

**20261180474**

04/28/2026 02:35 PM Page 1 of 85

eRECORDED IN OFFICIAL RECORDS OF PIMA COUNTY, AZ  
Gabriella Cázares-Kelly, Recorder

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

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

**25F-089**

Re-Recording over docket 20261030762, due to the addition of parties to the action and a corrected address. Originally e-recorded April 13, 2026, pages 1-40

In the matter of the unlicensed 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 A.Z. Dept of Real Estate.

Date: 11/26/2024  
Authorized Clerk

**20261030762**

04/13/2026 03:45 PM Page 1 of 40

eRECORDED IN OFFICIAL RECORDS OF PIMA COUNTY, AZ

Gabriella Cázares-Kelly, Recorder

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**25F-089**

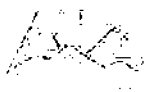
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Date: 4/13/20  Authorized Clerk



DEPARTMENT OF  
REAL ESTATE

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

602.771.7700

KATIE HOBBS  
GOVERNOR

SUSAN NICOLSON  
COMMISSIONER

4/10/2026

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

Davis Manchester  
401 East Atlantic Avenue #201  
Delray Beach FL 33483

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

MV Realty PBC, LLC.  
1451 W. Cypress Creek Rd. Suite 300  
Fort Lauderdale FL 33309

MV Realty of Arizona, LLC  
2783 S. Sailors Way  
Gilbert AZ 85295

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 MV Realty memorandums of MVR Homeowner Benefit Agreements ("HBA") recorded throughout Pima County, AZ.

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 7, 2026. You are directed to review the attached Order carefully.

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

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

Date: 4/13/2006   
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**Arizona Department of Real Estate (ADRE)  
Enforcement & Compliance Division**

25F-089  
4/10/2026  
Page 2

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appropriate affirmative action to correct the conditions resulting from the act, practice or transaction.

Please 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: 4/13/2008   
Authorized Clerk

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

**BEFORE THE ARIZONA DEPARTMENT OF REAL ESTATE**

5 In the matter of the real estate activities of:

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

6 **MV Realty of Arizona LLC**, holder of license  
7 number LC697373000

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

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

11 **Amanda Zachman**, an unlicensed individual

12 **Antony Mitchell**, an unlicensed individual and

13 and

14 **Davis Manchester**, an unlicensed individual

15 Respondents.

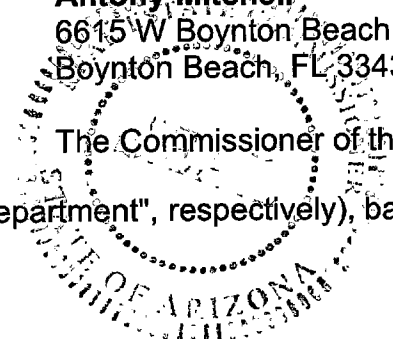
16 DIRECTED TO:

17 **Amanda Zachman**  
18 401 East Atlantic Avenue, #201  
19 Delray Beach, FL 33483


20 **Davis Manchester**  
21 401 East Atlantic Avenue, #201  
22 Delray Beach, FL 33483

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

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



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Date: 4/13/20   
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## FACTS

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

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

## FACTUAL FINDINGS

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

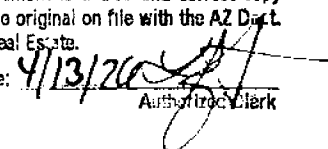
4. The single MV Realty memorandum of MVR Homeowner Benefit Agreement (HBA) referenced in the Cease and Desist order on March 26, 2026 represents only one of several hundred similar agreements that exist throughout Pima County.

5. The performance of the licensed activity described in these memorandums is prohibited, as MV Realty AZ does not hold an active Arizona real estate license and such action constitutes a violation of A.R.S. § 32-2165 and A.A.C. R4-28-306.

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

7. Furthermore, the HBA memorandums utilized by Respondents constitute

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Date: 4/13/20   
Authorized Clerk

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

### CEASE AND DESIST

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

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


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This order specifically attaches to but is not limited to MV Realty HBAs, including, but not limited to, the following known recorded MV Realty HBA memorandums.

Owner Name(s)	Property Address	Parcel Number	Recorded Document Number
Sabartinelli, Donna Lea	4871 S Lantana Cir, Tucson, AZ 85730	136-39-0520	20212420424
Sierra, David Daniel	434 W Calle Antonia, Tucson, AZ 85706	138-14-0870	20212420427
See, Elizabeth, Louise	12190 West Wynema Street, Marana, AZ 85635	217-49-0570	20212420438
Jenkins, Michelle	3200 W Wildwood Dr, Tucson, AZ 85741	101-08-0560	20212430243
Gibbens, Michael Lynn and Megan R	17298 S Nicholas Falls Dr, Vail, AZ 85641	305-98-0660	20212500259
Feld, Christopher L and Mandy	11778 W Farmall Dr, Marana, AZ 85653	217-56-0830	20212560127
Fritz, Shannon Kent	1086 E Mud Spring Canyon Ln, Sahuarita, AZ 85629	304-31-2550	20212580049
Durazo, Brandon	1317 S 11th Ave, Tucson, AZ 85713	118-20-0650	20212590106
Laborin, Hector R and Ana L	145 W Calle Primer Hogar, Tucson, AZ 85706	138-09-0460	20212601025
Contreras, Ana and Fernando	2751 West Tippecanoe Trail, Tucson, AZ 85745	103-20-030A	20212640246
Greenwell, Donna M	6523 East Calle Dened, Tucson, AZ 85710	135-03-0980	20212640281
Hensley, Marian	871 W Rio Altar, Green Valley, AZ 85614	304-58-1210	20212650240
Davila, Ericka aka Davila, Ericka C	2077 W Cadbury Ct, Tucson, AZ 85713	119-22-4520	20212700065
Montano, Raul Francisco	162 S Sonoran Heights Dr, Tucson, AZ 85748	133-48-1310	20212700891
Otero, Evangelina M	1957 W Calle Milu, Tucson, AZ 85706	138-07-2280	20212710316

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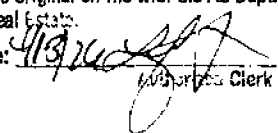
Date: 4/13/20   
Authorized Clerk

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Lingham, Magrit E and Catherine Annette	107 W Kelso St, Tucson, AZ 85705	107-13-1440	20212770101
Baker, Lorraine C and Anthony M	3750 South Hunters Run, Tucson, AZ 85730	205-62-1530	20212840062
Cizek, Karla	7640 E Morelos Pl, Tucson, AZ 85710	135-09-0280	20212840077
Bartlett, Carol A	1 W Andrew Potter St, Corona De Tucson, AZ 85641	305-25-1140	20212870271
Campas, Socorro Urias	11090 S Stagecoach Rd, Tucson, AZ 85736	301-58-2270	20212870581
Marshall, Tracey L	10089 E Paseo San Rosendo, Tucson, AZ 85747	141-19-4730	20212910639
Hass, William	6474 N Foothills Dr, Tucson, AZ 85718	108-01-6650	20212930104
Delgado Jr, Felix Francisco Salmon	617 W La Pasadita St, Tucson, AZ 85705	104-09-0680	20212930179
Estrella, Julia A and Luis S	2790 W Camino De Las Grutas, Tucson, AZ 85742	224-43-5690	20212940886
Gonzalez, Xochitl B	6557 S De Concini Dr, Tucson, AZ 85757	210-15-4670	20212980069
Quiroz, Vanessa M	850 West 18th Street, Tucson, AZ 85745	116-23-0810	20213050144
Ogier, Carol A	8301 S Via Del Forjador, Tucson, AZ 85747	141-20-3680	20213050219
Parker, Martin G	23 E Pastime Rd, Tucson, AZ 85705	106-02-3080	20213050233
The Richard N O'Conner Family Living Trust	6750 E Calle Herculo, Tucson, AZ 85710	135-06-0360	20213060079
Smith, Marsha A	8061 E Manitoba Pl, Tucson, AZ 85730	136-29-0490	20213080027
Borguez, Randy D	752 W Carolchristine Pl, Tucson, AZ 85756	138-22-0570	20213121101
Clarke, Leighton A	4555 S Chatam Rdg, Tucson, AZ 85730	136-32-1020	20213130878
Torres, Steve A	2041 W Cholla Vista Dr, Tucson, AZ 85704	102-08-0320	20213140656

