

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEBRASKA

FILED
U.S. DISTRICT COURT
DISTRICT OF NEBRASKA
2018 MAR 20 PM 4:05
OFFICE OF THE CLERK

UNITED STATES OF AMERICA,

Plaintiff,

vs.

SEAN O'NEAL,

Defendant.

4:18CR3022

INDICTMENT
18 U.S.C. § 1343

The Grand Jury charges that

COUNTS I-V

1. Beginning at least on or about August 6, 2012, and continuing through on or about March 18, 2014, Defendant, SEAN O'NEAL, devised and intended to devise a scheme and artifice to defraud, and to obtain money and property by means of materially false and fraudulent pretenses, representation, and promises from a person identified in this Indictment as S.S., a person whose full name is known to the Grand Jury.

2. Defendant, SEAN O'NEAL, was a co-owner and employee of Investment Properties Mexico, (IPM), located in Playa del Carmen, Quintana Roo, Mexico. The company was a real estate investment firm, was in the business of selling land and condominiums located in Mexico. IPM marketed the company through the Internet to solicit private individuals seeking to purchase real estate in Mexico.

3. Beginning in approximately 2008, S.S., a resident of Gibbon, Nebraska, had telephone contact with SEAN O'NEAL, after she responded to an IPM advertisement on the Internet. Between 2008 and August 2012, S.S. and SEAN O'NEAL, maintained contact through telephone and email communication.

4. As part of the scheme to defraud, SEAN O'NEAL, made materially false and fraudulent representations that he could arrange and facilitate for S.S. the purchase of real estate properties for investment and personal use in Mexico. As part of the scheme to defraud, SEAN O'NEAL and S.S. agreed that S.S. would pay money to purchase real estate properties in Mexico listed by IPM and SEAN O'NEAL. As part of the scheme to defraud, SEAN O'NEAL and S.S. agreed that S.S. would pay for the real estate properties by sending monies to SEAN O'NEAL through a Wells Fargo Account maintained and controlled in Rancho Palos Verdes, California by SEAN O'NEAL in the name of O'NEAL's son. SEAN O'NEAL falsely represented to S.S. that utilizing this Wells Fargo Account would assure that the money would be safe in that she would not have to transfer money to a bank in Mexico. As part of the scheme to defraud, S.S. would provide money to SEAN O'NEAL, for the purchase of the real estate properties in Mexico, by providing him personal and cashier's checks funded through bank accounts maintained by S.S. in the District of Nebraska, or by causing wire transfers through her bank accounts located in the District of Nebraska to a Wells Fargo account maintained and controlled by SEAN O'NEAL, in the name of his minor son.

5. As part of the scheme and artifice to defraud, SEAN O'NEAL, took the money provided by S.S. for the purchase of real estate properties in Mexico and converted the funds to his own use, including cash withdrawals and payments to other individuals unrelated to the purchase of real estate properties by S.S. In truth and fact, as SEAN O'NEAL then and there well knew, SEAN O'NEAL did not arrange or facilitate the purchase of any real estate properties for S.S. and falsely represented to S.S. that the real estate properties had been purchased by her.

6. During the course of the scheme and artifice to defraud, S.S. suffered loss totaling approximately \$375,000.

7. On or about the dates set forth below, in the District of Nebraska and elsewhere, Defendant, SEAN O'NEAL, having devised and intending to devise a scheme and artifice to defraud, and to obtain money by means of materially false and fraudulent pretenses, representations, and promises, and for the purpose of executing such scheme and artifice, did knowingly transmit and cause to be transmitted in interstate and foreign commerce, by a wire communication, certain writing, signs, signals, and pictures, as follows:

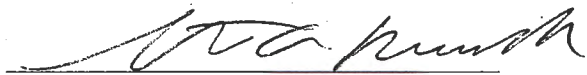
Count	Date	Description of Wire
I	April 23, 2013	Electronic Bank Transaction in the amount of \$140,000, through the Federal Reserve Bank, Atlanta, Georgia, from the account of S.S. maintained at Five Points Bank, Kearney, Nebraska, to the account of D.O., at Wells Fargo Bank, N.A.
II	August 1, 2013	Wire Transfer in the amount of \$145,000, from the account of S.S. maintained at Five Points Bank, Kearney, Nebraska, through East Rutherford, New Jersey, to the account of D.O., at Wells Fargo Bank, N.A.
III	July 31, 2013	Email communication sent from SEAN O'NEAL, using the email address soneal@investmentpropertiesmexico.com to S.S. using the email address XXX1949319@hotmail.com .
IV	July 31, 2013	Email communication sent from SEAN O'NEAL, using the email address soneal@investmentpropertiesmexico.com to S.S. using the email address XXX1949319@hotmail.com .
V	February 27, 2014	Electronic Bank Transaction in the amount of \$76,000, through the Federal Reserve Bank, Atlanta, Georgia, from the account of S.S. maintained at Five Points Bank, Kearney, Nebraska, to the account of D.O., at Wells Fargo Bank, N.A.

All in violation of Title 18, United States Code, Section 1343.

A TRUE BILL.

FOREPERSON

The United States of America requests that trial of this case be held in Lincoln, Nebraska, pursuant to the rules of this Court.



STEVEN A. RUSSELL #16925
Assistant U.S. Attorney