

2026-08480

Page 1 of 26

Billy A Cloud - Recorder

Cochise County, AZ

Requested By: AZ DEPT OF REAL ESTATE

04-27-2026 02:12 PM Recording Fee \$15.00

When recorded mail to:

Arizona Department of Real Estate  
Enforcement & Compliance  
100 N. 15<sup>th</sup> Ave, Suite 201  
Phoenix, AZ 85007

E & C File No. 25F-089

THIS SPACE RESERVED FOR RECORDING INFORMATION

## Cease and Desist Order and Notice of Right to Request Hearing

25F-089

In the matter of the unlicensed Real Estate activity violations of  
MV Realty of Arizona LLC, MV Realty PBC, LLC, Amanda Zachman, Antony Mitchell, and  
David Manchester

DO NOT REMOVE

Part of the official document



I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 4/21/26 EDS  
Authorized Clerk



4/21/2026

Amanda Zachman  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

David Manchester  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

Antony Mitchell  
6615 W Boynton Beach Blvd, #394  
Boynton Beach, FL 33437

Terri Cary-Clark  
10 Pinon Dr. #2020  
Sedona, AZ 86336

MV Realty of Arizona, LLC  
MV Brokerage of Arizona, LLC  
% CT Corporation System  
3800 N Central Ave, Suite 460  
Phoenix, AZ 85012

MV Realty PBC, LLC  
1451 W Cypress Creek Road  
Suite 300  
Ft. Lauderdale, FL 33309  
and  
1451 NW 62nd St, Ste 300  
Ft. Lauderdale, FL 33309

RE: E&C File No. 25F-089

The Arizona Department of Real Estate (the "Department") has reviewed the findings from its investigation into the collection of termination fees for the Memorandums of MVR Homeowner Benefit Agreements ("Memorandums") recorded throughout Cochise County, AZ.

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 7/21/26 edd  
Authorized Clerk



**Arizona Department of Real Estate (ADRE)**  
**Enforcement & Compliance Division**

25F-089  
4/21/2026  
Page 2

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Documents and statements obtained by the Department establish that you, acting through your entity, engaged in unlicensed real estate activity. Specifically you performed acts requiring a real estate broker's license without holding an active license, by demanding compensation for the termination of an 'Exclusive Property Engagement Agreement'. Your conduct demonstrates a clear disregard for state laws and rules related to real estate.

Your conduct violated Arizona Revised Statutes (A.R.S.) and Arizona Administrative Code (A.A.C.), establishing grounds to deny, suspend, or revoke your brokerage license.

Pursuant to the authority granted to the Commissioner under A.R.S. § 32-2154, the Department has issued the enclosed Cease and Desist Order, dated April 21, 2026.

Pursuant to A.R.S §32-2154, if it appears that any person has engaged, is engaging or is preparing to engage in any act, practice or transaction that constitutes a violation of Title 32, Chapter 20, the Department may issue an order directing any person to cease and desist from engaging in the act, practice or transaction or doing any act in furtherance of the act, to make restitution or to take appropriate affirmative action to correct the conditions resulting from the act, practice or transaction.

Direct all inquiries or correspondence through the Department's Message Center, using the subject "Enforcement and Compliance."

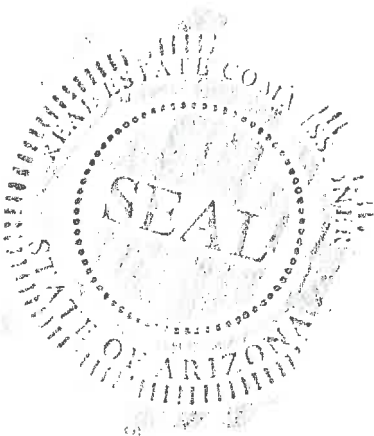
Sincerely,



Mandy Neat  
Deputy Commissioner  
Enforcement and Compliance Division

MN/LA

C: File **25F-089**



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Date: 4/21/26 JLB  
Authorized Clerk



1  
2 Arizona Department of Real Estate  
3 100 North 15th Avenue, Suite 201  
4 Phoenix, Arizona 85007  
5 Telephone: (602) 771-7760