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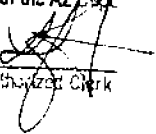
Date: 11/3/2024

  
Clerk

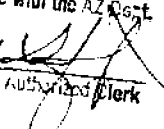
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Bevel, Benjamin F and Sara B and Bevel Revocable Trust	12565 W Castle Dr, Tucson, AZ 85736	301-22-0120	20213160390
Bevel, Benjamin F and Sara B and Bevel Revocable Trust	12565 W Castle Dr, Tucson, AZ 85736	301-22-0120	20220130576
Mendez, Patricia	2500 W Vereda De Las Flores, Tucson, AZ 85746	138-25-1320	20213161100
Vasquez, Oscar H	2633 W Kerry Dr, Tucson, AZ 85746	137-14-2700	20213190093
Vasquez, Oscar H	2633 W Kerry Dr, Tucson, AZ 85746	137-14-2701	20213540303
Wida, Bob O and Josephine	13861 N Swift Spear Dr, Marana, AZ 85658	217-27-7790	20213190243
Rubel, Janice K and Waterman Karen J	8961 E Dolores St, Tucson, AZ 85730	136-33-3240	20213200325
Torrez, Yolanda R	1641 W Windsor St, Tucson, AZ 85705	106-12-1730	20213210240
Aguirre, Mary Lou	3800 E Sailboat Pl, Tucson, AZ 85379	222-23-2110	20213220519
Dalton, Sally C	1934 E Hedrick Dr, Tucson, AZ 85719	112-05-3540	20213230125
Martinez, Guadalupe O	2222 East Virginia Street, Tucson, AZ 85706	140-15-0200	20213230534
Martinez, Carlos D	14351 S Via Del Moro, Sahuarita, AZ 85629	303-08-6020	20213270694
Banks, Brian	175 N Calle Del Diablo, Green Valley, AZ 85614	304-20-0520	20213270747
Foote, Caroline A and Jason	1152 S Alpine Cir, Green Valley, AZ 85614	304-27-3990	20213280192
Renford, Phyllis Ann and Waterhouse, Craig Allen	7501 E Stella Rd, Tucson, AZ 85730	136-34-1260	20213350230
Killam, John K	9303 E Golf Links Rd, Tucson, AZ 85730	136-33-1570	20213350238
Valencia, Virginia B	302 W Calle Alvord, Tucson, AZ 85706	138-13-0340	20213360123

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Date: 9/13/2012   
Authorized Clerk

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2	Soto, Christina Rose	17962 S Silent Lea Ln, Sahuarita, AZ 85629	303-47-7020	20213360205
3	Garcia, Velma and Alfonso	5631 S Cedar Breaks Dr, Tucson, AZ 85706	137-08-1870	20213370312
4	Pichardo, Tibet A	3736 E Ellington Pl, Tucson, AZ 85713	130-12-1060	20213370313
5	Middleton, James Wayne	6751 E Victoria St, Tucson, AZ 85730	136-23-4070	20213410153
6	Campa, Abigail and Hector Jr	819 N Nestled Hummingbird L, Sahuarita, AZ 85629	304-74-0960	20213430441
7	Nicolini, Kimberley M and Bertsch, Charles L	8355 North Austin Nikolas Court, Tucson, AZ 85704	225-14-3340	20213430456
8	Thonvold, Tyon	1201 W Siglo Pl, Tucson, AZ 85705	104-11-2480	20213480118
9	Rogowski, Jennifer R	3721 S Jessica Ave, Tucson, AZ 85730	136-23-3160	20213480132
10	Germany, Carol J	1826 W Saxony Rd, Tucson, AZ 85713	119-22-2770	20213500118
11	Melendez, Carmen	1030 E Fenley Dr, Tucson, AZ 85756	303-13-0300	20213540518
12	Rawnsley, Lynda and Ross	8997 E Sugar Sumac St, Tucson, AZ 85747	141-13-3410	20213540757
13	Wyatt, Klaus and Maria R	3863 E White Hill Way, Tucson, AZ 85379	222-22-051B	20213550129
14	Huber, Brittany	4644 E Holmes St, Tucson, AZ 85711	126-12-0880	20213550483
15	Pesina, Jacqueline M	12480 N Whitney Ln, Marana, AZ 85653	217-49-013C	20213550739
16	Munoz, Raul	901 W Illinois St, Tucson, AZ 85714	120-05-0940	20213620560
17	Lee, Kenneth W and Christopher S	12510 N Lantern Way, Oro Valley, AZ 85755	219-53-2470	20213630798
18	Leathers, Judy A	9530 N Albatross Dr, Tucson, AZ 85742	221-09-4900	20213640248
19	Stevens Jr, Jose	6661 S Portugal Ave, Tucson, AZ 85757	210-34-2290	20213641171
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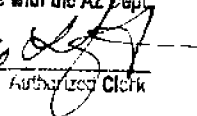
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Lucatero, Maria Elena	4341 E Dover Stra, Tucson, AZ 85706	140-04-0660	20220050039
Garrow, Mary S	4684 W Lindenthal Ln, Tucson, AZ 85742	221-11-4020	20220060053
Yates III, Forrest W	3538 N Bentley Ave, Tucson, AZ 85716	112-03-5120	20220060054
Krase, Steve L and Terri L	7774 E Treetop Rd, Tucson, AZ 85756	141-31-7130	20220060228
Duarte, Christine	1933 S Martin Ave, Tucson, AZ 85713	130-05-030A	20220100549
Washington, Marcus J	2208 S Hemlock Stra, Tucson, AZ 85713	130-11-2150	20220120700
Terek, Frand and Kozacki-Terek, Gail	6648 E David Dr, Tucson, AZ 85730	136-25-1650	20220130623
Swarny, Linda J and Sellman Jr, Charles A	3402 South Calexico Avenue, Tucson, AZ 85730	136-17-4180	20220130711
Madrid, Richard P and Tina M	3688 S Twilight Echo Rd, Tucson, AZ 85735	212-27-1060	20220130726
Rodriguez, Rocina	655 W Santa Maria St, Tucson, AZ 85706	138-05-1080	20220141028
Grijalva-Barrera, Ana Bell	6253 South Avenue De La Chandelle, Tucson, AZ 85746	137-33-7700	20220180154
Leon, Francisco O and DeLeon, Lordes Mercedes Pelayo	6805 E Calle De Plata, Tucson, AZ 85715	133-14-4390	20220180160
Williams, Roy	15800 N Twin Lakes Dr, Tucson, AZ 85739	222-23-1060	20220180221
Stone, David R	11655 W Boll Bloom Dr, Marana, AZ 85653	217-56-6490	20220190636
Parker, LaTasha	8434 E Ruby Dr, Tucson, AZ 85730	136-17-5980	20220270468
Kreider, Cheryl	11592 W Stone Hearth St, Marana, AZ 85658	217-17-0870	20220380479
Romero, Veronica	7662 E Apple Tree Dr, Tucson, AZ 85730	136-28-3120	20220561213
Rodriguez, Melissa	9336 E Marcasite Ln, Tucson, AZ 85747	141-14-6970	20220590799

