



**Pennsylvania  
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS  
DISCIPLINARY ACTIONS  
January 2008**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's Bureau of Professional and Occupational Affairs, announced ten 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 (2 actions); Chester (1 action); Elk (1 action); Fayette (1 action); Lackawanna (1 action) Philadelphia (1 action); York (1 action).

One action involved a licensee with an out-of-state address.

**REAL ESTATE COMMISSION**

**Berks County**

Martha M. Markley and Markley & Associates Real Estate, Inc., license nos. RM-062204-A, AB-062204-L, RS-203252-L and RB-062450-C of Reading, Berks, County, were revoked and each assessed a civil penalty of \$3,000, totaling \$6,000, based on findings they made a substantial misrepresentation by taking monies that were to be placed in escrow and using those monies for their own business purposes and being convicted of Theft by Unlawful Taking, a felony, and Misapplication of Entrusted Property, a misdemeanor. (1-18-08)

**Chester County**

Andre Bennett, license no. RS-294136, of Coatesville, Chester County, was suspended pursuant to the Order of the Court of Common Pleas of Montgomery County dated January 18, 2008, which the court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (01-18-08)

**Fayette County**

SCI Pennsylvania Funeral Services Inc., license no. LB-042085A and LBA-065002 of Brier Hill, Fayette County, was ordered to pay a civil penalty because they performed any act for which an appropriate real estate license is required and is not currently in effect. (01-15-08)

**Philadelphia County**

Sandra M. Vazquez, license no. RS-220248-L, of Philadelphia, Philadelphia County, was suspended pursuant to the Order of the Court of Common Pleas of Philadelphia County dated January 8, 2008, which the court issued under section 4355 of the Domestic Relations Code. The suspension is effective immediately. (01-25-08)

### **York County**

Joanne M. Rudisill, license no. RM-063540, of York, York County, was assessed a \$750.00 civil penalty for engaging in the practice of real estate as a broker in 25 transactions while her license was not current. (1-18-08)

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

### **Bucks County**

Andrei Losev, license number MV-201865, of Richboro, Bucks County, was not disciplined for making a substantial misrepresentation of material fact. (01-08-08)

Hung Tran, license no. CY-192605, of Warminster, Bucks County, had his license suspended for non-payment of a civil penalty issued by the Board. (01-09-08)

### **Elk County**

Stacey Grazioli, license no. CT-015825-L, of Ridgeway, Elk County, had her license suspended for non-payment of a civil penalty issued by the Board. (01-09-08)

### **Lackawanna County**

Triple Cities Mack Sales & Services/Triple Cities Acquisition LLC, license no. VD025138 of Scranton, Lackawanna County, was ordered to pay a civil penalty of \$500.00, because it violated the Act in that it failed two Vehicle Dealership Inspections because it possessed 5 titles that were signed in blank. (01-08-08)

### **Out of State**

Jesse J. Cavalone, license no. MV165326L of Port Jervis, NY, has voluntarily surrendered his vehicle salespersons license for no less than 5 years because he pled guilty in a court of competent jurisdiction in this Commonwealth to crimes involving moral turpitude, and violated the Criminal History Record Information Act in that he was convicted of three misdemeanor offenses in the Commonwealth related to the trade, occupation or profession for which he held a license. (01-08-08)

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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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January 2008**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's Bureau of Professional and Occupational Affairs, announced six 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 (2 actions); Cumberland (1 action); Monroe (1 action); Warren (1 action); and Westmoreland (1 action). No actions involved licensees with out-of-state addresses.

**REAL ESTATE COMMISSION**

**Berks County**

Robert J. Smeltz, license no. RS296384, of Bally, Berks County, was suspended by the Berks County Court of Common Pleas on Nov. 7, 2007, under section 4355 of the Domestic Relations Code. The suspension was effective immediately. (10-07-07)  
Scott A. Gust, license no. RS209713L, of Wyomissing, Berks County, was assessed a \$500 civil penalty and his license was placed on probation for two years because he was convicted in a court of competent jurisdiction in this or any other state, or federal court, of forgery, embezzlement, obtaining money under false pretenses, bribery, larceny, extortion, conspiracy to defraud, or any similar offense or offenses, or any felony or pleading guilty or *nolo contendere* to any such offense or offenses; and he failed to notify the commission of being convicted of, or pleading guilty or *nolo contendere* to, a felony or misdemeanor within 30 days of the verdict or plea. (12-12-07)

**Monroe County**

Christopher R. Hensel and CRH, Inc. d/b/a Country Creek Realty, license nos. RB0654489 and RM419479, of Swiftwater, Monroe County, was assessed a \$10,000 civil penalty, had both licenses revoked, and was ordered to immediately cease and desist from the practice of real estate, because Hensel commingled deposits or other property of his principal with his own, failed to use escrow accounts exclusively for escrow purposes, misappropriated money that was required to be held in escrow for business, personal, or other purposes, and engaged in conduct during a real estate transaction which demonstrated bad faith, dishonesty, untrustworthiness, or incompetency. (12-12-07)

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

**Cumberland County**

Magaros Auto Sales, license no. VD016500L, of West Fairview, Cumberland County, was assessed a \$900 civil penalty because the company engaged in the

business of a vehicle dealer at a time when it did not possess a current license. (12-11-07)

**Warren County**

Jefferson Miller d/b/a J M Auto Service, unlicensed, of Youngsville, Warren County, was assessed a \$650 civil penalty because Miller inadvertently engaged in the occupation of a vehicle dealer without the required license. (12-11-07)

**Westmoreland County**

Joshua D. Bauer, license no. MV160858L, of Crabtree, Westmoreland County, was assessed a \$500 civil penalty and his vehicle salesperson license was suspended for one year, immediately stayed in favor of probation, because Bauer pled guilty to a crime involving moral turpitude, in that he pled guilty of the Intentional Possession of a Controlled Substance by a person not registered under the Controlled Substance, Drug, Device, and Cosmetic Act. (12-11-07)

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