



**Pennsylvania  
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS  
DISCIPLINARY ACTIONS  
July 2007**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's Bureau of Professional and Occupational Affairs, announced 33 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 (4 actions); Bucks (1 action); Centre (1 action); Columbia (1 action); Cumberland (1 action); Delaware (1 action); Greene (1 action); Lackawanna (1 action); Lancaster (2 actions); Lawrence (2 actions); Lehigh (1 action); Montgomery (5 actions); Northampton (1 action); Philadelphia (9 actions); and Washington (1 action); Three actions involved Pennsylvania licenses with out-of-state addresses.

**REAL ESTATE COMMISSION**

**Allegheny County**

**Bucks County**

Francine C. Davis and Blanchard Assocs. Inc. d/b/a Century 21 Davis Assoc., license nos. RS102044A, RM042616A, AB065872, and RB040876A of Levittown, Bucks County, were assessed a \$1,000 civil penalty jointly and severally and a public reprimand was placed on Davis' permanent commission record. Davis and Blanchard Assocs. Inc. d/b/a Century 21 Davis Assoc. engaged in misleading or untruthful advertising; were knowingly a party to a material false or inaccurate representation in writing regarding a real estate transaction; failed to provide a disclosure required by the act or any other federal or state law imposing a disclosure obligation on licenses in connection with real estate transactions; and failed to exercise adequate supervision over the activities of its licensed salesperson within the scope of the act. (06-05-07)

**Lawrence County**

Kelly Sue Skuta, unlicensed, of New Castle, Lawrence County, was assessed a \$2,000 civil penalty and ordered to cease and desist from holding herself out and practicing as a real estate broker or salesperson until properly licensed based on

Skuta held herself out as engaging in or conducting the business, or acting in the capacity of a real estate salesperson without being licensed or registered, and she attempted to obtain a real estate salesperson license by false representation, fraudulent act, or conduct. (06-08-07)

### **Lehigh County**

Albert Tupone, license no. RS281299, of Coplay, Lehigh County, was assessed a \$500 civil penalty and a public reprimand was placed on his permanent board record because he was convicted in a court of competent jurisdiction in this or any other state, or federal court, of any felony or pleading guilty or *nolo contendere* to any such offense and was convicted of a felony. (06-05-07)

### **Montgomery County**

Montefiore Cemetery Company, license no. CE000069A of Jenkintown, Montgomery County, was assessed a \$11,255 civil penalty. Montefiore Cemetery Company practiced without a current and valid registration in at least 2,251 circumstances. (06-05-07)

Diemhang Nguyen, license no. RS273004 of Elkins Park, Montgomery County, was assessed a \$3,000 civil penalty and a public reprimand was placed on her permanent commission record. Nguyen failed to exercise reasonable professional skill and care and failed to ensure that all services were provided to the consumer in a reasonable, professional and competent manner. (06-05-07)

Andrea Skowronski, license no. RS288687 of Collegeville, Montgomery County, was suspended for a minimum period of three months because Skowronski accepted a commission or other valuable consideration from anyone other than her employing broker. (06-05-07)

Andrea Lamazza, license no. RS273335, of Plymouth Meeting, Montgomery County, was revoked based on findings Lamazza pled guilty to one felony count of theft by unlawful taking or disposition in a commonwealth court. (05-04-07)

### **Philadelphia County**

Arnold J. Bolden, license no. RS148759A, of Philadelphia, Philadelphia County, was suspended for one year and assessed a \$2,000 civil penalty based on findings Bolden 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 funds; was conducting, advertising or holding himself out as engaging in or conducting the business or acting in the capacity of an associate broker without being so licensed; and made a substantial misrepresentation regarding his licensure status. (05-07-07)

Fulginiti & Associates, Inc. a/k/a Fulginiti and Associates Inc. d/b/a ReMax First, license no. RB048711C, of Philadelphia, Philadelphia County, was reprimanded and assessed a \$2,000 civil penalty based on findings Fulginiti aided and abetted

Arnold Bolden (referenced above) in an unlicensed practice as an associate broker; the Haverford branch office was not under the direction and supervision of a manager who is either the broker or an associate broker; and failed to have his salespersons' licenses and current branch office license displayed in a conspicuous place in the branch office. (05-07-07)

Earl J. Gray, license no. RS296377, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on June 19, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (06-26-07)

Lourdes Terreforte, unlicensed, of Philadelphia, Philadelphia County, was assessed a \$2,000 civil penalty and ordered to cease and desist from practicing as a real estate broker or salesperson unless properly licensed. Terreforte held herself out to the public as a rental manager and engaged in the practice of a real estate broker or salesperson without a license. (06-08-07)

Jane L. Walker, license no. NS131041A, of Philadelphia, Philadelphia County, was suspended for one year and assessed a \$3,000 civil penalty based on findings Walker failed to promptly on receipt of a deposit or other moneys on a transaction in which she engaged on behalf of her broker-employer pay over the deposit to the broker, failed to deal honestly and in good faith, failed to account for escrow funds, and engaged in bad faith, dishonesty, untrustworthiness or incompetency. (05-07-07)

#### **Out of State**

Orlando T. Anderson, license no. RM043200B, of Burlington, N.J., was reprimanded and assessed a \$3,000 civil penalty based on findings Anderson failed to exercise adequate supervision over his licensed salespersons, aided and abetted Arnold Bolden (referenced above) in an unlicensed practice as an associate broker, his Haverford office was not under the direction and supervision of a manager who is either the broker or an associate broker, and failed to have his salespersons licenses and current branch office license displayed in a conspicuous place in the branch office. (05-07-07)

