



**Pennsylvania
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS
DISCIPLINARY ACTIONS
August 2007**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's Bureau of Professional and Occupational Affairs, announced 19 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: Adams (1 action); Allegheny (1 action); Berks (3 actions); Blair (1 action); Cambria (1 action); Clearfield (1 action); Cumberland (1 action); Lackawanna (1 action); Lawrence (1 action); Lehigh (1 action); Montgomery (2 actions); Philadelphia (4 actions); and Somerset (1 action).

REAL ESTATE COMMISSION

Adams County

Travel Resorts of Gettysburg, LLC and Paul Rauch, license nos. RM028200D, AB028200L, RB028200A, RM028200A, RM028200B, and RM028200C of Gettysburg, Adams County, was assessed a \$1,700 civil penalty. Travel Resorts of Gettysburg and Paul Rauch, by and through their broker of record, aided and abetted the unlicensed practice of real estate. (07-17-07)

Berks County

R. Dale Hirschbock, license no. RS198079L of Wyomissing, Berks County, was assessed a \$6,600 civil penalty because Hirschbock performed at least 33 acts for which an appropriate real estate license was required but not currently in effect between June 1, 2004, and May 19, 2006. (07-17-07)

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. Skuta held herself out as engaging in or conducting the business, or acting in the capacity of a real estate salesperson without first 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

Elwood Howell, license no. RS213973L of Allentown, Lehigh County, was assessed a \$500 civil penalty and was ordered to attend and successfully complete at least four hours of remedial professional education, because Howell failed to comply with the Real Estate Seller Disclosure Act; failed to disclose his licensed status to a prospective buyer before the buyer entered into an Agreement of Sale; demonstrated bad faith, dishonesty, untrustworthiness and/or incompetence in a real estate transaction; and failed to comply with those obligations imposed upon a licensee by the Real Estate Seller Disclosure Act. (07-17-07)

Montgomery County

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 RS273335, of Plymouth Meeting, Montgomery County, was revoked based on findings she pled guilty to one felony count of theft by unlawful taking or disposition in a commonwealth court.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

Philadelphia County

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)

Daniel Loza, license no. RS271793 and AB066145 of Philadelphia, Philadelphia County, was assessed a \$1,600 civil penalty. Loza, during the time his license was lapsed, engaged in eight real estate transactions for which an appropriate real estate license is required. (07-17-07)

Barbara Thomas of Philadelphia, Philadelphia County, was assessed a \$1,000 civil penalty because Thomas acted in the capacity of a real estate broker or real estate salesperson without the required license. (07-17-07)

Thomas McGill, III, license no. RS271839, of Philadelphia, Philadelphia County, was suspended by the Philadelphia County Court of Common Pleas on July 10, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (07-16-07)

BOARD OF VEHICLE MANUFACTURERS, DEALERS AND SALESPERSONS

Allegheny County

Mark J. Engel, license number MV145340L, of McKeesport, Allegheny County, was suspended, stayed in favor of probation, and assessed a \$1,000 civil penalty based upon his multiple criminal convictions for felony crimes of moral turpitude. (07-10-07)

Berks County

Jeffrey L. Zellner, vehicle salesperson license no. MV-130960-L, of Oley, Berks County, was revoked and assessed a \$12,000 civil penalty based upon his criminal conviction for felony crimes of moral turpitude and his unprofessional conduct. (07-10-07)

Donna M. Miller, license no. MV180919, of Lenhartsville, Berks County, was suspended by the Berks County Court of Common Pleas on Aug, 7, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (08-15-07)

Blair County

Andrew N. Spaeth, license no. MV101757L, of Hollidaysburg, Blair County, was suspended by the Blair County Court of Common Pleas on July 10, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (07-16-07)

Cambria County

Country Auto Sales, license no. VD020928L of Loretto, Cambria County, was assessed a \$500 civil penalty. Country Auto Sales engaged in the business of vehicle dealer when it did not have a current license. (08-08-07)

Clearfield County

David K. Morelli, license no. VD018841L of Penfield, Clearfield County, was assessed a \$8,200 civil penalty because Morelli sold 82 vehicles as an unlicensed vehicle dealer. (08-07-07)

Cumberland County

Thomas P. DeRoos, vehicle salesperson license no. MV151148L, of Mechanicsburg, Cumberland County, was revoked and assessed a \$1,000 civil penalty based upon his criminal conviction for a crime of moral turpitude directly related to the vehicle profession. (07-10-07)

Lackawanna County

Joseph Vadella, vehicle salesperson license no. MV117891L, of Carbondale, Lackawanna County, was revoked and assessed a \$1,000 civil penalty based upon his criminal conviction for a crime of moral turpitude. (07-10-07)

Montgomery County

Joseph A. Cannavo, license no. MV187442 of Lafayette Hill, Montgomery County, was assessed a \$2,000 civil penalty and his salesperson's license no. MV187442 was placed on probation for a period of two years. Cannavo 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, of forgery, embezzlement, obtaining money under false pretenses, extortion, conspiracy to defraud, bribery, odometer tampering or any other crime involving moral turpitude. (08-07-07)

Somerset County

Scottyland West RV Sales, license no. VD013025L of Rockwood, Somerset County, was assessed a \$2,200 civil penalty because Scottyland West RV Sales sold 22 vehicles as an unlicensed vehicle dealer. (08-07-07)

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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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