



**Pennsylvania  
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS  
DISCIPLINARY ACTIONS  
2nd Quarter 2006**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's of Professional and Occupational Affairs, today announced 42 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 (1 action); Armstrong (1 action); Beaver (1 action); Bedford (1 action); Carbon (1 action); Cumberland (1 action); Dauphin (1 action); Delaware (1 action); Franklin (1 action); Huntingdon (1 action); Lancaster (2 actions); Lawrence (2 actions); Lebanon (2 actions); Lehigh (1 action); Montgomery (3 actions); Northampton (1 action); Philadelphia (8 actions); Somerset (1 action); Washington (2 actions); Westmoreland (2 actions); Wyoming (1 action); and York (3 actions). Four actions involved Pennsylvania licenses with out-of-state addresses.

**REAL ESTATE COMMISSION**

**Bedford County**

S. Gerald Weaver Funeral Home, license no. FW-010144-L of Woodbury, Bedford County, was reprimanded and was ordered to pay a \$500 civil penalty. S. Gerald Weaver Funeral Home operated a funeral facility on a widow's license while not having a full-time licensed funeral director as supervisor. (06-07-06)

**Carbon County**

Rene J. Fougeray, Jr., license no. RB047093L, of Lehighton, Carbon County, was reprimanded and assessed a \$1,000 civil penalty based on findings that Fougeray demonstrated bad faith, dishonestly, untrustworthiness or incompetency in a real estate transaction for failing to include required provisions in and placing buyers' initials on the Agreement of Sale without their authorization. (02-24-06)

### **Delaware County**

Mary E. Nemeth, license no. RS-205487-L, of Hockessin, Delaware County, was put on probation until such time as her criminal probation in the state of Delaware has been lifted and her restitution, fines and taxes are paid in full. (03-24-06)

### **Huntingdon County**

Rita Linchuk, license no. RS-226885-L, of Huntingdon, Huntingdon County, was indefinitely suspended and imposed a \$1,000 civil penalty because she violated a lawful disciplinary order of the commission. The indefinite suspension will remain in effect until she pays the civil penalty and a previous \$500 civil penalty imposed on May 12, 2005. (03/24/06)

### **Lawrence County**

Joseph Mazzant, license nos. RB-062066-L and RS-028708-L, of Elwood City, Lawrence County, was ordered to pay a \$2,000 civil penalty for demonstrating bad faith, untrustworthiness or incompetency in misrepresenting and failing to disclose required information. (02-27-04)

### **Lebanon County**

Wanda L. Bechtold, license no. RS172542L, of Lebanon, Lebanon County, was assessed a \$240 civil penalty based on findings she failed to ensure that the sellers were provided a copy of the Seller's Property Disclosure Statement. (01-27-06)

### **Montgomery County**

Jack Gibson, Jr., license no. RS- 225986-L of Fort Washington, Montgomery County, was ordered to pay a \$1,000 civil penalty because he obtained his license and reactivated his license by false representation. (03-17-06)

### **Philadelphia County**

Durmel L. Coleman, license no. RS203857L, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on March 21, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (04-05-06)

Lamarr N. Rollins, license no. LS213476, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on March 21, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (04-05-06)

Juan Serrano, license no. RS292590, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on March 21, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (04-05-06)

Henry C. Davis, Sr., license no. RS-206529-L, of Philadelphia, Philadelphia County, was issued a \$2,000 civil penalty for accepting a commission from a person other than the licensed real estate broker with whom he is affiliated. (04-07-06)

Nancy L. Alperin, license no. RM-050817-A and RM-050817-L of Philadelphia, Philadelphia County, was ordered to pay a \$1,000 civil penalty because Alperin failed, within a reasonable time, to provide information requested by the commission as a result of a formal or informal complaint to the commission. (06-07-06)

### **Washington County**

Richard A. McCann, license no. RS- 184977-L of Washington, Washington County, was suspended for 30 days and ordered to pay a \$1,000 civil penalty. McCann made a substantial misrepresentation during a real estate transaction. (03-17-06)

### **Out of State**

Patrick E. Balf, license no. RS-210337-L, of Fort Dix, NJ, was revoked based on his pleading guilty to committing wire fraud, federal income tax evasion and failing to file federal income tax returns. (02-24-06)

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

### **Allegheny County**

W. Michael O'Brien, of Pittsburgh, Allegheny County, was granted a vehicle salesperson's license and his license was placed on probation for at least one year based on findings that he had been convicted of a crime of moral turpitude within five years of his application for licensure. (03-28-06)

### **Armstrong County**

Randy Allera, license no. MV-063048-L and VD-005490-A of Spring Church, Armstrong County, was ordered to permanently, voluntarily surrender his vehicle salespersons license and his dealership license. Allera plead guilty to Criminal

Conspiracy and to Commit Prohibited Activities Relating to Odometers. (04-20-06)

### **Beaver County**

Nathan W. Hutchinson, license no. MV-195409, of New Brighton, Beaver County, was publicly reprimanded based upon his criminal convictions. (03-28-06)

### **Cumberland County**

Big Dog Auto Sales, Inc., license no. VD-019540-L, of Carlisle, Cumberland County, was revoked based on findings that the president of the dealership was convicted of crimes of moral turpitude. (02-10-06)

### **Dauphin County**

Karen M. Lindsay, license no. VD-166060-L of Harrisburg, Dauphin County, had her license revoked based on her guilty plea to a crime involving moral turpitude. (04-20/21-06)

