



**Pennsylvania
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS
DISCIPLINARY ACTIONS
February 2008**

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); Delaware (2 actions); Lebanon (1 action); Luzerne (1 action); Philadelphia (1 action); Washington (1 action); Wayne (2 actions); York (1 action).

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

REAL ESTATE COMMISSION

Delaware County

Chris Panarello, license no. RM062266A and RS130314A of Boothwyn, Delaware County, was ordered to pay a civil penalty of \$1,000, because he failed to exercise adequate supervision over the activities of his licensed salespersons or associate brokers within the scope of the Act. (02-13-08)

Luzerne County

Joseph A. Yamulla, license no. RS287684 of Drums, Luzerne County, agreed to the permanent voluntary surrender of his real estate license because he engaged in conduct that demonstrated bad faith, dishonesty, untrustworthiness and/or incompetence. (02-13-08)

Washington County

Matt Cramer, license no. RS222720L of Lawrence, Washington County, was indefinitely suspended for no less than 3 years, and prior to petitioning for reinstatement after the 3 years active suspension, he must further pay a civil penalty of \$3,000 before his license will be reinstated because he engaged directly or indirectly in conducting the business of, or acted as a broker of record without a broker's license. (02-12-08)

Wayne County

Ewelina Subel, license no. RS280919 of Tobyhanna, Wayne County, was ordered to pay a civil penalty of \$1,000, a reprimand was placed on her permanent Commission record, and she was ordered to complete 14 hours of remedial real estate education, because she failed to exercise reasonable professional skill and care, failed to ensure that all services were provided in a reasonable, professional and competent manner and failed to advise the consumer regarding the status of a transaction. (02-13-08)

Filomena White and Filomena White Realty, Inc., license nos. RS157493A, AB51025L, RB51025L, and RM419163 of New Foundland, Wayne County, were jointly and severally ordered to pay a civil penalty of \$3,000 and a reprimand was placed on Respondents permanent Commission records, because White failed to keep the consumer informed about the transaction and the tasks to be completed, failed to exercise adequate supervision over the activities of a licensed salesperson within the scope of the Act, and failed to exercise reasonable professional skill and care which meets the practice standards required by the Act. (02-13-08)

BOARD OF VEHICLE MANUFACTURERS, DEALERS AND SALESPERSONS

Allegheny County

Gregory R. McCauley, license no. MV-192617, of McKeesport, Allegheny County, was revoked and ordered to pay a civil penalty of \$6,000.00 for violating a lawful disciplinary order of the Board by selling vehicles while his license was suspended. (02-05-08)

Delaware County

William S. Austin, license no. MV-197200, of Newton Square, Delaware County had his license suspended for failure to comply with a previously issued Board order. (02-25-08)

Lebanon County

Auto Experts Corp., license no. VD-026653, of Myerstown, Lebanon County had their license suspended for failure to comply with a previously issued Board order. (02-15-08)

Philadelphia County

On February 21, 2008, Hearing Examiner John T. Henderson, Jr., Esquire, pursuant to the Order of the State Board of Vehicle Manufacturers, Dealers and Salespersons, delegating this matter to a Hearing Examiner for final order, issued an Order in which Gary Barbera's Dodgeland, license no. VD-017254-L, was ordered to pay a civil penalty of five thousand dollars, and Gary Barbera's Dodgeleand's license was voluntarily and permanently surrendered, because Gary Barbera's Dodgeland violated the Act by engaging in conduct which demonstrates unprofessional conduct or incompetency to operate as a licensee

under the Act. Gary Barbera's Dodgeland last practiced/operated in Philadelphia, Philadelphia County. (02-21-08)

York County

Shawn D. Dreher of Glen Rock, York County, was ordered to pay a civil penalty of \$1,500, because Dreher engaged in the business of a vehicle dealer in the Commonwealth of Pennsylvania when he was not licensed. (02-05-08)

Out of State

David R. Fluharty, license no. MV-193621, of Mannington, West Virginia, had his Pennsylvania license suspended for failure to comply with a previously issued Board order. (02-05-08)

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A complete list of sanctions is available online at

www.state.pa.us

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