate transaction involving property in which he has an ownership interest but failed to disclose his interest in writing to all parties concerned; failed to disclose in a reasonably practicable period of time all conflicts of interests and financial interests; engaged in conduct during a real estate transaction that

demonstrates bad faith, dishonesty, untrustworthiness, or incompetency; failed to deal honestly and in good faith; failed to timely disclose to the consumer any conflicts of interest; failed to promptly on receipt of a deposit or other moneys on any transaction in which he is engaged on behalf of his broker-employer, pay over the deposit to the broker; failed to account for escrow and deposit funds; failed to account in a timely manner for all money and property received from or on behalf of the consumer to a transaction; pursued a continued and flagrant course of misrepresentation; and failed, within a reasonable amount of time as defined by the commission, to provide information requested by the commission as the result of a formal or informal complaint to the commission. (03-16-07)

Crawford County

Coldwell Banker Bainbridge Kauffman Real Estate, Inc., license nos. RB060649C & RO015970L of Meadville, Crawford County, was assessed a \$1,000 civil penalty because it 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 account records are maintained. (04-10-07)

Dauphin County

Kenneth W. Lewis, Jr., license no. RS272918, of Newton, Dauphin County, was granted a real estate salesperson's license subject to the conditions imposed by the Professional Health Monitoring Program following an evaluation. (03-16-07)

Delaware County

David Wright, license no. RS221781L of Newtown Square, Delaware County, was assessed a \$5,800 civil penalty because Wright practiced real estate while his license was inactive, between May 31, 2000, and June 1, 2005, during which time he participated in at least 29 transactions. (04-11-07)

Lehigh County

Lorrie Molchany, license no. RS213942L, of Allentown, Lehigh County, had her license revoked based on findings she pled guilty to a felony in the Court of Common Pleas of Lehigh County. (04-16-07)

Montgomery County

Lavinia T. Maguire, license no. RS280199, of Collegeville, Montgomery County, was suspended for one year, with the remainder of five years on probation, and assessed a \$12,500 civil penalty because Maguire acted in the capacity of a real estate broker by engaging in unsupervised real property management, accepted a fee or commission from someone other than her employing broker, and demonstrated bad faith, dishonesty, untrustworthiness or incompetency in a real estate transaction. (05-01-07)

BOARD OF VEHICLE MANUFACTURERS, DEALERS AND SALESPERSONS

Bradford County

Wayne L. Vanderpool, license nos. MV191278 and VD026498 of Wyalusing, Bradford County, was assessed a \$1,250 civil penalty because Vanderpool practiced on a lapsed license from June 1, 2005, through Oct. 13, 2005, and sold 25 vehicles during that time. (05-01-07)

Erie County

Richard F. Dugas, license no. MV146137L, of Erie, Erie County, was suspended by the Allegheny County Court of Common Pleas on April 11, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (04-18-07)

Lawrence County

Robert T. Kasperowski, license no. MV203418, of New Castle, Lawrence County, was suspended by the Lawrence County Court of Common Pleas on April 10, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (04-18-07)

Lycoming County

Dave S. Confair, license no. BR-025124 of Jersey Shore, Lycoming County, was assessed a \$6,800 civil penalty because Confair engaged in the business as a dealer while his license was lapsed or expired. (05-1-07)

Philadelphia County

Dmitry Pronin and Public Auto Sales, license nos. MV129726L and VD021600L of Philadelphia, Philadelphia County, agreed to a permanent revocation of his license because Pronin and Public Auto Sales pled guilty, entered a plea of *nolo contendere* or was found guilty in court of crimes involving moral turpitude. (05-01-07)

Michael S. Rembert, license no. MV156638L of Philadelphia, Philadelphia County, was assessed a \$500 civil penalty and suspended for five years, stayed in favor of probation, subject to the terms and conditions set forth in his agreement. Rembert pled guilty in court on two crimes involving moral turpitude and made material misstatements on at least two applications for licensure. (05-01-07)

Susquehanna County

Simmons Rockwell Ford of Hallstead, license no. VD026797 of Hallstead, Susquehanna County, was assessed a \$12,600 civil penalty because Hallstead engaged in the business of a vehicle dealer through the employment of three individuals as salespersons at a time when none of the individuals possessed a license as a salesperson. (05-01-07)

Washington County

Deborah E. Mack/Auto Corral Used Cars, license no. MV-176280-L of McDonald, Washington County, was assessed a \$8,000 civil penalty because Mack employed a vehicle salesperson while that salesperson's license was suspended. (05-01-07)

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***A complete list of sanctions is available online at
www.state.pa.us
Keyword: licensing disciplinary actions.***

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