

2026-05947

Page 1 of 24

Navajo County Recorder - David Marshall

Requested By: ARIZONA STATE DEPT OF REAL EST

04-24-2026 11:10 AM 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: 4/21/2008  
[Signature]  
Authorizing 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 Navajo, 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:

4/21/2010 

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.

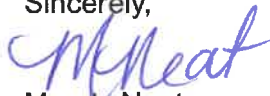
Your conduct violated Arizona Revised Statutes (A.R.S.) and Arizona Administrative Code (A.A.C.), establishing grounds to deny, suspend, or revoke your brokerage license.

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**

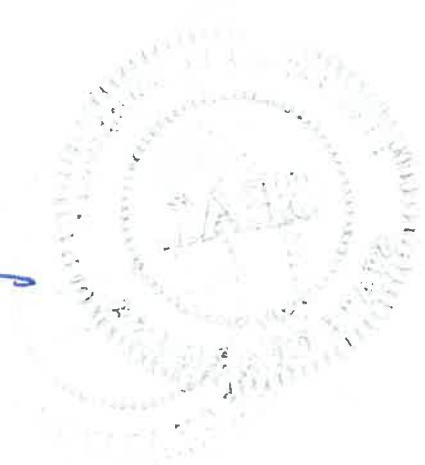


I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date:

4/21/26 

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

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 **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 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.

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Date: 4/21/26  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 Navajo 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).

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Date: 9/21/20   
Authorized Clerk

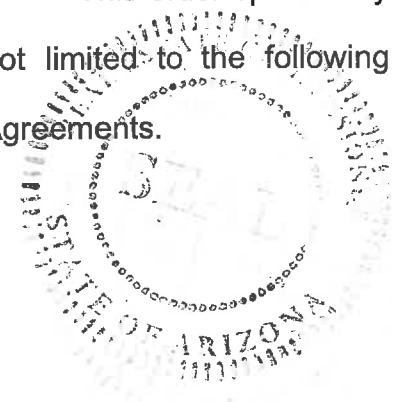


1  
2 **CEASE AND DESIST**

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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Date: 4/21/20   
Authorized Clerk



Owner Name(s)	Property Address	Parcel Number-	Recorded Document Number
GISHIE, ROGER SR	4452 McLaws Rd, Holbrook, AZ 86025	109-01-016U	2021-22582
DURAN, NICOLE A and GISHIE, ROGER T JR	314 Anita Dr, Holbrook, AZ 86025	109-25-160	2021-23662
MORA, BONNEY	1213 West Fleming Street, Winslow, AZ 86047	103-15-041A	2021-23691
MAYBERRY, LILA M	716 N Kinsley Ave, Winslow, AZ 86047	103-17-387	2021-24804
GISHIE, ROGER SR	4452 McLaws Rd, Holbrook, AZ 86025	109-01-016U	2021-26017
NOREEN, RACHEL G	660 Angelas Place, Show Low, AZ 85901	210-67-003	2021-27089
LABORIN, CARLOS SR and LABORIN, REFUGIO NUNEZ	9215 E Concho Hwn, Snowflake, AZ 85937	403-19-004B	2021-27843
SAXTON, DEWAYNE	1093 Pine Ridge Dr, Show Low, AZ 85901	409-19-031	2022-00963
MEYERS, MISTY J	986 S McCabe Ln, Lakeside, AZ 85929	212-38-013J	2022-04955
RICHARDS, CHANDLER J	309 N 12th Ave, Holbrook, AZ 86025	109-03-021C	2022-05178
ROGERS, TIMOTHY P	8360 Pinon Dr, Show Low, AZ 85901	304-19-505B	2022-08672
STOCKTON, DOUGLAS RAY and STOCKTON, LESLIE ANN	1389 Hillside Dr, Snowflake, AZ 85937	202-37-021	2022-10984

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Date:

