



When recorded mail to:

Arizona Department of Real Estate
Enforcement & Compliance
100 N. 15th 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: 4/21/20 
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 Gila County, AZ.

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

Date:

4/2/08

Authorized Clerk



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

25F-089
4/21/2026
Page 2

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



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: 4/2/20 
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:

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

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

11 **CEASE AND DESIST ORDER AND
12 NOTICE OF RIGHT TO REQUEST
13 HEARING**

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

15 **MV Brokerage of Arizona, LLC**, an unlicensed
16 entity

17 **Amanda Zachman**, an unlicensed individual

18 **Antony Mitchell**, an unlicensed individual

19 **David Manchester aka Davis Manchester**, an
20 unlicensed individual and

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

22 Respondents.

DIRECTED TO:

23 **Amanda Zachman**
24 401 East Atlantic Avenue, #201
25 Delray Beach, FL 33483

26 **David Manchester**
27 401 East Atlantic Avenue, #201
28 Delray Beach, FL 33483

29 **Antony Mitchell**
30 6615 W Boynton Beach Blvd, #394
31 Boynton Beach, FL 33437

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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
5 3800 N Central Ave, Suite 460
Phoenix, AZ 85012

6 **MV Realty PBC, LLC**
7 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 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:

4/21/20 

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 Gila 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 HBA's 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 42 Dept. of Real Estate.

Date: 4/21/20 
Authorized Clerk

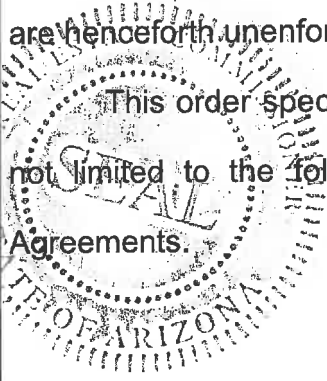


1
2 **CEASE AND DESIST**

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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Owner Name(s)	Property Address	Parcel Number-	Recorded Document Number
BELLOTTI RYAN MATTHEW and TARPLEY SHANNON BLAINE	455 E Cedar St, Globe, AZ 85501	208-02-242	2021-015477
COPPINGER VICTORIA A. and COPPINGER DAVID J.	339 W Euclid Avenue, Globe, AZ 85501	208-03-302B	2022-000373
TYREE BRENDA and TYREE CHRISTOPHER R	114 W Elm St, Payson, AZ 85541	304-03-149A	2022-001139
TEEPLES VICTORIA E	1308 n Easy St, Payson, AZ 85541	302-68-101	2022-004897
GILLUM JEFFERY S	974 W Sotol Loop, Miami, AZ 85539	205-32-009A	2022-006827
BLAIR SANDRA J.	906 South Pinecone Street, Payson, AZ 85541	301-42-052A	2022-009723
PETRIMOUX THEODORE GERARD	905 S Mud Springs Rd, Payson, AZ 85541	304-42-001	2022-010621
CHANNELL BRIAN	5641 E Black Warrior Ave, Globe, AZ 85501	207-08-204A	2022-011629
BENSON ERIC R. and BENSON ROBIN L.	817 W Pinto Cir, Payson, AZ 85541	304-53-077	2022-012227
COPPINGER VICTORIA A. and COPPINGER DAVID J.	339 W Euclid Avenue, Globe, AZ 85501	208-03-302B	2022-013706

IT IS FURTHER ORDERED that this Cease and Desist Order shall be recorded in the offices of the Gila County Recorder within the State of Arizona.

herby 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 
Authorized Clerk

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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
100 North 15th Avenue, Suite 201
Phoenix, Arizona 85007

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: 4/21/20 _____
Authorized Clerk



1
2 DATED this 21st day of April, 2026.



3
4 **SUSAN NICOLSON, Commissioner**
Arizona Department of Real Estate

5 **Additional Notice**

6 Pursuant to section 41-1093.01, Arizona Revised Statutes, an agency shall limit all
7 occupational regulations to regulations that are demonstrated to be necessary to specifically
8 fulfill a public health, safety or welfare concern. Pursuant to sections 41-1093.02 and
9 41-1093.03, Arizona Revised Statutes, you have the right to petition this agency to repeal or
10 modify the occupational regulation or bring an action in a court of general jurisdiction to
11 challenge the occupational regulation and to ensure compliance with section 41-1093.01,
12 Arizona Revised Statutes.

13 COPY of the foregoing sent via Certified U.S. Mail
14 this 21st day of April, 2026, to:

15 Receipt No:

16 **Amanda Zachman** 9407 1098 9864 3580 2308 64
401 East Atlantic Avenue, #201
Delray Beach, FL 33483

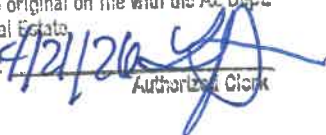
17 **David Manchester** 9414 8098 9864 3580 2310 99
401 East Atlantic Avenue, #201
Delray Beach, FL 33483

18 **Antony Mitchell** 9414 8098 9864 3580 2314 40
6615 W Boynton Beach Blvd, #394
Boynton Beach, FL 33437

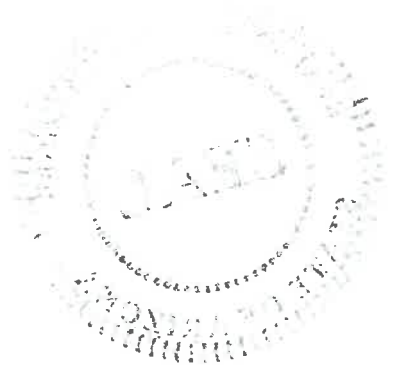
19 **Terri Cary-Clark** 9414 8098 9864 3080 8090 33
20 10 Pinon Dr. #2020
21 Sedona, AZ 86336
22

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Phoenix, AZ 85012

9414 8098 9864 3580 2314 64
9414 8098 9864 3080 8095 76

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

9407 1098 9864 3080 8095 60
9414 8098 9864 3080 8098 04

Respondents

Receipt No

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

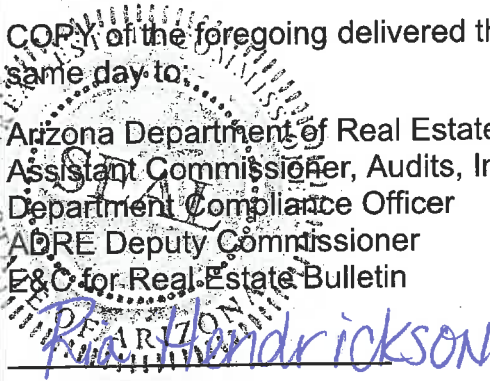
Lynette Evans, AAG
Office of the Attorney General, State of Arizona
2005 N. Central Avenue
Phoenix, AZ 85004-1592
Attorney for the Department

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

Lynette Evans, AAG, Evans, Lynette.Evans@azag.gov

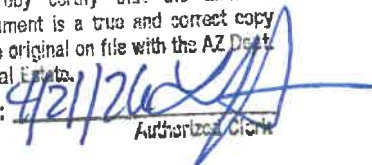
COPY of the foregoing delivered this
same day to:

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



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:

4/21/2008 

Authorized Clerk