

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

2026-01954

Page 1 of 20

RICHARD GARCIA, RECORDER

OFFICIAL RECORDS OF LA PAZ COUNTY, AZ

04-27-2026 12:29 PM Recording Fee \$15.00

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 17 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 3309

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 La Paz, 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.

Wesley

4/21/2020 

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



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 Official 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

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:

4/21/2020

Audrey A. Sullivan, 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  
5 3800 N Central Ave, Suite 460  
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:

4/21/2014

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 La Paz 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:

4/21/2008 

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

I hereby certify that the annexed  
is a true and correct copy  
of the same as filed with the AZ Dept.

4/21/20

Authorized Clerk



Owner Name(s)	Property Address	Parcel Number-	Recorded Document Number
PATTERSON, SHAWN	1620 W 15th St, Parker, AZ 85344	311-32-066	2022-00168
HORNBEAK, LEON JAMES	308 S Kofa Ave, Parker, AZ 85344	311-16-049H	2022-00746

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

**NOTICE**

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

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

If Respondents file a Notice of Appeal, Respondents may also request an Informal Settlement Conference (ISC) at the time of filing the Notice of Appeal, or separately by filing

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Date:

4/21/20 

Authorized Clerk

1 a written request no later than twenty (20) days before the scheduled hearing. The ISC shall  
2 be held within fifteen (15) days after receipt of the request. A Department representative with  
3 authority to act on behalf of the Department will be present at the conference. **The**  
4 **Department is under no obligation to accept settlement terms Respondents may offer.**

5 The Informal Settlement Conference will not delay the scheduled hearing.

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

8 Enforcement and Compliance Division  
9 Arizona Department of Real Estate  
100 North 15th Avenue, Suite 201  
Phoenix, Arizona 85007

10 DATED this 21<sup>st</sup> day of April, 2026.

11   
12 **SUSAN NICOLSON, Commissioner**  
Arizona Department of Real Estate

### 13 Additional Notice

14 Pursuant to section 41-1093.01, Arizona Revised Statutes, an agency shall limit all  
15 occupational regulations to regulations that are demonstrated to be necessary to specifically  
16 fulfill a public health, safety or welfare concern. Pursuant to sections 41-1093.02 and  
17 41-1093.03, Arizona Revised Statutes, you have the right to petition this agency to repeal or  
18 modify the occupational regulation or bring an action in a court of general jurisdiction to  
19 challenge the occupational regulation and to ensure compliance with section 41-1093.01,  
Arizona Revised Statutes.

20  
21 COPY of the foregoing sent via Certified U.S. Mail  
this 21<sup>st</sup> day of April, 2026, to:

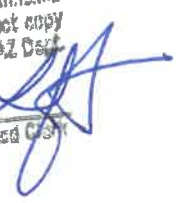
22 Receipt No:

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:

4/21/2017

Authorized Sign



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**Amanda Zachman** 9414 8098 9864 3580 2319 69  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

**David Manchester** 9414 8098 9864 3080 8102 99  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

**Antony Mitchell** 9414 8098 9864 3580 2323 31  
6615 W Boynton Beach Blvd, #394  
Boynton Beach, FL 33437

**Terri Cary-Clark** 9414 8098 9864 3580 2324 54  
10 Pinon Dr. #2020  
Sedona, AZ 86336

**MV Realty of Arizona, LLC** 9414 8098 9864 3080 8102 20  
**MV Brokerage of Arizona, LLC** 9414 8098 9864 3080 8100 53  
% CT Corporation System  
3800 N Central Ave, Suite 460  
Phoenix, AZ 85012

**MV Realty PBC, LLC** 9414 8098 9864 3080 8102 44  
1451 W Cypress Creek Road  
Suite 300  
Ft. Lauderdale, FL 33309 9414 8098 9864 3580 2327 99

**Respondents**

Receipt No

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

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

Date:

4/21/2016

Authorized Clerk

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

  
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Date: 4/21/20

Authorized Clerk