4/21/20 

Authorized Clerk



1				
2	MELENDEZ, EDDIE A	320 West 6th South Street, Snowflake, AZ 85937	202-11-313C	2022-15632
3				
4	SMITH, CORY JEROME	4119 Indian Bend Rd, Snowflake, AZ 85937	403-07-542	2022-16192
5	BURNETTE, RAQUEL LYNN and BURNETTE, TEDDY	1419 Andelyn Ln, Lakeside, AZ 85929	212-61-016	2022-16938
6				
7	MONSON, TANDRA R	1207 Lone Pine Dam Rd, Show Low, AZ 85901	20-35-067	2022-18296
8				
9	DAVISON, ROBERT	1400 N 22nd Dr, Show Low, AZ 85901	309-47-130	2022-18519
10				

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

13 **NOTICE**

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

22 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

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Date: 4/21/20   
Authorized Clerk



1 the date, time, and location of the hearing, as well as the allegations being contested.

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

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

11 Enforcement and Compliance Division  
12 Arizona Department of Real Estate  
13 100 North 15th Avenue, Suite 201  
14 Phoenix, Arizona 85007

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

16   
17 **SUSAN NICOLSON, Commissioner**  
18 Arizona Department of Real Estate

19 **Additional Notice**

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

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Date: 4/21/2008  
Authorized Clerk



1  
2  
3 COPY of the foregoing sent via Certified U.S. Mail  
this 21<sup>st</sup> day of April, 2026, to:

4 Receipt No:

5 **Amanda Zachman** 9414 8098 9864 3080 8106 95  
401 East Atlantic Avenue, #201  
6 Delray Beach, FL 33483

7 **David Manchester** 9414 8098 9864 3080 8105 94  
401 East Atlantic Avenue, #201  
8 Delray Beach, FL 33483

9 **Antony Mitchell** 9414 8098 9864 3080 8106 26  
6615 W Boynton Beach Blvd, #394  
10 Boynton Beach, FL 33437

11 **Terri Cary-Clark** 9414 8098 9864 3580 2328 67  
10 Pinon Dr. #2020  
12 Sedona, AZ 86336

13 **MV Realty of Arizona, LLC** 9414 8098 9864 3580 2330 55  
**MV Brokerage of Arizona, LLC** 9414 8098 9864 3580 2330 62  
% CT Corporation System  
14 3800 N Central Ave, Suite 460  
Phoenix, AZ 85012

15 **MV Realty PBC, LLC** 9414 8098 9864 3080 8106 64  
16 1451 W Cypress Creek Road  
Suite 300  
17 Ft. Lauderdale, FL 33309

18 **Respondents**

19 Receipt No

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

21 Lynette Evans, AAG  
Office of the Attorney General, State of Arizona  
22 2005 N. Central Avenue  
Phoenix, AZ 85004-1592

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

[Signature]  
Authorized Clerk



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22

Attorney for the Department

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

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

M. Neat



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Date: 4/21/20   
Authorized Clerk





Navajo County Recorder  
 100 E Code Talkers Dr  
 PO. Box 668  
 Holbrook, AZ 86025

RECEIVED

APR 30 REC'D

Documents Enclosed:  
 2026-05947

AZ Dept. of Real Estate

ARIZONA DEPARTMENT OF REAL ESTATE  
 ENFORCEMENT & COMPLIANCE  
 100 N 15TH AVE STE 201  
 PHOENIX AZ 85007

PHOENIX AZ 852

26 APR 2026 PM 5



US POSTAGE  
 FIRST CLASS MAIL  
 \$001.32  
 04/27/2026 ZIP 86025  
 0437492205945

RECEIPT

David Marshall  
 Navajo

Transaction# 00371593  
 Date: 04-24-2026 11:10 AM

ITEM	AMOUNT
RECORDING 2026-05947	\$15.00

Total \$15.00  
 Tendered \$15.00  
 Change \$0.00

Customer: ARIZONA STATE DEPT OF REAL ES TATE  
 Account Name: ARIZONA STATE DEPT OF REAL ES TATE  
 Account Amount: \$15.00

THANK YOU

85007-262951

