



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

Good cause having been shown, the time during which Respondent must complete the above condition is extended to March 8, 2024.

This Order shall be effective immediately.

IT IS SO ORDERED 2/27/2024

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner



1                   2. Respondent received, read and understands the Statement to Respondent, the  
2 Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate  
3 (“Department”) in this proceeding.

4                   3. Respondent filed a Notice of Defense pursuant to Section 11506 of the  
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
6 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent  
7 acknowledges that Respondent understands that by withdrawing said Notice of Defense  
8 Respondent thereby waives Respondent’s right to require the Commissioner to prove the  
9 allegations in the Accusation at a contested hearing held in accordance with the provisions of the  
10 APA and that Respondent will waive other rights afforded to Respondent in connection with the  
11 hearing such as the right to present evidence in their defense, and the right to cross-examine  
12 witnesses.

13                   4. This Stipulation is based on the factual allegations contained in the Accusation  
14 filed in this proceeding. In the interest of expedience and economy, Respondent chooses not to  
15 contest these factual allegations, but to remain silent and understands that, as a result thereof,  
16 these factual statements, will serve as a prima facie basis for the disciplinary action stipulated to  
17 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove  
18 such allegations.

19                   5. This Stipulation is made for the purpose of reaching an agreed disposition of  
20 this proceeding and is expressly limited to this proceeding and not any other proceeding or case  
21 in which the Department, or another licensing agency of this state, another state, or the federal  
22 government is involved, and otherwise shall not be admissible in any criminal or civil  
23 proceeding.

24                   6. It is understood by the parties that the Real Estate Commissioner may adopt  
25 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on  
26 Respondents’ real estate licenses and license rights as set forth in the below “Order.” In the event  
27 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be

1 void and of no effect and Respondent shall retain the right to a hearing and proceed on the  
2 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver  
3 made herein.

4 7. The Order or any subsequent Order of the Real Estate Commissioner made  
5 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further  
6 administrative or civil proceedings by the Department with respect to any matters which were  
7 not specifically alleged to be causes for accusation in this proceeding.

8 DETERMINATION OF ISSUES

9 By reason of the foregoing, it is stipulated and agreed that the following  
10 determination of issues shall be made:

11 The conduct, acts or omissions of Respondent, as set forth in the Accusation, are  
12 in violation of Sections 10145, 10159.5 and 10176(e) of the California Business and Professions  
13 Code ("Code") and Sections 2731, 2831, 2831.1, 2831.2, 2832.1, 2832, 2834, and 2835 of Title  
14 10, Chapter 6 of the California Code of Regulations ("Regulations") and are a basis for discipline  
15 of Respondent's licenses and licensing rights pursuant to Code sections 10177(d) and/or  
16 10177(g).

17 ORDER

18 WHEREFORE, THE FOLLOWING ORDER is hereby made:

19 I.

20 All licenses and license rights of Respondent MICHAEL DUDLEY MURRAY  
21 under the Real Estate Law are revoked; provided, however, a restricted real estate broker license  
22 shall be issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes  
23 application therefor and pays to the Department the appropriate fee for the restricted license  
24 within 90 days from the effective date of this Decision and Order. The restricted license issued to  
25 Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to the  
26 following limitations, conditions and restrictions imposed under authority of Section 10156.6 of  
27 that Code:



1 costs is \$8,924.50. Respondent shall pay such costs within sixty (60) days of receiving an invoice  
2 therefore from the Commissioner. Payment of the audit costs should not be made until  
3 Respondent receives the invoice. If Respondent fails to satisfy this condition in a timely manner  
4 as provided for herein, Respondent's real estate licenses shall automatically be suspended until  
5 payment is made in full, or until a decision providing otherwise is adopted following a hearing  
6 held pursuant to this condition.

7 III.

8 Pursuant to Code section 10148 of the Code, Respondent shall pay the  
9 Commissioner's reasonable costs, not to exceed \$11,155.62, for a subsequent audit to determine  
10 if Respondent has corrected the violations found in the Determination of Issues. In calculating  
11 the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated  
12 average hourly salary for all persons performing audits of real estate brokers and shall include an  
13 allocation for travel time to and from the auditor's place of work. Respondent shall pay such  
14 costs within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment  
15 of the audit costs should not be made until Respondent receives the invoice. If Respondent fails  
16 to satisfy this condition in a timely manner as provided for herein, Respondent's real estate  
17 license shall automatically be suspended until payment is made in full, or until a decision  
18 providing otherwise is adopted following a hearing held pursuant to this condition.

