



**Pennsylvania  
DEPARTMENT OF STATE**

**STATE LICENSING BOARDS  
DISCIPLINARY ACTIONS  
April 2007**

Secretary of the Commonwealth Pedro A. Cortés and Basil L. Merenda, Commissioner of the Department's of Professional and Occupational Affairs, announced 13 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); Blair (1 action); Bucks (1 action); Chester (1 action); Dauphin (1 action); Delaware (1 action); Erie (1 action); Lehigh (1 action); Montgomery (2 actions); Northumberland (1 action); and Perry (1 action). One action involved a Pennsylvania licensee with an out-of-state address.

**REAL ESTATE COMMISSION**

**Berks County**

Eugene C. LaManna, license no. RS293064 of Reading, Berks County, was put on probation to run concurrent with his criminal probation. LaManna was convicted in the United States District Court for filing false income taxes. (03-13-07).

**Dauphin County**

Richard W. Lewis, Sr., license no. RS138694L, Harrisburg, Dauphin County, was assessed a \$3,000 civil penalty and required to complete an approved continuing education course limited solely to agency within six months, based on findings he failed to put all contracts, commitments, or agreements with a client in writing, failed to provide a client with a consumer notice, failed to exercise reasonable professional skill and care in his dealings with a client, engaged in conduct in a real estate transaction that demonstrated incompetency, and attempted to obtain commission from a client in the absence of a signed agreement with all owners of the property. (02-27-07)

**Delaware County**

John F. Gavin, license no. RS205487L of Drexel Hill, Delaware County, was assessed a \$500 civil penalty because Gavin failed to provide accurate and truthful information in connection with an application for licensure, registration or approval. (03-13-07)

### **Montgomery County**

Metropolitan Management Corporation, license no. RB043196C of Narberth, Montgomery County, was assessed a \$500 civil penalty because it utilized exclusive listing agreements that did not comply with the commission's regulations. (03-13-07)

Leon Jay Rosenthal, license no. RM419512, AB065101, and RS175304L of Elkins Park, Montgomery County, was assessed a \$500 civil penalty because Rosenthal failed to ensure that all contracts, commitments and agreements between himself and his principal were in writing and failed to deposit rents received into a rental management account separate from his broker escrow and general business accounts. (03-13-07)

### **Perry County**

Carol Nguyen, license no. RS217956L, Duncannon, Perry County, was assessed a \$2,000 civil penalty and required to complete an approved 30-hour pre-licensure real estate law course within six months, based on findings she failed to put all contracts, commitments, or agreements with a client in writing, failed to provide a client with a consumer notice, failed to exercise reasonable professional skill and care in her dealings with a client, engaged in conduct in a real estate transaction that demonstrated incompetency, and attempted to obtain commission from a client in the absence of a signed agreement with all owners of the property. (02-27-07)

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

### **Blair County**

Smyser Auto Sales, license no. VD014100L of Altoona, Blair County, was assessed a \$500 civil penalty because it engaged in the business of a vehicle dealer at a time when it did not possess a current license. (04-03-07)

### **Bucks County**

Ronald E. Wesner, license no. MV169655, of Churchville, Bucks County, was suspended for two years, stayed in favor of probation, based upon his conviction for a crime involving moral turpitude. (03-06-07)

### **Chester County**

Jeffrey L. Booth, license no. MV046253, of Parkesburg, Chester County, had his vehicle salesperson license suspended for one year, immediately stayed in favor of two years probation and a public reprimand, based upon his conviction of a crime of moral turpitude. (02-26-07)

**Erie County**

Brian K. Pamula, license number MV176294, of Edinboro, Erie County, was suspended for one year based upon his criminal convictions. (03-06-07)

**Lehigh County**

Jose A. Ortiz, license no. MV201205 of Allentown, Lehigh County, was assessed a \$500 civil penalty because he made material misstatements in his initial application for a vehicle salesperson license. (04-03-07)

**Northumberland County**

Winnicks Auto Sales, license no. VD007381L of Shamokin, Northumberland County, was assessed a \$500 civil penalty because it engaged in the business of a vehicle dealer at a time when it did not possess a current license. (04-03-07)

**Out of State**

Darin E. Pryer, license no. MV208361, of Windsor Mill, Md., was suspended by the Philadelphia County Court of Common Pleas on Feb. 21, 2007. The court issued the suspension, which was effective immediately, under section 4355 of the Domestic Relations Code. (03-05-07)

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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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