6 **BEFORE THE ARIZONA DEPARTMENT OF REAL ESTATE**

7 In the matter of the real estate activities of:

**File No.: 25F-089**

8 **MV Realty of Arizona LLC**, holder of license  
9 number LC697373000

**CEASE AND DESIST ORDER AND  
NOTICE OF RIGHT TO REQUEST  
HEARING**

10 **MV Realty PBC, LLC**, an unlicensed entity

11 **MV Brokerage of Arizona, LLC**, an unlicensed  
12 entity

13 **Amanda Zachman**, an unlicensed individual

14 **Antony Mitchell**, an unlicensed individual

15 **David Manchester aka Davis Manchester**, an  
16 unlicensed individual and

17 **Teri Cary-Clark**, an unlicensed individual

18 Respondents.

19 **DIRECTED TO:**

20 **Amanda Zachman**  
21 401 East Atlantic Avenue, #201  
22 Delray Beach, FL 33483

**David Manchester**  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

**Antony Mitchell**  
6615 W Boynton Beach Blvd, #394  
Boynton Beach, FL 33437

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Date: 4/21/26 edlb  
Authorized Clerk



1  
2 **Terri Cary-Clark**  
10 Pinon Dr. #2020  
Sedona, AZ 86336

3  
4 **MV Realty of Arizona, LLC**  
**MV Brokerage of Arizona, LLC**  
% CT Corporation System  
3800 N Central Ave, Suite 460  
5 Phoenix, AZ 85012

6  
7 **MV Realty PBC, LLC**  
1451 W Cypress Creek Road  
Suite 300  
8 Ft. Lauderdale, FL 33309

9 The Commissioner of the Arizona Department of Real Estate (the "Commissioner" and  
10 "Department", respectively), based upon information and belief, alleges:

11 **FACTS**

12 1. On or about June 24, 2021, the Department issued original real estate entity  
13 license number LC697373000 license to MV Realty of Arizona LLC ("MV Realty AZ") or  
14 "Respondent. The entity's license became inactive on May 30, 2025, when its Designated  
15 Broker Terri Cary-Clark ("Cary") severed her employment with the brokerage. MV Realty AZ's  
license expired on January 1, 2026.

16 2. According to Arizona Corporation Commission ("ACC") records, MV Realty of  
17 Arizona, LLC ("MV Realty AZ") is an Arizona limited liability company formed on June 20,  
18 2020. The entity was managed by four managers: Amanda Zachman, Antony Mitchell, David  
Manchester, and Terri-Cary-Clark.

19 3. According to Arizona Corporation Commission ("ACC") records, MV Brokerage  
20 of Arizona, LLC is an Arizona limited liability company formed on October 4, 2022. The entity  
21 is managed by three members: Amanda Zachman, Antony Mitchell, and David Manchester.  
22 MV Brokerage of Arizona, LLC does not have an Arizona real estate license.

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 4/21/26 cdk  
Authorized Clerk



1  
2 **FACTUAL FINDINGS**

3 4. On March 26, 2026, Commissioner Nicolson sent Respondents ORDERS FOR  
4 SUMMARY SUSPENSION AND CEASE AND DESIST. (RECORDED DOCUMENT  
5 NUMBER: 20260177888).

6 5. The single Memorandum of MVR Homeowner Benefit Agreement  
7 (Memorandum) referenced in the Cease and Desist order on March 26, 2026 represents only  
8 one of several hundred throughout the state of Arizona and numerous similar agreements  
9 that exist throughout Cochise County.

10 6. The performance of the licensed activity described in these memorandums is  
11 prohibited, as MV Realty AZ does not hold an active Arizona real estate license and MV  
12 Brokerage of Arizona has never held an Arizona real estate license constitutes a violation of  
13 A.R.S. § 32-2165 and A.A.C. R4-28-306.

14 7. Pursuant to A.R.S. § 32-2155 it is unlawful for any person, firm or corporation  
15 to pay or deliver compensation to anyone for performing the acts of a broker if they do not  
16 have an active license at the time the service is rendered.