19 (INVESTIGATION and ENFORCEMENT COSTS)

20 IV.

21 Respondent shall pay the Commissioner's reasonable costs of the investigation  
22 (\$1,175.85) and enforcement (\$1,219.20) which led to this disciplinary action. The total amount  
23 of said investigation and enforcement costs is \$2,395.05. Said payment shall be in the form of a  
24 cashier's check made payable to the Department of Real Estate. The payment for the  
25 investigative and enforcement costs must be delivered to the Department of Real Estate, Flag  
26 Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this  
27 Decision and Order. If Respondent fails to pay the costs of the investigation and enforcement in



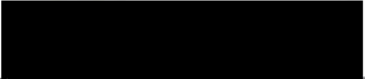
1 accordance with the terms and conditions of the Decision and Order, all licenses and license  
2 rights of Respondent shall be automatically suspended unless or until Respondent pays the costs  
3 of the investigation and enforcement. Respondent shall not be entitled to any repayment nor  
4 credit, prorated or otherwise, for money paid to the Department under the terms of this Decision  
5 and Order.

6 (ESTATE OF JAMES BENTLEY)

7 V.

8 Respondent shall cause to be paid and delivered the remaining trust fund balance  
9 of \$55,567.59 for the property located at 26020 Hemstreet Place, Idyllwild, California, to the  
10 Estate of James Bentley, by 5:00 p.m. on December 15, 2023. Such payment shall be made in the  
11 form of a cashier's check payable to the "Estate of James Bentley" and delivered to Ryutaro  
12 Hirota, Esq., attorney for the Estate of James Bentley, at the Law Offices of Ryutaro Hirota, 500  
13 Sutter Street, Suite 922 San Francisco, California 94102. Respondent shall send proof  
14 satisfactory to the Commissioner that payment has been made. Proof of payment must be  
15 delivered to Judith A. Buranday, Attention: Legal Section, Department of Real Estate, 320 W.  
16 Fourth St., Suite 350, Los Angeles, California 90013-1105 or Judith.Buranday@dre.ca.gov, by  
17 5:00 p.m. on December 18, 2023. If Respondent fails to satisfy this condition in a timely manner  
18 as provided for herein, Respondent's real estate licenses shall automatically be suspended until  
19 payment is made in full, or until a decision providing otherwise is adopted following a hearing  
20 held pursuant to this condition.

21  
22 DATED: 12-12-2023

23   
Judith A. Buranday, Counsel for  
Department of Real Estate

24 \* \* \*

25 EXECUTION OF THE STIPULATION

26 I have read the Stipulation and its terms are understood by me and are agreeable  
27 and acceptable to me. I understand that I am waiving rights given to me by the California



1 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and  
2 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights,  
3 including the right of requiring the Commissioner to prove the allegations in the Accusation at a  
4 hearing at which I would have the right to cross-examine witnesses against me and to present  
5 evidence in defense and mitigation of the charges.

6 Respondent shall mail the original signed signature page of the stipulation herein  
7 to Judith A. Buranday, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St.,  
8 Suite 350, Los Angeles, California 90013-1105.

9 In the event of time constraints before an administrative hearing, Respondent can  
10 signify acceptance and approval of the terms and conditions of this Stipulation by emailing a  
11 scanned copy of the signature page, as actually signed by Respondent, to the Department counsel  
12 assigned to this case. Respondent agrees, acknowledges and understands that by electronically  
13 sending the Department a scan of Respondent's actual signature as it appears on the Stipulation  
14 that receipt of the scan by the Department shall be binding on Respondent as if the Department  
15 had received the original signed Stipulation. Respondent shall also mail the original signed  
16 signature page of this Stipulation to the Department counsel.

17 Respondent's signature below constitutes acceptance and approval of the terms and  
18 conditions of this Stipulation. Respondent agrees, acknowledges and understands that by signing  
19 this Stipulation, Respondent is bound by its terms as of the date of such signatures and that this  
20 Stipulation is not subject to rescission or amendment at a later date except by a separate Decision  
21 and Order of the Real Estate Commissioner.

22 DATED: 12/12/2023

DocuSigned by:  
[Redacted Signature]  
5411E8149A18  
MICHAEL DUDLEY MURRAY  
Respondent

23  
24  
25 DATED: December 12, 2023


[Redacted Signature]  
Rizza Gonzales, Esq.  
Counsel for Respondent  
Approved as to Form

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

The foregoing Stipulation is hereby adopted as my Decision as to Respondent  
MICHAEL DUDLEY MURRAY and shall become effective at 12 o'clock noon on  
FEB 27 2024.

IT IS SO ORDERED 1/30/24.

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER

  
By: **MARCUS McCARTHER**  
Chief Deputy Real Estate Commissioner