

1 STEVE CHU, Counsel (SBN 238155)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

4 Telephone: (213) 620-6430  
5 Fax: (213) 576-6917

**FILED**

**JUL 29 2020**

**DEPT. OF REAL ESTATE**

By John Aguirre

9 **BEFORE THE DEPARTMENT OF REAL ESTATE**

10 **STATE OF CALIFORNIA**

11 \* \* \*

|                                       |   |                   |
|---------------------------------------|---|-------------------|
| 12 In the Matter of the Accusation of | ) | No. H-41743 LA    |
|                                       | ) |                   |
| 13 SEDRICK CELESTIN and,              | ) | <u>ACCUSATION</u> |
| 14 ANGELITA V CRISPO                  | ) |                   |
|                                       | ) |                   |
| 15 Respondents.                       | ) |                   |
|                                       | ) |                   |

17 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the  
18 State of California, for cause of Accusation against SEDRICK CELESTIN and ANGELITA V  
19 CRISPO ("Respondents"), is informed and alleges as follows:

20 1.

21 The Complainant, Veronica Kilpatrick, acting in her official capacity as a  
22 Supervising Special Investigator of the State of California, makes this Accusation against  
23 SEDRICK CELESTIN and ANGELITA V CRISPO.

24 2.

25 All references to the "Code" are to the California Business and Professions Code  
26 and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

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Accusation of Sedrick Celestin and Angelita V Crispo

1 LICENSE HISTORY

2 3.

3 Respondent SEDRICK CELESTIN ("CELESTIN") presently has license rights  
4 under the Real Estate Law, Part 1 of Division 4 of the Code, as a real estate broker. CELESTIN  
5 did business as So Cal Signature Homes from August 13, 2010, to March 21, 2019.

6 4.

7 Respondent ANGELITA V CRISPO ("CRISPO") presently has license rights as  
8 a real estate salesperson.

9 5.

10 From September 26, 2010, through August 28, 2018, Respondent CRISPO was  
11 affiliated with responsible broker Eduardo Talavera Ibanez. From August 29, 2018, through  
12 October 4, 2018, CRISPO was affiliated with responsible broker Gilmer K Pozo. From  
13 October 5, 2018, through the present, CRISPO has no broker affiliation. CRISPO has never  
14 been affiliated with responsible broker Respondent CELESTIN.

15 PURCHASE OF OCEANSIDE HOUSE

16 6.

17 On or about July 21, 2017, buyers A. Salibo and M. Salibo, represented by  
18 broker Respondent CELESTIN through salesperson Respondent CRISPO, submitted a  
19 Residential Purchase Agreement and Joint Escrow Instructions to purchase real property at  
20 3588 Turquoise Lane, Oceanside, CA 92056 ("Oceanside house"). CRISPO signed on behalf  
21 of CELESTIN on the Possible Representation of More Than One Buyer or Seller form.

22 7.

23 On or about July 24, 2017, Respondent CELESTIN signed the Commission  
24 Authorization in the amount of \$9,875.00 to be paid as commission to CELESTIN for the  
25 purchase of the Oceanside house.

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8.

On or about August 3, 2017, Respondents CELESTIN and CRISPO signed an Additional Agent Acknowledgement that stated, "The licensees below have entered into a separate written agreement to share responsibility and compensation for certain real estate licensed activity and have informed Broker of, or given Broker a copy of, that separate written agreement."

9.

On or about September 20, 2017, the purchase of the Oceanside house closed.

10.

On or about September 20, 2017, escrow provided Respondent CELESTIN with a commission check in the amount of \$9,875.00 for the purchase of the Oceanside house.

11.

On or about September 21, 2017, Respondent CELESTIN deposited the commission check in the amount of \$9,875.00 for the purchase of the Oceanside house.

UNPAID LOAN

12.

On or about November 1, 2016, Respondent CRISPO borrowed \$20,000 from buyer M. Salibo, and CRISPO promised in writing to repay the loan at 10% interest on November 1, 2017, in the total amount of \$22,000. CRISPO has not repaid M. Salibo.

INVESTIGATION OF MAIN OFFICE ADDRESS

13.

From April 14, 2015, to March 21, 2019, the main office address maintained by Respondent CELESTIN with the Department of Real Estate was 1101 California Avenue #100, Corona, CA 92881.

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cc: SEDRICK CELESTIN  
ANGELITA V CRISPO  
Veronica Kilpatrick  
Sacto.