Campground Membership Outlet, Inc., of Clermont, Fla., was assessed a \$1,000 civil penalty because it engaged in conduct, or advertised, or held itself out as engaging in or conducting the business or acting in the capacity of a broker or campground membership salesperson within this commonwealth without being licensed or registered by the commission. (07-17-07)

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

### **Allegheny/Cumberland/Lancaster Counties**

Transport International Pool, license nos. BR025348, BR025346, VD027879, of Carlisle, Cumberland County; Oakdale, Allegheny County; and Mountville, Lancaster County, respectively, was assessed a \$64,775 civil penalty. Transport International Pool sold 857 vehicles while its vehicle branch lot licenses and vehicle dealer license were lapsed, and its Oakdale location conducted its business at the Oakdale location without reporting a change of address to the board in 2003 and 2004. (06-07-07)

### **Allegheny County**

Anthony J. Aversa, license number MV160745L, of Pittsburgh, Allegheny County, was suspended for no less than one year and assessed a \$1,000 civil penalty based upon his criminal conviction. (06-07-07)

Hart's Run Auto Sales and Paul J. Copelin, Sr., vehicle dealer license no. VD018730L and vehicle salesperson license no. MV112037L, of Glenshaw, Allegheny County, were revoked and assessed a \$1,000 civil penalty each based upon his criminal convictions for multiple crimes of moral turpitude. (06-07-07)

Julian Elliott Scott, vehicle salesperson license no. MV154377L, of Pittsburgh, Allegheny County, was revoked and assessed a \$2,000 civil penalty based upon his felony criminal conviction and making a material misstatement on his application for reactivation of his license. (06-07-07)

### **Centre County**

Stocker Chevrolet, Inc., license no. VD005279L, of State College, Centre County, was assessed a \$5,500 civil penalty. Stocker Chevrolet, Inc. employed a salesperson who did not hold a current and active vehicle salesperson license to engage in vehicle sales on Stocker Chevrolet's behalf between June 6, 2005, and March 1, 2006. (06-07-07)

### **Columbia County**

Speed & Sport, Inc., license no. VD005865L, of Bloomsburg, Columbia County, was assessed a \$10,000 civil penalty. Speed & Sport, Inc. engaged in the practice of vehicle sales on at least 100 occasions without a current and active license, and employed salespersons who did not hold current and active licenses. (06-07-07)

### **Delaware County**

Stephen J. Palmer, license no. MV129964L, of Clifton Heights, Delaware County, was revoked and assessed a \$1,000 civil penalty based upon his criminal convictions. (06-07-07)

**Greene County**

Rich Mobile Homes, Inc., license no. VD016007L of Carmichaels, Greene County, has permanently and voluntarily surrendered its license, as of Aug. 31, 2007. Rich Mobile Homes, Inc. engaged in conduct in connection with the sale of vehicles which demonstrates unprofessional conduct or incompetency to operate as a licensee when Rich Mobile Homes failed to properly install and attach six consumers' homes and failed to make necessary repairs to bring the homes into compliance with HUD code requirements. (06-07-07)

**Lackawanna County**

Dickson City Hyundai, Inc., license no. VD023078L of Scranton, Lackawanna County, was assessed a \$3,000 civil penalty because it employed three individuals as salespersons and paid them commissions for vehicle sales that occurred during a period of time in which the individuals were not licensed as vehicle salespersons. (07-10-07)

**Lancaster County**

Robert L. Cornett and Wheels of Time, license nos. MV134461L and VD020744L of Kirkwood, Lancaster County, were revoked. Cornett pled guilty in a commonwealth court to the crime of manufacture, deliver or possess with intent to manufacture or deliver a controlled substance, a felony and crime involving moral turpitude. Cornett, Wheels of Time's owner, pled guilty in a commonwealth court to the crime of manufacture, deliver or possess with intent to manufacture or deliver a controlled substance, a felony and crime involving moral turpitude. (06-07-07)

**Lawrence County**

Lanny J. Baker, license no. MV190948, of New Castle, Lawrence County, was suspended by the Lawrence County Court of Common Pleas on March 9, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (03-16-07)

**Montgomery County**

John J. Provost, license no. MV166577L, of Glenside, Montgomery County, was suspended by the Philadelphia County Court of Common Pleas on May 30, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (06-06-07)

**Northampton County**

Anthony Baio, license no. MV169541, of Bangor, Northampton County, was assessed a \$500 civil penalty and his license was placed on probation for two years. Baio pleaded guilty in a court of competent jurisdiction in this or any other state or federal jurisdiction of forgery, embezzlement, having obtained money under false pretenses, extortion, conspiracy to defraud, bribery, odometer tampering or any other crime involving moral turpitude. (07-10-07)

**Philadelphia County**

William J. Jackson, Jr., license no. MV175053, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on May 30, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (06-06-07)

Daniel C. McCaulley, license no. MV137088L, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on May 30, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (06-06-07)

Aaron L. Moore, license no. MV193680, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on May 30, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (06-06-07)

Nicholas Thornton, license no. MV200108, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on May 30, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (06-06-07)

**Washington County**

Vincent Patrick Clarke, Jr., license no. MV068266L, of Washington, Washington County had his license suspended for failure to pay a \$600 civil penalty issued for violation of Act 48. (05-29-07)

**Out of State**

International Truck and Engine Corporation, license no. VM000133L of Mount Laurel, N.J., was assessed a \$35,300 civil penalty because the company engaged in the business of a vehicle factory branch at a time when the vehicle manufacturer license was expired or lapsed. (07-10-07)

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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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