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Flag - Parties

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FILED

APR 13 2015

BUREAU OF REAL ESTATE

By *[Signature]*

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

No. 04713 SD

11 In the Matter of the Accusation of)
12 HOMER WILLIAM EATOCK)
13 and CALYPSO INVESTMENT)
14 ENTERPRISES, INC.)
15 DBA CALYPSO ESCROW,)
16 Respondents.)

A C C U S A T I O N

17 The Complainant, Veronica Kilpatrick, a Deputy Real
18 Estate Commissioner of the State of California, for cause of
19 accusation against HOMER WILLIAM EATOCK and CALYPSO INVESTMENT
20 ENTERPRISES, INC. dba Calypso Escrow (CIEI), alleges as follows:

21 1. The Complainant, Veronica Kilpatrick, acting in her
22 official capacity as a Deputy Real Estate Commissioner of the
23 State of California, makes this Accusation against HOMER WILLIAM
24 EATOCK and CALYPSO INVESTMENT ENTERPRISES, INC. dba Calypso
25 Escrow.

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27 Accusation of Homer William Eatock

1 2. HOMER WILLIAM EATOCK and CALYPSO INVESTMENT
2 ENTERPRISES, INC. (hereinafter referred to as "Respondents") are
3 presently licensed and/or have license rights under the Real
4 Estate Law (Part 1 of Division 4 of the Business and Professions
5 Code) (hereinafter Code).

6 3. At all times herein mentioned, Respondents were
7 licensed by the Bureau of Real Estate of the State of California
8 as real estate brokers.

9 4. In or about June, 2014, Manuel R. and Carlos R.
10 were the owners of real property located at 185 Del Monte Ave.,
11 Chula Vista, California.

12 5. During this time, the owners agreed to sell the
13 property to Elizabeth C. and Pricilla Estrada. Escrow closed on
14 July 1, 2014.

15 6. During the course of the transaction, Respondent
16 EATOCK signed documents including the purchase agreement and
17 escrow instructions claiming falsely to be the listing and
18 selling agent.

19 7. The owners agreed to the sale with the
20 understanding they had with Respondent EACTOCK that they would
21 receive half of the sale proceeds, approximately \$93,500.

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23 8. At the close of escrow, the owners received
24 approximately \$68,000.

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1 9. Respondent CALYPSO INVESTMENT ENTERPRISES, INC.
2 handled the escrow in this matter in violation of the Escrow Law
3 section 17006(a)(4) of the Financial Code and Regulation 2950,
4 Title 10, Chapter 6, California Code of Regulations.

5 10. During the course of the transaction, Respondent
6 EATOCK falsely informed the owners that he had to use some of
7 their funds to pay liens against the property incurred by their
8 mother years ago. The liens were actually settled years ago.

9 11. Respondents EATOCK and CIEI violated section 10148
10 of the California Business and Professions Code by failing to
11 provide the Bureau of Real Estate copies of listing, selling and
12 escrow documents requested by the Bureau verbally and in writing.

13 12. The conduct, acts and omissions of Respondent HOMER
14 WILLIAM EATOCK, as alleged above, subjects his real estate
15 licenses and license rights to suspension or revocation pursuant
16 to Sections 10177(f) and 10177(j) of the California Business and
17 Professions Code.

18 13. The conduct, acts and omissions of Respondent
19 CALYPSO INVESTMENT ENTERPRISES, INC., as alleged above, subjects
20 its real estate license to suspension or revocation pursuant to
21 Sections 10177(d) and 10177(j) of the California Business and
22 Professions Code.

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27 The Accusation of Homer William Eatock