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Date: 4/13/20

  
Authorized Clerk

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Martinez, Lisa Juanita	8270 W Kittiwake Ln, Tucson, AZ 85757	210-55-4910	20220590917
Perez, Norman Aybar	4421 W Kaylah Dr, Tucson, AZ 85746	212-50-1540	20220590959
Farrar, Kay J	1752 W Linden St, Tucson, AZ 85745	115-17-2740	20220600554
Worden, Kevin and Sanchez, Maria Guadalupe	121 W Lerdo Rd, Tucson, AZ 85756	138-19-0020	20222360632
Padilla, Jorge	7450 W Jeffrey Rd, Tucson, AZ 85757	210-34-1420	20222360033
Sayer, Chadrick	6312 North Barcelona Lane #611, Tucson, AZ 85704	102-15-2380	20222350638
Cooper, Brian and Gregory W and Sandra L	7611 E Toronto St, Tucson, AZ 85730	136-34-2330	20222340447
Redgate, David M	8344 E Salinas Dr, Tucson, AZ 85730	136-17-4060	20222300682
Santa Cruz, Yvonne Elaine	11355 W Fire Art Dr, Marana, AZ 85658	217-27-6520	20222300278
Martinez, Roxanne R and Rodriguez, Miguel F	2042 S Avenida Ursa, Tucson, AZ 85710	135-06-1780	20222280541
Armenta, Jorge and Arandules, Karen	6549 S De Concini Dr, Tucson, AZ 85757	210-15-4680	20222270242
Jackson, Caitlin J and Jeffry C	3441 E Pinto Pl, Tucson, AZ 85739	222-11-0420	20222270077
Harding, James M	1502 S Juarez St, Tucson, AZ 85713	130-08-1790	20222230586
Fritz, Sherry Morgan	6442 E Scarlett St, Tucson, AZ 85710	134-23-2930	20222170109
Freese, Benjamine R and Gina M	9423 N Painted Sky Dr, Tucson, AZ 85743	226-11-0450	20222150375
Clark, Pedro A	6974 S Stonefield Dr, Tucson, AZ 85756	140-41-7000	20222130119
Guerrero, Hector	1306 W Calle Rio Lobo, Tucson, AZ 85714	120-01-2240	20222030685

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: 4/13/20   
Authorized Clerk

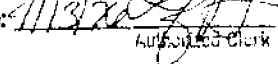
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Finlayson, Mary E	3595 E Fox Trotter Rd, Tucson, AZ 85739	222-42-1240	20222030578
Arvizu, Luis R and Mai Lynne	12346 W Reyher Farms Loop, Marana, AZ 85653	217-42-0220	20222000638
Garcia, Andres	1351 S Wright Rd, Tucson, AZ 85713	118-03-5580	20221940310
Stahlman, Shane and Gardea, Vanessa	4081 E Keener Way, Tucson, AZ 85706	140-32-1750	20221860204
Utley, John S	9780 E Barrundean Hills St, Tucson, AZ 85748	133-36-7830	20221820610
Flores, Kevin and Otero, Danielle	10063 E Emily Dr, Tucson, AZ 85730	136-41-3350	20221820410
Earnhart, Barry	5018 East 25th Street, Tucson, AZ 85711	131-04-1520	20221790656
Tacchia, Carlo A	1276 N Wildcat Diers Rd, Tucson, AZ 85745	116-03-5930	20221790606
Glickman, Micah Palmer	2821 W Darley Woods Dr, Tucson, AZ 85742	224-43-7190	20221740418
Young, Catherine	6275 W Velvet Senna Dr, Tucson, AZ 85757	210-09-3990	20221710276
Rhem, Ida	3666 E 32nd St, Tucson, AZ 85713	130-12-223B	20221710251
Colvin, Jeanne M and Justin N	5777 E Farmridge Dr, Tucson, AZ 85756	140-44-1830	20221590415
Hernandez, Monica Araceli	6533 S Downing Ave, Tucson, AZ 85756	140-38-252A	20221580598
Hugo, Glenda A and Debra	3540 E Nugget Canyon Pl, Tucson, AZ 85718	108-01-5160	20221520370
Jaloma, Theresa	8749 N Norway Spruce Rd, Tucson, AZ 85743	226-23-4270	20221510573
Hutchinson, Tinamarie	2441 W Calle Comodo, Tucson, AZ 85705	101-16-127A	20221510268
Rubalcaba-James, Maria and James, Michael	4890 W Spoonbill Dr, Tucson, AZ 85742	221-08-3080	20221510148
Scott, Kareen L and Dion C	6536 W Beecher Falls Way, Tucson, AZ 85757	210-54-7330	20221470845

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: 4/13/20  
Authorized Clerk

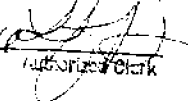
1				
2	Avenente, Henry W	1644 W Gentle Brook Trl, Tucson, AZ 85704	104-01-5700	20221470275
3	Tate, Stephen Thomas and Lyon, Kelli Jo	1761 W Calle Tranquila, Tucson, AZ 85745	116-13-0490	20221460192
4	Delemos, Yolanda Y and Delemos Sr, Brandon P and Delemos Jr, Brandon P	6588 E Escape Ave, Florence, AZ 85132	200-75-700	20221440080
5				
6	Waters, Lester F	9139 E Placita Arroyo Seco, Tucson, AZ 85710	136-06-3280	20221390440
7	Chandler, Wayne	1972 W Zarragoza Dr, Tucson, AZ 85704	225-46-6400	20221370097
8	Edwards, Dianne E	943 N Chrysler Dr, Tucson, AZ 85716	125-11-1150	20221370095
9	Simi, Jason J and Krystle L	8063 S Dolphin Way, Tucson, AZ 85756	141-09-8290	20221320370
10				
11	Campa, Kevin Martinez	137 E 25th St, Tucson, AZ 85713	118-12-246G	20221310334
12	Kloetzel, Grant E and Sheree T	8715 East Wallen Ridge Drive, Tucson, AZ 85710	134-04-068A	20221110107
13	Wilkins, Keith W	7111 E 19th St, Tucson, AZ 85710	134-16-0370	20221100688
14	Soto, Manuel	1220 W Niagara St, Tucson, AZ 85745	116-12-0800	20221050642
15	Garcia, Ernest F	6026 S Avenida Talca, Tucson, AZ 85706	140-26-668A	20221040542
16	Fox, Yelena L and Norman Edwin	756 S Baker James Cauthen Pl, Vail, AZ 85641	305-26-0560	20221040174
17	Dorame Sr, John and Lori	2210 S Tucson Ave, Tucson, AZ 85713	130-05-4430	20220900689
18				
19	Whitehead, Warren C	4107 W Jupiter St, Tucson, AZ 85741	225-38-0260	20220840625
20	Mansfield, Viki	3866 E Starfish Pl, Tucson, AZ 85739	222-23-2540	20220830169
21	Dell, James	4205 E Waverly St, Tucson, AZ 85712	122-06-0240	20220830147
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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: 11/3/20   
AUFSEDER, Clerk

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2	Aldinger, Lillan Clapp and Manuel F	9631 E Rand Pl, Tucson, AZ 85715	133-03-2120	20220820409
3	Paredes, Ruben	5662 S Cedar Springs Pl, Tucson, AZ 85706	137-08-2510	20220820315
4	Delamater, Lloyd	989 W Calle Del Vencejo, Green Valley, AZ 85622	304-66-0930	20220810307
5	Viti, Barbara J	1061 E Camino Diestro, Tucson, AZ 85704	220-15-3290	20220750086
6	Humberto, Tequida and Tequida, Charlene L	5161 S Livingstone Dr, Tucson, AZ 85746	137-29-3030	20220730276
7				
8	Murry, James and Tina	6152 E 29th St, Tucson, AZ 85711	131-12-0900	20220690415
9	Romero, Hector A	2029 E 35th St, Tucson, AZ 85713	130-05-316A	20220680477
10	Ferguson, Jerry L and Vikki J	7022 E Fighting Falcon Pl, Tucson, AZ 85730	136-23-9600	20220680096
11	Roberts, Steven M	4751 S Apple Tree Ave, Tucson, AZ 85730	136-28-2110	20220610228
12	De Vries, Elizabeth Hall	7811 E Cloud Rd, Tucson, AZ 85750	114-32-2350	20220600611
13	O'Leary, Heidi A and Michael L	9001 E Millett Dr, Tucson, AZ 85710	134-04-2800	20233310170
14				
15	Loretta, Wayne	4240 W Gatekeeper Dr, Tucson, AZ 85741	225-33-1920	20232270440
16	Natale, Laurie	6720 East 17th Street, Tucson, AZ 85710	134-26-0530	20231880240
17	Carrizoza, Tanya A	8450 East Old Spanish Trail, Tucson, AZ 85710	134-09-1280	20223080431
18	Fennwald, Natalie Rios	1416 N Magnolia Ave, Tucson, AZ 85712	121-12-2860	20223040519
19	Reynolds, Christopher Brian and Beverly Jean	8942 W Cloudwood Dr, Marana, AZ 85653	216-40-6480	20222930246
20	Lopez, Rene and Maria	5912 East 26th Street, Tucson, AZ 85711	131-08-1090	20222920438
21	Martinez, Elizabeth D	1034 E Calle Nevada, Tucson, AZ 85706	140-18-0140	20222910114
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certify that the annexed  
document is a true and correct copy  
of the original on file with the AZ Dept.  
of Real Estate.