17 8. Furthermore, the HBA's and Memorandums utilized by Respondents constitute  
18 "exclusive property engagement agreements" as defined by A.R.S. § 44-501. By recording  
19 these HBAs with the county recorder, creating covenants that purportedly run with the land,  
20 establishing terms lasting longer than twelve months, and attempting to authorize  
21 encumbrances on residential real estate, Respondents have engaged in unlawful practices in  
22 direct violation of A.R.S. § 44-502. Pursuant to A.R.S. § 44-503, such contracts and  
23 agreements recorded in violation of this chapter are void and unenforceable. By violating  
24 these state laws relating to real estate Respondent's actions constitute a violation of A.R.S. §  
25 32-2153(B)(9).

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 4/21/26 edh  
Authorized Clerk

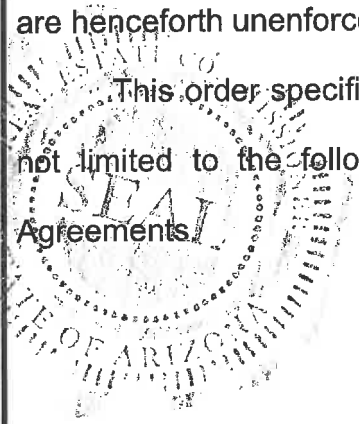


1  
2 **CEASE AND DESIST**

3 NOW, THEREFORE, the Commissioner finds all existing "MVR Homeowner Benefit  
4 Agreements" (HBA) and "Memorandum of MVR Homeowner Benefit Agreements"  
5 (Memorandum) recorded by the Respondents at various Arizona County Recorders to be in  
6 violation of the Arizona Revised Statutes and Arizona Administrative Code as outlined above.  
7 Thus, the Commissioner is issuing this Cease and Desist Order directing Respondents to  
8 immediately cease and desist from engaging in acts, practices and transactions which  
9 require a real estate license.

10 **IT IS ORDERED** that Respondents immediately cease and desist from engaging in  
11 any licensed real estate activity including sales, listing, rental and/or leasing activity, and  
12 collection of termination fees associated with their HBAs and Memorandums that are  
13 predicated on them listing real property as an active licensed real estate broker,  
14 compensation or any other thing of value for real estate agreements as defined by A.R.S. §  
15 32-2101 in any capacity whatsoever, directly or indirectly, within the State of Arizona, until  
16 such time as this Cease and Desist Order is Vacated by the Commissioner. The restriction  
17 and covenant placed on properties by the MV Realty of Arizona HBAs and Memorandums  
18 are henceforth unenforceable.

19 This order specifically attaches to but is not limited to MV Realty HBAs, including, but  
20 not limited to the following known recorded Memorandum of MVR Homeowner Benefit  
21 Agreements  
22



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Date: 4/21/26 elm  
Authorized Clerk



Owner Name(s)	Property Address	Parcel Number	Recorded Document Number
FINCH, SHAYNA and FINCH, TERENCE	927 S WHITE CALCITE ST, BENSON, AZ 85602	124-01-237	2022-25894
JOHNSON, CLARK NEVIN JR	1952 GOLF LINKS RD, SIERRA VISTA, AZ 85635	105-92-059	2021-27551
FRIESTAD, ROBIN	2461 N CALLE QUINTO, HUACHUCA CITY, AZ 85616	106-22-031	2021-28099
ADAMES, GEORGE A	5065 S LAGUNA AVE, SIERRA VISTA, AZ 85650	105-94-062	2021-30053
GAZARD, LOUIS	224 E JAMES DR, SIERRA VISTA, AZ 85635	106-69-212	2021-30508
GONZALEZ, MARIA J and GONZALEZ, MIGUEL JR	1124 6TH STREET, DOUGLAS, AZ 85607	409-24-034	2021-30540
GAZARD, LOUIS	224 E JAMES DR, SIERRA VISTA, AZ 85635	106-69-212	2021-31577
WHITNEY, PATRICIA	2765 QUAIL RUN DR, SIERRA VISTA, AZ 85635	105-04-084	2022-00930
MAS, CAROL	6355 E DUKE RANCH RD, PEARCE, AZ 85625	401-71-005	2022-01277
CHAMBERS, RONALD	10497 US HWY 191, ELFRIDA, AZ 85610	403-20-012C	2022-01278
NETTO, BRUCE M and NETTO, KIMBERLY J	1296 SIERRA DR, SIERRA VISTA, AZ 85635	106-74-055	2022-01279
HOLLIS, CHRISTY E	810 SUNSET VISTA DR, SIERRA VISTA, AZ 85635	107-49-063	2022-01550

