



**Pennsylvania  
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS  
DISCIPLINARY ACTIONS  
October 2007**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's Bureau of Professional and Occupational Affairs, announced 11 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); Beaver (1 action); Dauphin (1 action); Erie (1 action); Lackawanna (1 action); Lancaster (1 action); Lehigh (1 action); Philadelphia (1 action); Schuylkill (1 action); and York (1 action). One action involved a licensee with an out-of-state address.

**REAL ESTATE COMMISSION**

**Dauphin County**

Triple Crown Corporation, license no. RB049826C of Harrisburg, Dauphin County, was assessed a \$1,000 civil penalty because Triple Crown Corporation offered to pay a referral fee to unlicensed individuals. (09-25-07)

**Erie County**

Sally A. Loftus, license no. RS155479A of Erie, Erie County, was assessed a \$250 civil penalty because she failed 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. (09-25-07)

**Lackawanna County**

Dorothy A. Lee, license no. AB048918L, of Jermyn, Lackawanna County, was assessed a \$1,000 civil penalty and had a public reprimand placed on her permanent commission record. Lee demonstrated bad faith, dishonesty, untrustworthiness or incompetency; failed to exercise reasonable professional skill; and failed to deal honestly and in good faith when she knowingly listed a property for sale and placed a "for sale" sign on property without the written consent of the owner. (09-25-07)

### **Lancaster County**

Paul C. Berdiner, license no. RS224496L of Lancaster, Lancaster County, was assessed a \$500 civil penalty and his license was placed on probation for two years. Berdiner 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, and he was convicted of misdemeanors which related to the trade, occupation or profession. (09-25-07)

### **Lehigh County**

Joy A. Augustus, license no. RS281074L of Allentown, Lehigh County, was assessed a \$1,000 civil penalty because she induced a party to a contract to break such contract for the purpose of substituting a new contract, where such substitution was motivated by the personal gain of licensee. Augustus also demonstrated bad faith, dishonesty, untrustworthiness or incompetency in a real estate transaction. (09-25-07)

### **Philadelphia County and Out of State**

Walter M. Wolff, license no. RS294972, of Greenville, Del., Jeffrey R. Algatt, license nos., RM043589A, RM043589B, RM043589C, RM043589D, RM043589E, RM043589F, RM043589G, RM043589H, AB043589A and RS105320A, of Philadelphia, Philadelphia County, and Marcus-Millichap Re Inv. Broker Co. Phila., license no. RB062197C, of Philadelphia, Philadelphia County, were jointly and severally ordered to pay a \$10,000 civil penalty. Marcus-Millichap Re Inv. Broker Co. Phila. and Algatt: paid a commission or any valuable consideration to someone other than licensed employees or another broker for the performance of any acts specified in the act; and aided and abetted the unlicensed practice of real estate. Wolff engaged in conduct, or advertised, or held himself out as engaging in or conducting the business or acting in the capacity of a broker or salesperson without first being licensed or registered. (09-25-07)

## **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)

**Beaver County**

Ronald E. Jones, of Aliquippa, Beaver County, was assessed a \$5,000 civil penalty because he engaged in the business of vehicle dealer when he did not possess a license as required. Jones has been ordered to cease and desist from engaging in the business of vehicle dealer until such time as he is issued the appropriate license. (09-11-07)

**Schuylkill County**

Robert D. Schappell, vehicle salesperson license no. MV123923L, of Pottsville, Schuylkill County, was revoked and assessed a civil penalty of \$83,000 based upon his criminal convictions for crimes of moral turpitude. (08-10-07)

**York County**

Chad Allen Baker, vehicle salesperson license no. MV121316L, of York, York County, was revoked and assessed \$3,000 a civil penalty based upon his criminal convictions for crimes of moral turpitude. (08-10-07)

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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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