



**Pennsylvania  
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS  
DISCIPLINARY ACTIONS  
November 2007**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's Bureau of Professional and Occupational Affairs, announced 10 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: Berks (1 action); Bucks (1 action); Erie (1 action); Lancaster (1 action); McKean (1 action); Philadelphia (1 action); Pike (1 action); and Westmoreland (1 action). Two actions involved licensees with out-of-state addresses.

**REAL ESTATE COMMISSION**

**Bucks County**

Nadia J. Croul, license no. RS107759A of Morrisville, Bucks County, was assessed a \$2,000 civil penalty and reprimanded for: knowingly being a party to a material, false or inaccurate representation in a writing regarding a real estate transaction; failing to provide a disclosure required by the Act or any other federal or state law imposing a disclosure obligation on licensees in connection with real estate transactions; and failing to comply with those obligations imposed upon a licensee by the Real Estate Seller Disclosure Act. (10-23-07)

**Erie County**

Marlene A. Kadavy, license no. AB041320A, of Erie, Erie County, was assessed a \$250 civil penalty for failing to exercise adequate supervision over the activities of her licensed salesperson within the scope of the Act by failing to ensure that a consumer notice was provided to the buyer. (10-23-2007)

**Pike County**

Chaba M. Pallaghy, license no. NM026123A and NB026123A and RB045537C, of Matamoras, Pike County, was assessed a \$1,000 civil penalty and reprimanded for failing to provide the landlord with a written memorandum stating the terms of the agreement. (10-23-07)

### **Westmoreland County**

Carolyn W. Dishart, license no. RS280950, of Wexford, Westmoreland County, was assessed a \$1,000 civil penalty; reprimanded; and suspended for 12 months, following a period of one month active suspension, the remaining period of such suspension is to be immediately stayed in favor of probation. Dishart engaged in conduct which demonstrated bad faith, dishonesty, untrustworthiness and/or incompetency. (10-23-07)

### **Out of State**

The Snyder Group, LLC, unlicensed, of Marlton, N.J., was assessed a \$1,000 civil penalty because it acted in the capacity of a real estate broker without the required license. (10-23-07)

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

### **Berks County**

Reasonable Auto, license no. BR020201B, of Reading, Berks County, was assessed a \$500 civil penalty for possessing three vehicles for which the titles had been assigned in blank. (10-25-07)

### **Lancaster County**

Emerson Auto Sales, license no. VD018644L, of Lititz, Lancaster County, was assessed a \$600 civil penalty for: failing to exhibit a sign that showed the licensed name of the dealership; failing to have an area surfaced with concrete, asphalt, slag, brick, stone, aggregate, gravel, cinder, or a similar material for the display of vehicles; failing to separate its outdoor display area from the parking areas of an adjacent residence with grass strips, ropes and pennants, painted lines or some other conspicuous means; failing to maintain a single business line telephone located within its permanent enclosed building; and failing to post its regular business hours in a conspicuous place for the visiting public. (10-25-07)

### **McKean County**

John L. Lucarelli/Auto Junction, Inc., license no. MV086004L of Bradford, McKean County, was assessed a \$2,000 civil penalty and his vehicle salesperson's license was placed on probation for two years because Lucarelli/Auto Junction, Inc. pleaded guilty, entered a plea of *nolo contendere* or was found guilty in a court of competent jurisdiction in this or any other state or federal jurisdiction. (10-25-07)

### **Philadelphia County**

Melvyn Davis Used Cars, license no. VD004010L, of Philadelphia, Philadelphia County, was assessed a \$4,000 civil penalty for engaging in the business as a vehicle dealer at a time when it did not possess a current license. (10-25-07)

**Out of State**

Nissan Diesel America, Inc., license no. WD000044L of Irving, TX, was assessed a \$7,400 civil penalty for engaging in the business of a vehicle distributor when it did not possess a current license. (10-25-07)

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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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