### **Franklin County**

Keystone Ford, of Greencastle, Franklin County, was ordered to pay a \$750 civil penalty. Keystone Ford employed an unlicensed person as a vehicle salesperson. (04-20-06)

### **Lancaster County**

Steven R. Beck, license no. MV-119065-L of Manheim, Lancaster County, was ordered to pay a \$500 civil penalty. Beck made a material misstatement in application for licensure submitted to the board on four separate occasions. (04-20-06)

Peter L. Zook, license no. MV-117202-L, of Paradise, Lancaster County, was revoked and ordered to pay a \$10,000 civil penalty based upon his criminal convictions and misstatement on an application for licensure. (01-18-06)

### **Lawrence County**

Glenn Steinheiser, t/d/b/a Glenn Steinheiser Auto Sales, of New Castle, Lawrence County was ordered to pay a \$10,000 civil penalty. Steinheiser engaged in the business of a vehicle dealer at a time when he did not possess a license as required. (5-19-06)

## **Lebanon County**

H.A. Boyd, Inc., license no. VD-000948-L of Lebanon, Lebanon County, was ordered to pay a \$1,000 civil penalty. H.A. Boyd, Inc. failed to review and correct all documents, and specifically those generated by the ADP computer program, amounting to unprofessional conduct under the Act. (04-20-06)

## **Lehigh County**

Linda Ambrose, vehicle salesperson license no. MV-146397-L, of Allentown, Lehigh County, was revoked and assessed a \$2,000 civil penalty based upon her criminal conviction for corrupt organizations, a felony. (02-10-06)

## **Montgomery County**

Benjamin J. Marchese, license no. MV-123061-L, of Plymouth Meeting, Montgomery County, was revoked and ordered to pay a \$16,980 civil penalty based upon his criminal convictions. (02-10-06)

Jeffar Saidi, license no. MV103387L, of Plymouth Meeting, Montgomery County, was suspended by the Montgomery County Court of Common Pleas on February 17, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (03-21-06)

## **Northampton County**

Joseph A. Moussa, license no. MV-092052-L, of Easton, Northampton County, was granted reinstatement. (01-18-06)

## **Philadelphia County**

Gerald Clarkson, unlicensed, of Philadelphia, Philadelphia County, was ordered to cease and desist from engaging in the business of vehicle dealer without a license to do so. (1-17-06)

United Auto Sales, license no. VD-018037-L of Philadelphia, Philadelphia County, was ordered to pay a \$1,000 civil penalty. United Auto Sales engaged in the sale of vehicles without at all times having a valid, unexpired license. (04-20-06)

Mikal S. Brunson, license no. MV199368, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on March 21, 2006. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (06-05-06)

### **Somerset County**

Anthony J. Kinney, of Rockwood, Somerset County, was granted his appeal of the default judgment order entered on May 4, 2005, which resulted in reversal of the default judgment order and dismissal of the citation on which it was based. (1-18-06)

### **Washington County**

Jeffrey S. Goldberg, license no. MV-193948, of Washington, Washington County, was suspended for a minimum of 30 days based upon his criminal convictions. (02-10-06)

### **Westmoreland County**

Southwest Greensburg Automotive Sales, Inc., license no. VD-025838, of Greensburg, Westmoreland County, was ordered to pay a \$1,000 civil penalty and indefinitely suspended, for violating a lawful disciplinary order of the board by failing to pay a civil penalty previously imposed under Act 48. (02-14-06)

Thomas Shannon Chevrolet, Inc., Tom Shannon Auto Exchange, Tom Shannon Inc., and Tom Shannon Oldsmobile Inc., license nos. VD-017476-L, UL-011880-A, VD-011880-L and BR-011880-A, were revoked and the salesperson's license of Thomas J. Shannon, license no. MV-023017-L, was revoked, with the revocation immediately stayed in favor of probation for a period to run concurrently to his criminal probation in Westmoreland County, Pennsylvania. Thomas J. Shannon pled guilty to felony counts of theft by failure to make required disposition as well as guilty pleas to misdemeanor charges relating to the profession. (04-20-06)

### **Wyoming County**

Salamander Auto Salvage, unlicensed, of Nicholson, Wyoming County, was ordered to pay a \$6,650 civil penalty for engaging in the business of vehicle dealer without a license to do so. (2-14-06)

### **York County**

Ed's Quality Car Care & Sales, license no. VD-023429 of Dillsburg, York County, was ordered to pay a \$500 civil penalty. Ed's Quality Car Care & Sales engaged in the business as a vehicle dealer on a lapsed license. (04-20-06)

Broadway Auto Sales, license no. VD-026739 of Dallastown, York County, was ordered to pay a \$2,500 civil penalty. Broadway Auto Sales engaged in the business at a location other than that which is licensed and employed an unlicensed salesperson. (05-18-06)

Lance A. Sease, license no. MV-167335 of York, York County, was ordered to pay a \$500 civil penalty and Sease's license was suspended for one year, stayed immediately in favor of probation for that same period. Sease violated the Act at 63 P.S. § 818.19(8) in that he made a material misstatement in his application for licensure. (06-15&16-06)

### **Out of State**

Carlos Porcher, of Baltimore, MD, was denied a license as vehicle dealer based upon his criminal conviction. (02-24-06)

Benton D. Dickler, of Baltimore, MD, was denied a license as vehicle salesperson based upon his conviction for a felony. (03-27-06)

Thomas J. Matera, license no. MV-155441-L of Ocean City, NJ, has permanently and voluntarily surrendered his license. Matera plead guilty to two felony counts of computer fraud, aiding and abetting. (04-20-06)

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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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