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Date: 7/21/26 edlb  
Authorized Clerk



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EHRlich, JAMES G	487 E PATRICK DR, BENSON, AZ 85602	123-39-172	2022-03110
BALLANTYNE, MICHAEL FLOYD	632 QUAIL PL, SIERRA VISTA, AZ 85635	105-04-164	2022-04396
BALLANTYNE, MICHAEL FLOYD	632 QUAIL PL, SIERRA VISTA, AZ 85635	105-04-164	2022-04397
BALLANTYNE, MICHAEL FLOYD	632 QUAIL PL, SIERRA VISTA, AZ 85635	105-04-164	2022-05226
ALVAREZ, CAROLYNN and ALVAREZ, DAVID	2011 W CAVE COTTON, LOOP, BENSON, AZ 85602	123-47-710	2022-05377
SMITH, DONNA N	3113 E SAN JUAN CAPISTRANO DR, SIERRA VISTA, AZ 85635	106-50-098	2022-05618
HOLLIS, CHRISTY E	810 SUNSET VISTA DR, SIERRA VISTA, AZ 85635	107-49-063	2022-06453
IVERSON, JOHN FRANCIS and IVERSON, PAMELA FAYE	349 W BERRIDGE DR, SIERRA VISTA, AZ 85635	105-13-044	2022-07968
MAMMADOV, MAHAMMAD	2316 ELMWOOD LN, SIERRA VISTA, AZ 85635	105-92-360	2022-08598
BLOOM, CLIFFORD G and BLOOM, ROBIN L	8043 E SUNWING RIDGE DR, HEREFORD, AZ 85615	104-01-228	2022-09834
NORIEGA, ENRIQUE JOSE	2507 E 7TH ST, DOUGLAS, AZ 85607	410-35-187	2022-10950
RIVERS, TIMOTHY P	511 W LA PAZ ST, WILLCOX, AZ 85643	203-05-122	2022-13326
BUCKHANAN, ALICIA and BUCKHANAN, SOLOMON	3612 CAMINO DEL VARA, SIERRA VISTA, AZ 85650	105-95-915	2022-13333

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Authorized Clerk



1				
2	GARNER, ROSE M	11 PETERSON ST, SIERRA VISTA, AZ 85635	106-68-081	2022-13494
3				
4	MENDOZA, LYDIA DIANA	1809 W MOUNT VIEW LN, COCHISE, AZ 85606	208-89-018D	2022-14790
5	BRADLEY, PRINCE B	1181 JASMIN DR, SIERRA VISTA, AZ 85635	105-92-845	2022-15679
6				
7	RAY, SUE E	711 COLE AVE, BISBEE, AZ 85603	101-11-116	2022-17554
8	BARCELO, JOSE I and BARCELO, LIDIA L	2800 GRANADA AVE, DOUGLAS, AZ 85607	410-32-271	2022-18732
9				
10	WILSON, SUSAN K	1444 S CALLE DE ROSAS, BISBEE, AZ 85603	102-33-004	2022-19076
11				
12	PHAGAN, JACQUIE LOUISE	2601 EAST 10TH STREET, DOUGLAS, AZ 85607	410-33-053	2022-20713
13	BARCLAIS, ERIC H	5570 LOS CAPANOS DR, SIERRA VISTA, AZ 85635	107-49-657	2022-22509
14				
15	CHIRIANI, LORI and CHIRIANI, WILLIAM F	9611 E CHIPPEWA ST, HEREFORD, AZ 85615	104-31-025E	2022-23732
16	KNOPF, MARK E	4518 CALLE VISTA, SIERRA VISTA, AZ	107-78-636	2022-24287
17				
18	NUZZO, TRAVIS M and NUZZO, WICKY L	511 N CURTIS AVE, WILLCOX, AZ 85643	203-28-299A	2022-24422
19	IVERSON, JOHN FRANCIS and IVERSON, PAMELA FAYE	349 W BERRIDGE DR, SIERRA VISTA, AZ 85635	105-13-044	2023-09231
20				
21				
22	<p><b>IT IS FURTHER ORDERED</b> that this Cease and Desist Order shall be recorded in the</p>			

hereby certify that the annexed  
instrument is a true and correct copy  
of the original on file with the AZ Dept.  
of Real Estate.

