

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4  
5 Telephone: (916) 227-0789  
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FILED  
DEC 21 2004

DEPARTMENT OF REAL ESTATE

*Muriel A. Gini*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: ) No. H-1740 FRESNO  
12 )  
12 DIRKS, VAN ESSEN & MURRAY, ) ORDER TO DESIST AND REFRAIN  
13 VICTORIA L. EDWARDS, ) (B&P Code Section 10086)  
13 OWEN VAN ESSEN, and )  
14 PHILIP W. MURRAY, )

15 Upon the facts stated below, the Real Estate  
16 Commissioner of the State of California (hereinafter referred to  
17 as the Commissioner) is of the opinion that you, and each of  
18 you, have engaged in the business, acted in the capacity of,  
19 advertised and assumed to act as a real estate broker within the  
20 State of California, without first obtaining a real estate  
21 license from the Department of Real Estate, State of California  
22 (hereinafter referred to as the Department) in violation of  
23 Section 10130 in conjunction with Section 10131 of the Business  
24 and Professions Code of the State of California (hereinafter  
25 referred to as the Code).

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All further references herein to "you" include the parties identified above, and also include the officers, directors, employees and agents employed by or associated with said parties and who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and were acting within the course and scope of their authority and employment.

II

At no time herein mentioned have any of you been licensed by the Department of Real Estate of the State of California (hereinafter "Department") either as a real estate broker or a real estate salesperson.

III

During a period of time from on or about May 9, 2003, and continuing thereafter, you, for or in expectation of a compensation, solicited listings for or offered to sell or buy or offered to negotiate the sale of business opportunities, including, but not limited to, the following:

<u>PROSPECTIVE SELLER</u>	<u>DATE</u>
Omaha World-Herald Company For The Stockton Record	2003
Rowland Rebele For the Paradise Post	2002-2003
Trust Company of the West For the Merced Sun Star	2003-2004
Pacific Sierra Publishing Holdings, Inc.	2003-2004
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