Date: 9/13/20  
  
Authorized Clerk

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Alonzo, Mark L	6134 E 32nd St, Tucson, AZ 85711	131-12-1980	20222900212
Nagy, Paul A	17615 S Green Willow Pl, Vail, AZ 85641	305-67-2910	20222900119
Martin, Elizabeth Ann	6821 W Canopus Loop, Tucson, AZ 85757	210-42-8290	20222860516
Garcia, Jesus Ivan	6710 S Portugal Ave, Tucson, AZ 85757	210-34-2040	20222850419
Crespin, Lori Ann	665 W Calle Sevilla, Tucson, AZ 85756	138-23-0260	20222780103
Maxwell, Shayna and Antavus	554 W Amber Hawk Ct, Green Valley, AZ 85614	303-46-4070	20222720083
Moreno, August and Davis, Cory Wayne	3201 W Las Palmas Dr, Tucson, AZ 85741	101-07-6160	20222690511
Olding, George James	6220 S Valencia Ranch Rd, Tucson, AZ 85735	209-10-061G	20222690269
Torres, Beatrice C	2709 East Pinal Vista, Tucson, AZ 85713	132-09-1800	20222690131
Reyes, Fernando Javier and Linda M	3632 S Bronson Ave, Tucson, AZ 85713	119-04-1130	20222690122
Jones, Pasha and Anderson, Daniel T	11956 W Fontenelle Dr, Marana, AZ 85653	217-43-1560	20222690081
Castaneda Jr, Antonio	749 W Vanover Rd, Tucson, AZ 85705	107-08-0450	20222651077
Mustion, John and Amidah	3987 E Zeona Dr, Tucson, AZ 85706	140-32-6850	20222650786
Loya, Armando R	1930 W Maplewood Dr, Tucson, AZ 85746	137-27-3540	20222650086
Duran, Anita L	7278 South Camino Libertad, Tucson, AZ 85746	138-27-8980	20222640194
Houston, Travis	1514 E Lind Rd, Tucson, AZ 85719	113-06-1130	20222630203
Otero, Angel A and Margaret J	6325 N Papaya Pl, Tucson, AZ 85741	101-10-0560	20222630044
Grisby, Dara	4181 S Goodall Pl, Tucson, AZ 85730	136-30-9560	20222620083

We certify that the annexed  
document is a true and correct copy  
of the original on file with the A3 Dept.  
of Real Estate.

Date: 4/13/20   
Authorized Clerk

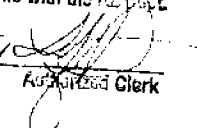
1				
2	McCarthy, Michael	257 W Rosa Dr, Green Valley, AZ 85614	304-53-3900	20222590329
3	Hill, Marvena	7511 E Golf Links Rd, Tucson, AZ 85730	135-11-2380	20222580066
4	Lizarraga, Gilian J	4833 N Sunrise Ave, Tucson, AZ 85705	101-15-143A	20222560133
5	Aguliar, Brenda	7310 E 33rd St, Tucson, AZ 85710	135-10-3250	20222560079
6	Byars, Jose G	3494 N Sierra Falls Pl, Tucson, AZ 85712	110-03-4060	20222560078
7	Hammond, Natalie Dominique	6905 S Wingbow Dr, Tucson, AZ 85756	140-37-7340	20222550622
8	Noon, Paul J and Patricia	7333 E 18th St, Tucson, AZ 85710	134-17-0120	20222450166
9				
10	Bowling, William Harold	6720 E Phantom Ranch Rd, Sahuarita, AZ 85629	305-23-059D	20222410084
11	Stratton, Mark A and Vicki Lyn	292 N Grandpa Ln, Pima, AZ 85543	104-22-050	20222380048
12				

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

15 **NOTICE**

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

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: 4/13/20   
Authorized Clerk

1 appeal.

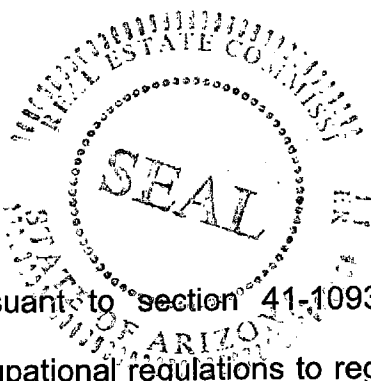
2 Upon the filing of a Notice of Appeal, the Department shall issue a Notice of Hearing  
3 in accordance with A.R.S. §41-1092.05. The Notice of Hearing will inform Respondents of  
4 the date, time, and location of the hearing, as well as the allegations being contested.


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

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

14 Enforcement and Compliance Division  
15 Arizona Department of Real Estate  
16 100 North 15th Avenue, Suite 201  
17 Phoenix, Arizona 85007

18 DATED this 10th day of April, 2026.




19   
20 **SUSAN NICOLSON, Commissioner**  
21 Arizona Department of Real Estate

22 **Additional Notice**

Pursuant to section 41-1093.01, Arizona Revised Statutes, an agency shall limit all occupational regulations to regulations that are demonstrated to be necessary to specifically 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

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: 4/13/2011   
Authorized Clerk

1 modify the occupational regulation or bring an action in a court of general jurisdiction to  
2 challenge the occupational regulation and to ensure compliance with section 41-1093.01,  
3 Arizona Revised Statutes.

4  
5 COPY of the foregoing sent via Certified U.S. Mail  
6 this 10 day of April, 2026, to:

7 Receipt No:

8 **MV Realty PBC, LLC**  
9 **1451 W. Cypress Creek Rd. Suite 300**

Certified Mail No. 9407 1098 9864 3080 4147 40

10 **Fort Lauderdale Florida, 33309**

11 **MV Realty of Arizona, LLC**  
12 **2783 S. Sailors Way**  
13 **Gilbert, AZ 85295**

Certified Mail No 9407 1098 9864 3080 4149 86

14 **Amanda Zachman**  
15 **401 East Atlantic Avenue, #201**  
16 **Delray Beach, FL 33483**

Certified Mail No. 9407 1098 9864 3080 4149 17

17 **Davis Manchester**  
18 **401 East Atlantic Avenue, #201**  
19 **Delray Beach, FL 33483**

Certified Mail No. 9407 1098 9864 3080 4148 63

20 **Antony Mitchell**  
21 **6615 W Boynton Beach Blvd, #394**  
22 **Boynton Beach, FL 33437**

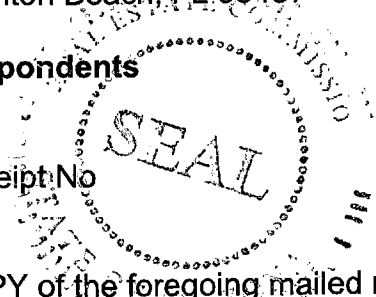
Certified Mail No. 9407 1098 9864 3080 4152 73

**Respondents**

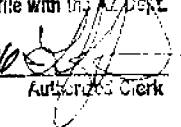
Receipt No

23 COPY of the foregoing mailed regular mail  
24 this 10 day of April, 2026 to:

25 **Lynette Evans, AAG**  
26 **Office of the Attorney General, State of Arizona**  
27 **2005 N. Central Avenue**  
28 **Phoenix, AZ 85004-1592**



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

Date: 4/13/20   
Authorized Clerk

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Attorney for the Department

COPY of the foregoing sent via email  
this 10 day of April, 2023 to:

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

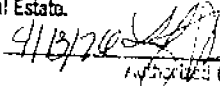
COPY of the foregoing delivered this  
same day to:

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

*VAN*



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: 4/13/20   
Authorized Clerk



4/16/2026

Pima County Recorder  
240 N. Stone Ave.  
Tucson AZ 85701

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

To whom it may concern,

Please re-record the attached Order through your county. The updated recording includes additional parties to the action and a corrected address that were not in the original recording under docket 20261030762 originally recorded on 4/13/2026 at 3:45PM pages 1 of 40.