Date: 4/21/20 edh  
Authorized Clerk



1 offices of the Cochise County Recorder within the State of Arizona.

2  
3 **NOTICE**

4 This Cease and Desist Order is an appealable agency action under A.R.S. §41-1092.  
5 Respondents may request an administrative hearing to contest this Cease and Desist Order  
6 by filing a Notice of Appeal within thirty (30) days of receipt of this notice by Respondents.  
7 Failure to timely file a Notice of Appeal will constitute a waiver of Respondent's right to any  
8 hearing on this matter and to any other appeal right to which Respondents are otherwise  
9 entitled. The Notice of Appeal must identify the appealing party, the party's address, the  
10 action being appealed and must also contain a concise statement of the reason(s) for the  
11 appeal.

12 Upon the filing of a Notice of Appeal, the Department shall issue a Notice of Hearing  
13 in accordance with A.R.S. §41-1092.05. The Notice of Hearing will inform Respondents of  
14 the date, time, and location of the hearing, as well as the allegations being contested.

15 If Respondents file a Notice of Appeal, Respondents may also request an Informal  
16 Settlement Conference (ISC) at the time of filing the Notice of Appeal, or separately by filing  
17 a written request no later than twenty (20) days before the scheduled hearing. The ISC shall  
18 be held within fifteen (15) days after receipt of the request. A Department representative with  
19 authority to act on behalf of the Department will be present at the conference. ***The***  
20 ***Department is under no obligation to accept settlement terms Respondents may offer.***  
21 The Informal Settlement Conference will not delay the scheduled hearing.

22 The Notice of Appeal and request for an Informal Settlement Conference should be  
addressed to:

Enforcement and Compliance Division  
Arizona Department of Real Estate

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Date: 7/21/26 edw  
Authorized Clerk



1 **Terri Cary-Clark**  
2 10 Pinon Dr. #2020  
3 Sedona, AZ 86336

9414 8098 9864 3580 2298 12

4 **MV Realty of Arizona, LLC**  
5 **MV Brokerage of Arizona, LLC**  
6 % CT Corporation System  
7 3800 N Central Ave, Suite 460  
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9414 8098 9864 3580 2298 43  
9414 8098 9864 3580 2303 82

6 **MV Realty PBC, LLC**  
7 1451 W Cypress Creek Road  
8 Suite 300  
9 Ft. Lauderdale, FL 33309

9414 8098 9864 3080 8090 02  
9414 8098 9864 3580 2309 86

9 **Respondents**

10 Receipt No

11 COPY of the foregoing mailed regular mail  
12 this 21st day of April, 2026 to:

13 Lynette Evans, AAG  
14 Office of the Attorney General, State of Arizona  
15 2005 N. Central Avenue  
16 Phoenix, AZ 85004-1592  
17 Attorney for the Department

18 COPY of the foregoing sent via email  
19 this 21st day of April, 2026 to:

20 Lynette Evans, AAG, Evans, [Lynette.Evans@azag.gov](mailto:Lynette.Evans@azag.gov)

21 COPY of the foregoing delivered this  
22 same day to:

Arizona Department of Real Estate  
Assistant Commissioner, Audits, Investigations, Enforcement and Compliance  
Department Compliance Officer  
ADRE Deputy Commissioner  
E&C for Real Estate Bulletin

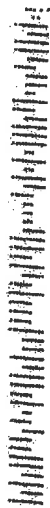
Ria Hendrickson

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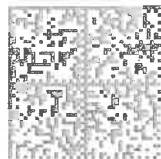


1415 W. MELODY LN, BLDG. B  
BISBEE, AZ 85603



AZ DEPT OF REAL ESTATE  
ENFORCEMENT & COMPLIANCE  
SUITE 201  
100 N. 15TH AVE  
PHOENIX AZ 85007

FIRST-CLASS



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AZ Dept. of Post-Compliance