The added parties include Terri Cary-Clark, and MV Brokerage of Arizona, LLC. Additionally, the address for MV Realty of Arizona, LLC was updated.

This updated recording replaces the previous entirely, pages 1 through 40.

If you require any additional information, please contact our office at 602-771-7700.

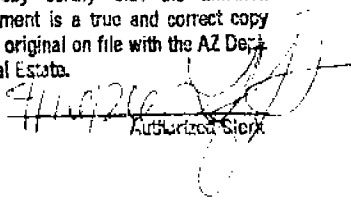
Sincerely,

A handwritten signature in black ink, appearing to read 'Lauren Abril', written over a faint, illegible background.

Lauren Abril, Settlement Officer  
Enforcement & Compliance Division  
Arizona Department of Real Estate

1747 04/16/2026 10:07

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: 9/19/2006   
Authorized Signer



4/14/2026

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

Davis 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

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 connected with the Memorandums of MVR Homeowner Benefit Agreements ("Memorandums") recorded throughout Pima County, AZ.

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 or as an unlicensed entity 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.

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.

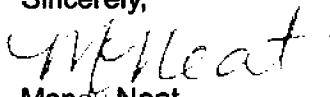
Date: 4/26/2017  
Authorized Clerk

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 14, 2026. This Cease and Desist Order replaces the Cease and Desist Order, dated April 10, 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,



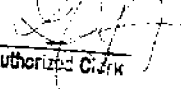
Mandy Neat  
Deputy Commissioner  
Enforcement and Compliance Division

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: 9/18/17   
Authorized Clerk

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

**BEFORE THE ARIZONA DEPARTMENT OF REAL ESTATE**

5 In the matter of the real estate activities of:

File No.: 25F-089

6 **MV Realty of Arizona LLC**, holder of license  
7 number LC697373000

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

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

9 **MV Brokerage of Arizona, LLC**, an unlicensed  
10 entity

11 **Amanda Zachman**, an unlicensed individual

12 **Antony Mitchell**, an unlicensed individual

13 **David Manchester aka Davis Manchester**, an  
14 unlicensed individual and

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

16 Respondents.

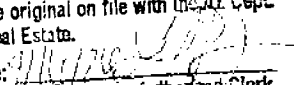
17 DIRECTED TO:

18 **Amanda Zachman**  
19 401 East Atlantic Avenue, #201  
20 Delray Beach, FL 33483

21 **David Manchester**  
22 401 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: 9/11/2016   
Authorized Clerk

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**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

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

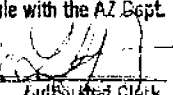
**FACTS**

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

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

3. According to Arizona Corporation Commission ("ACC") records, MV Brokerage of Arizona, LLC is an Arizona limited liability company formed on October 4, 2022. The entity is managed by three members: Amanda Zachman, Antony Mitchell, and David Manchester. 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: 9/16/2025 

Authorized Clerk



**FACTUAL FINDINGS**

1  
2 4. On March 26, 2026, Commissioner Nicolson sent Respondents ORDERS FOR  
3 SUMMARY SUSPENSION AND CEASE AND DESIST. (RECORDED DOCUMENT  
4 NUMBER: 20260177888).

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

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

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

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

**CEASE AND DESIST**

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: 11/16/2024  
  
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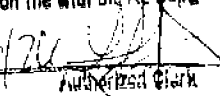
1 NOW, THEREFORE, the Commissioner finds all existing "MVR Homeowner Benefit  
2 Agreements" (HBA) and "Memorandum of MVR Homeowner Benefit Agreements"  
3 (Memorandum) recorded by the Respondents at various Arizona County Recorders to be in  
4 violation of the Arizona Revised Statutes and Arizona Administrative Code as outlined above.  
5 Thus, the Commissioner is issuing this Cease and Desist Order directing Respondents to  
6 immediately cease and desist from engaging in acts, practices and transactions which  
7 require a real estate license.

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

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

Owner Name(s)	Property Address	Parcel Number	Recorded Document Number
Sabartinelli, Donna Lea	4871 S Lantana Cir, Tucson, AZ 85730	136-39-0520	20212420424
Sierra, David Daniel	434 W Calle Antonia, Tucson, AZ 85706	138-14-0870	20212420427

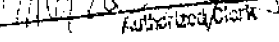
I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 5/16/20   
Authorized Clerk

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See, Elizabeth, Louise	12190 West Wynema Street, Marana, AZ 85635	217-49-0570	20212420438
Jenkins, Michelle	3200 W Wildwood Dr, Tucson, AZ 85741	101-08-0560	20212430243
Gibbens, Michael Lynn and Megan R	17298 S Nicholas Falls Dr, Vail, AZ 85641	305-98-0660	20212500259
Feld, Christopher L and Mandy	11778 W Farmall Dr, Marana, AZ 85653	217-56-0830	20212560127
Fritz, Shannon Kent	1086 E Mud Spring Canyon Ln, Sahuarita, AZ 85629	304-31-2550	20212580049
Durazo, Brandon	1317 S 11th Ave, Tucson, AZ 85713	118-20-0650	20212590106
Laborin, Hector R and Ana L	145 W Calle Primer Hogar, Tucson, AZ 85706	138-09-0460	20212601025
Contreras, Ana and Fernando	2751 West Tippecanoe Trail, Tucson, AZ 85745	103-20-030A	20212640246
Greenwell, Donna M	6523 East Calle Dened, Tucson, AZ 85710	135-03-0980	20212640281
Hensley, Marian	871 W Rio Altar, Green Valley, AZ 85614	304-58-1210	20212650240
Davila, Ericka aka Davila, Ericka C	2077 W Cadbury Ct, Tucson, AZ 85713	119-22-4520	20212700065
Montano, Raul Francisco	162 S Sonoran Heights Dr, Tucson, AZ 85748	133-48-1310	20212700891
Otero, Evangelina M	957 W Calle Milu, Tucson, AZ 85706	138-07-2280	20212710316
Lingham, Magrit E and Catherine Annette	107 W Kelso St, Tucson, AZ 85705	107-13-1440	20212770101
Baker, Lorraine C and Anthony M	3750 South Hunters Run, Tucson, AZ 85730	205-62-1530	20212840062
Cizek, Karla	7640 E Morelos Pl, Tucson, AZ 85710	135-09-0280	20212840077
Bartlett, Carol A	1 W Andrew Potter St, Corona De Tucson, AZ 85641	305-25-1140	20212870271
Campas, Socorro Urias	11090 S Stagecoach Rd, Tucson, AZ 85736	301-58-2270	20212870581

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Date: 11/16/2024   
Authorized Clerk

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1				
2	Marshall, Tracey L	10089 E Paseo San Rosendo, Tucson, AZ 85747	141-19-4730	20212910639
3	Hass, William	6474 N Foothills Dr, Tucson, AZ 85718	108-01-6650	20212930104
4	Delgado Jr, Felix Francisco Salmon	617 W La Pasadita St, Tucson, AZ 85705	104-09-0680	20212930179
5	Estrella, Julia A and Luis S	2790 W Camino De Las Grutas, Tucson, AZ 85742	224-43-5690	20212940886
6	Gonzalez, Xochitl B	6557 S De Concini Dr, Tucson, AZ 85757	210-15-4670	20212980069
7				
8	Quiroz, Vanessa M	850 West 18th Street, Tucson, AZ 85745	116-23-0810	20213050144
9	Ogier, Carol A	8301 S Via Del Forjador, Tucson, AZ 85747	141-20-3680	20213050219
10	Parker, Martin G	23 E Pastime Rd, Tucson, AZ 85705	106-02-3080	20213050233
11	The Richard N O'Conner Family Living Trust	6750 E Calle Herculo, Tucson, AZ 85710	135-06-0360	20213060079
12				
13	Smith, Marsha A	8061 E Manitoba Pl, Tucson, AZ 85730	136-29-0490	20213080027
14	Borquez, Randy D	752 W Carolchristine Pl, Tucson, AZ 85756	138-22-0570	20213121101
15	Clarke, Leighton A	4555 S Chatam Rdg, Tucson, AZ 85730	136-32-1020	20213130878
16	Torres, Steve A	2041 W Cholla Vista Dr, Tucson, AZ 85704	102-08-0320	20213140656
17	Bevel, Benjamin F and Sara B and Bevel Revocable Trust	12565 W Castle Dr, Tucson, AZ 85736	301-22-0120	20213160390
18				
19	Bevel, Benjamin F and Sara B and Bevel Revocable Trust	12565 W Castle Dr, Tucson, AZ 85736	301-22-0120	20220130576
20				
21	Mendez, Patricia	2500 W Vereda De Las Flores, Tucson, AZ 85746	138-25-1320	20213161100
22	Vasquez, Oscar H	2633 W Kerry Dr, Tucson, AZ 85746	137-14-2700	20213190093

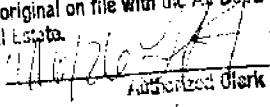
I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 7/16/2016  
Authorized Clerk

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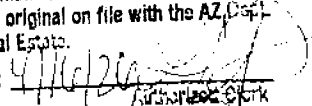
Vasquez, Oscar H	2633 W Kerry Dr, Tucson, AZ 85746	137-14-2701	20213540303
Wida, Bob O and Josephine	13861 N Swift Spear Dr, Marana, AZ 85658	217-27-7790	20213190243
Rubel, Janice K and Waterman Karen J	8961 E Dolores St, Tucson, AZ 85730	136-33-3240	20213200325
Torrez, Yolanda R	1641 W Windsor St, Tucson, AZ 85705	106-12-1730	20213210240
Aguirre, Mary Lou	3800 E Sailboat Pl, Tucson, AZ 85379	222-23-2110	20213220519
Dalton, Sally C	1934 E Hedrick Dr, Tucson, AZ 85719	112-05-3540	20213230125
Martinez, Guadalupe O	2222 East Virginia Street, Tucson, AZ 85706	140-15-0200	20213230534
Martinez, Carlos D	14351 S Via Del Moro, Sahuarita, AZ 85629	303-08-6020	20213270694
Banks, Brian	175 N Calle Del Diablo, Green Valley, AZ 85614	304-20-0520	20213270747
Foote, Caroline A and Jason	1152 S Alpine Cir, Green Valley, AZ 85614	304-27-3990	20213280192
Renford, Phyllis Ann and Waterhouse, Craig Allen	7501 E Stella Rd, Tucson, AZ 85730	136-34-1260	20213350230
Killam, John K	9303 E Golf Links Rd, Tucson, AZ 85730	136-33-1570	20213350238
Valencia, Virginia B	302 W Calle Alvord, Tucson, AZ 85706	138-13-0340	20213360123
Soto, Christina Rose	17962 S Silent Lea Ln, Sahuarita, AZ 85629	303-47-7020	20213360205
Garcia, Velma and Alfonso	5631 S Cedar Breaks Dr, Tucson, AZ 85706	137-08-1870	20213370312
Pichardo, Tibet A	3736 E Ellington Pl, Tucson, AZ 85713	130-12-1060	20213370313
Middleton, James Wayne	6751 E Victoria St, Tucson, AZ 85730	136-23-4070	20213410153
Campa, Abigail and Hector Jr	819 N Nestled Hummingbird L, Sahuarita, AZ 85629	304-74-0960	20213430441

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

Date: 11/16/2024   
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1				
2	Nicolini, Kimberley M and Bertsch, Charles L	8355 North Austin Nikolas Court, Tucson, AZ 85704	225-14-3340	20213430456
3	Thonvold, Tyon	1201 W Siglo Pl, Tucson, AZ 85705	104-11-2480	20213480118
4	Rogowski, Jennifer R	3721 S Jessica Ave, Tucson, AZ 85730	136-23-3160	20213480132
5	Germany, Carol J	1826 W Saxony Rd, Tucson, AZ 85713	119-22-2770	20213500118
6	Melendez, Carmen	1030 E Fenley Dr, Tucson, AZ 85756	303-13-0300	20213540518
7	Rawnsley, Lynda and Ross	8997 E Sugar Sumac St, Tucson, AZ 85747	141-13-3410	20213540757
8	Wyatt, Klaus and Maria R	3863 E White Hill Way, Tucson, AZ 85379	222-22-051B	20213550129
9	Huber, Brittany	4644 E Holmes St, Tucson, AZ 85711	126-12-0880	20213550483
10	Pesina, Jacqueline M	12480 N Whitney Ln, Marana, AZ 85653	217-49-013C	20213550739
11	Munoz, Raul	901 W Illinois St, Tucson, AZ 85714	120-05-0940	20213620560
12	Lee, Kenneth W and Christopher S	12510 N Lantern Way, Oro Valley, AZ 85755	219-53-2470	20213630798
13	Leathers, Judy A	9530 N Albatross Dr, Tucson, AZ 85742	221-09-4900	20213640248
14	Stevens Jr, Jose	6661 S Portugal Ave, Tucson, AZ 85757	210-34-2290	20213641171
15	Lucatero, Maria Elena	4341 E Dover Stra, Tucson, AZ 85706	140-04-0660	20220050039
16	Garrow, Mary S	4684 W Lindenthal Ln, Tucson, AZ 85742	221-11-4020	20220060053
17	Yates III, Forrest W	3538 N Bentley Ave, Tucson, AZ 85716	112-03-5120	20220060054
18	Krase, Steve L and Terri	7774 E Treetop Rd, Tucson, AZ 85756	141-31-7130	20220060228
19	Duarte, Christine	1933 S Martin Ave, Tucson, AZ 85713	130-05-030A	20220100549
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Date: 4/16/20   
Richard L. Clark

1			
2	Washington, Marcus J	2208 S Hemlock Stra, Tucson, AZ 85713	130-11-2150 20220120700
3	Terek, Frand and Kozacki-Terek, Gail	6648 E Davis Dr, Tucson, AZ 85730	136-25-1650 20220130623
4	Swarny, Linda J and Sellman Jr, Charles A	3402 South Calexico Avenue, Tucson, AZ 85730	136-17-4180 20220130711
5	Madrid, Richard P and Tina M	3688 S Twilight Echo Rd, Tucson, AZ 85735	212-27-1060 20220130726
6	Rodriguez, Rocina	655 W Santa Maria St, Tucson, AZ 85706	138-05-1080 20220141028
7	Grijalva-Barrera, Ana Bell	6253 South Avenue De La Chandelle, Tucson, AZ 85746	137-33-7700 20220180154
8	Leon, Francisco O and DeLeon, Lordes Mercedes Pelayo	6805 E Calle De Plata, Tucson, AZ 85715	133-14-4390 20220180160
9			
10	Williams, Roy	15800 N Twin Lakes Dr, Tucson, AZ 85739	222-23-1060 20220180221
11			
12	Stone, David R	11655 W Boll Bloom Dr, Marana, AZ 85653	217-56-6490 20220190636
13	Parker, LaTasha	8434 E Ruby Dr, Tucson, AZ 85730	136-17-5980 20220270468
14	Kreider, Cheryl	11592 W Stone Hearth St, Marana, AZ 85658	217-17-0870 20220380479
15	Romero, Veronica	7662 E Apple Tree Dr, Tucson, AZ 85730	136-28-3120 20220561213
16	Rodriguez, Melissa	9336 E Marcasite Ln, Tucson, AZ 85747	141-14-6970 20220590799
17	Martinez, Lisa Juanita	8270 W Kittiwake Ln, Tucson, AZ 85757	210-55-4910 20220590917
18			
19	Perez, Norman Aybar	4421 W Kaylah Dr, Tucson, AZ 85746	212-50-1540 20220590959
20	Farrar, Kay J	1752 W Linden St, Tucson, AZ 85745	115-17-2740 20220600554
21	Worden, Kevin and Sanchez, Maria	121 W Lerdo Rd, Tucson, AZ 85756	138-19-0020 20222360632
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Date: 4/16/2016  
\_\_\_\_\_  
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1	Guadalupe			
2	Padilla, Jorge	7450 W Jeffrey Rd, Tucson, AZ 85757	210-34-1420	20222360033
3	Sayer, Chadrick	6312 North Barcelona Lane #611, Tucson, AZ 85704	102-15-2380	20222350638
4	Cooper, Brian and Gregory W and Sandra L	7611 E Toronto St, Tucson, AZ 85730	136-34-2330	20222340447
5	Redgate, David M	8344 E Salinas Dr, Tucson, AZ 85730	136-17-4060	20222300682
6	Santa Cruz, Yvonne Elaine	11355 W Fire Art Dr, Marana, AZ 85658	217-27-6520	20222300278
7	Martinez, Roxanne R and Rodriguez, Miguel F	2042 S Avenida Ursa, Tucson, AZ 85710	135-06-1780	20222280541
8	Armenta, Jorge and Arandules, Karen	6549 S De Concini Dr, Tucson, AZ 85757	210-15-4680	20222270242
9	Jackson, Caitlin J and Jeffry C	3441 E Pinto Pl, Tucson, AZ 85739	222-11-0420	20222270077
10	Harding, James M	1502 S Juarez St, Tucson, AZ 85713	130-08-1790	20222230586
11	Fritz, Sherry Morgan	6442 E Scarlett St, Tucson, AZ 85710	134-23-2930	20222170109
12	Freese, Benjamine R and Gina M	9423 N Painted Sky Dr, Tucson, AZ 85743	226-11-0450	20222150375
13	Clark, Pedro A	6974 S Stonefield Dr, Tucson, AZ 85756	140-41-7000	20222130119
14	Guerrero, Hector I	1306 W Calle Rio Lobo, Tucson, AZ 85714	120-01-2240	20222030685
15	Finlayson, Mary E	3595 E Fox Trotter Rd, Tucson, AZ 85739	222-42-1240	20222030578
16	Arvizu, Luis R and Mai Lynne	12346 W Reyher Farms Loop, Marana, AZ 85653	217-42-0220	20222000638
17	Garcia, Andres	1351 S Wright Rd, Tucson, AZ 85713	118-03-5580	20221940310
18	Stahlman, Shane and Gardea, Vanessa	4081 E Keener Way, Tucson, AZ 85706	140-32-1750	20221860204


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Date: 11/11/20 [Signature]  
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1				
2	Utle, John S	9780 E Barrundean Hills St, Tucson, AZ 85748	133-36-7830	20221820610
3	Flores, Kevin and Otero, Danielle	10063 E Emily Dr, Tucson, AZ 85730	136-41-3350	20221820410
4	Earnhart, Barry	5018 East 25th Street, Tucson, AZ 85711	131-04-1520	20221790656
5	Tacchia, Carlo A	1276 N Wildcat Diers Rd, Tucson, AZ 85745	116-03-5930	20221790606
6	Glickman, Micah Palmer	2821 W Darley Woods Dr, Tucson, AZ 85742	224-43-7190	20221740418
7				
8	Young, Catherine	6275 W Velvet Senna Dr, Tucson, AZ 85757	210-09-3990	20221710276
9	Rhem, Ida	3666 E 32nd St, Tucson, AZ 85713	130-12-223B	20221710251
10	Colvin, Jeanne M and Justin N	5777 E Farmridge Dr, Tucson, AZ 85756	140-44-1830	20221590415
11	Hernandez, Monica Araceli	6533 S Downing Ave, Tucson, AZ 85756	140-38-252A	20221580598
12	Hugo, Glenda A and Debra	3540 E Nugget Canyon Pl, Tucson, AZ 85718	108-01-5160	20221520370
13	Jaloma, Theresa	8749 N Norway Spruce Rd, Tucson, AZ 85743	226-23-4270	20221510573
14				
15	Hutchinson, Tinamarie	2441 W Calle Comodo, Tucson, AZ 85705	101-16-127A	20221510268
16	Rubvalcaba-James, Maria and James, Michael	4890 W Spoonbill Dr, Tucson, AZ 85742	221-08-3080	20221510148
17	Scott, Karen L and Dion C	6536 W Beecher Falls Way, Tucson, AZ 85757	210-54-7330	20221470845
18				
19	Avenente, Henry W	1644 W Gentle Brook Trl, Tucson, AZ 85704	104-01-5700	20221470275
20	Tate, Stephen Thomas and Lyon, Kelli Jo	1761 W Calle Tranquila, Tucson, AZ 85745	116-13-0490	20221460192
21	Delemos, Yolanda Y and Delemos Sr, Brandon P and	6588 E Escape Ave, Florence, AZ 85132	200-75-700	20221440080
22	Delemos Jr, Brandon P			



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Date: 4/16/2017   
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1				
2	Waters, Lester F	9139 E Placita Arroyo Seco, Tucson, AZ 85710	136-06-3280	20221390440
3	Chandler, Wayne	1972 W Zarragoza Dr, Tucson, AZ 85704	225-46-6400	20221370097
4	Edwards, Dianne E	943 N Chrysler Dr, Tucson, AZ 85716	125-11-1150	20221370095
5	Simi, Jason J and Krystle L	8063 S Dolphin Way, Tucson, AZ 85756	141-09-8290	20221320370
6	Campa, Kevin Martinez	137 E 25th St, Tucson, AZ 85713	118-12-246G	20221310334
7	Kloetzel, Grant E and Sheree T	8715 East Wallen Ridge Drive, Tucson, AZ 85710	134-04-068A	20221110107
8	Wilkins, Keith W	7111 E 19th St, Tucson, AZ 85710	134-16-0370	20221100688
9	Soto, Manuel	1220 W Niagara St, Tucson, AZ 85745	116-12-0800	20221050642
10	Garcia, Ernest F	6026 S Avenida Talca, Tucson, AZ 85706	140-26-668A	20221040542
11	Fox, Yelena L and Norman Edwin	756 S Baker James Cauthen Pl, Vail, AZ 85641	305-26-0560	20221040174
12	Dorame Sr, John and Lori	2210 S Tucson Ave, Tucson, AZ 85713	130-05-4430	20220900689
13	Whitehead, Warren C	4107 W Jupiter St, Tucson, AZ 85741	225-38-0260	20220840625
14	Mansfield, Viki	3866 E Starfish Pl, Tucson, AZ 85739	222-23-2540	20220830169
15	Dell, James	4205 E Waverly St, Tucson, AZ 85712	122-06-0240	20220830147
16	Aldinger, Lillan Clapp and Manuel F	9631 E Rand Pl, Tucson, AZ 85715	133-03-2120	20220820409
17	Paredes, Ruben	5662 S Cedar Springs Pl, Tucson, AZ 85706	137-08-2510	20220820315
18	Delamater, Lloyd	989 W Calle Del Vencejo, Green Valley, AZ 85622	304-66-0930	20220810307
19	Viti, Barbara J	1061 E Camino Diestro, Tucson, AZ 85704	220-15-3290	20220750086
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herby certify that the annexed  
nstrument is a true and correct copy  
of the original on file with the AZ Dept.  
of Real Estate.

Date: 11/16/20  
Authorizes Clerk

1				
2	Humberto, Tequida and Tequida, Charlene L	5161 S Livingstone Dr, Tucson, AZ 85746	137-29-3030	20220730276
3	Murry, James and Tina	6152 E 29th St, Tucson, AZ 85711	131-12-0900	20220690415
4	Romero, Hector A	2029 E 35th St, Tucson, AZ 85713	130-05-316A	20220680477
5	Ferguson, Jerry L and Vikki J	7022 E Fighting Falcon Pl, Tucson, AZ 85730	136-23-9600	20220680096
6	Roberts, Steven M	4751 S Apple Tree Ave, Tucson, AZ 85730	136-28-2110	20220610228
7				
8	De Vries, Elizabeth Hall	7811 E Cloud Rd, Tucson, AZ 85750	114-32-2350	20220600611
9	O'Leary, Heidi A and Michael L	9001 E Millett Dr, Tucson, AZ 85710	134-04-2800	20233310170
10	Loretta, Wayne	4240 W Gatekeeper Dr, Tucson, AZ 85741	225-33-1920	20232270440
11	Natale, Laurie	6720 East 17th Street, Tucson, AZ 85710	134-26-0530	20231880240
12	Carrizoza, Tanya A	8450 East Old Spanish Trail, Tucson, AZ 85710	134-09-1280	20223080431
13	Fennewald, Natalie Rios	1416 N Magnolia Ave, Tucson, AZ 85712	121-12-2860	20223040519
14	Reynolds, Christopher Brian and Beverly Jean	8942 W Cloudwood Dr, Marana, AZ 85653	216-40-6480	20222930246
15				
16	Lopez, Rene and Maria	5912 East 26th Street, Tucson, AZ 85711	131-08-1090	20222920438
17	Martinez, Elizabeth D	1034 E Calle Nevada, Tucson, AZ 85706	140-18-0140	20222910114
18	Alonzo, Mark L	6134 E 32nd St, Tucson, AZ 85711	131-12-1980	20222900212
19	Nagy, Paul A	17615 S Green Willow Pl, Vail, AZ 85641	305-67-2910	20222900119
20	Martin, Elizabeth Ann	6821 W Canopus Loop, Tucson, AZ 85757	210-42-8290	20222860516
21				
22	Garcia, Jesus Ivan	6710 S Portugal Ave, Tucson, AZ 85757	210-34-2040	20222850419

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:

11/16/20

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Crespin, Lori Ann	665 W Calle Sevilla, Tucson, AZ 85756	138-23-0260	20222780103
Maxwell, Shayna and Antavus	554 W Amber Hawk Ct, Green Valley, AZ 85614	303-46-4070	20222720083
Moreno, August and David, Cory Wayne	3201 W Las Palmas Dr, Tucson, AZ 85741	101-07-6160	20222690511
Olding, George James	6220 S Valencia Ranch Rd, Tucson, AZ 85735	209-10-061G	20222690269
Torres, Beatrice C	2709 East Pinal Vista, Tucson, AZ 85713	132-09-1800	20222690131
Reyes, Fernando Javier and Linda M	3632 S Bronson Ave, Tucson, AZ 85713	119-04-1130	20222690122
Jones, Pasha and Anderson, Daniel T	11956 W Fontenelle Dr, Marana, AZ 85653	217-43-1560	20222690081
Castaneda Jr, Antonio	749 W Vanover Rd, Tucson, AZ 85705	107-08-0450	20222651077
Mustion, John and Amidah	3987 E Zeona Dr, Tucson, AZ 85706	140-32-6850	20222650786
Loya, Armando R	1930 W Maplewood Dr, Tucson, AZ 85746	137-27-3540	20222650086
Duran, Anita L	7278 South Camino Libertad, Tucson, AZ 85746	138-27-8980	20222640194
Houston, Travis	1514 E Lind Rd, Tucson, AZ 85719	113-06-1130	20222630203
Otero, Angel A and Margaret J	6325 N Papaya Pl, Tucson, AZ 85741	101-10-0560	20222630044
Grisby, Dara	4181 S Goodall Pl, Tucson, AZ 85730	136-30-9560	20222620083
McCarthy, Michael	257 W Rosa Dr, Green Valley, AZ 85614	304-53-3900	20222590329
Hill, Marvena	7511 E Golf Links Rd, Tucson, AZ 85730	135-11-2380	20222580066
Lizarraga, Gilian J	4833 N Sunrise Ave, Tucson, AZ 85705	101-15-143A	20222560133
Aguliar, Brenda	7310 E 33rd St, Tucson, AZ 85710	135-10-3250	20222560079

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

Date:

4/11/20

Authorized Clerk

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2	Byars, Jose G	3494 N Sierra Falls Pl, Tucson, AZ 85712	110-03-4060	20222560078
3	Hammond, Natalie Dominique	6905 S Wingbow Dr, Tucson, AZ 85756	140-37-7340	20222550622
4	Noon, Paul J and Patricia	7333 E 18th St, Tucson, AZ 85710	134-17-0120	20222450166
5	Bowling, William Harold	6720 E Phantom Ranch Rd, Sahuarita, AZ 85629	305-23-059D	20222410084
6	Stratton, Mark A and Vicki Lyn	292 N Grandpa Ln, Pima, AZ 85543	104-22-050	20222380048
7	Smotherman, Michael	1957 E Vera Cruz Vis, Tucson, AZ 85713	132-11-2190	20231040102
8	Miller, Elizabeth and Robin	7273 E Caminito Feliz, Tucson, AZ 85710	134-19-1310	20223250056
9	Gray, Rosemary and Alvarez, Javier	1126 W Calle Del Libro Dorado, Sahuarita, AZ 85629	303-71-5570	20223200092
10	Astorga, Joseph H and Veronica	1708 W Applecreek Place Tucson, AZ 85746	137-33-3480	20223180275
11	Molinares, Adilma Cortizel	1232 S Flaxseed Dr., Tucson, AZ 85713	118-04-3140	20223180254
12	Romero, Valerie Lynne	10015 E Mary Dr, Tucson, AZ 85730	136-41-6480	20223110398
13	Fishman, Danielle R and Brian B	10381 E Heritage Pl., Tucson, AZ 85730	136-32-0260	20223110373
14	Picos, Marisela Cota	10244 E Placita Pinole, Tucson, AZ 85730	136-31-2630	20223110369
15	Naradikian, Markar	2550 N Grannen Rd., Tucson, AZ 85745	103-17-437C	20223080432
16	Whirley, Kenneth Lee	12761 N Meadview Way, Oro Valley, AZ 85755	219-53-1890	20223080347
17	Berdal, Ritche	5595 N Indian Trail Tucson, AZ 85750	114-13-6350	20223070183
18	Silva, Blanca Isela and Roberto	9571 E 29th St, Tucson, AZ 85748	136-08-4840	20223040386
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IT IS FURTHER ORDERED that this Cease and Desist Order shall be recorded in the

I hereby certify that the annexed  
instrument is a true and correct copy  
of the original on file with the AZ Dept.  
of State.  
Date:                       
                    *[Signature]*  
                    Authorized Clerk

1 offices of the Pima County Recorder within the State of Arizona.  
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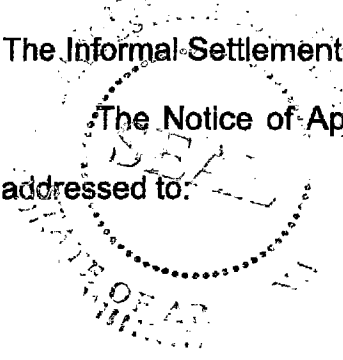
3 **NOTICE**

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.

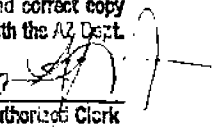
12 Upon the filing of a Notice of Appeal, the Department shall issue a Notice of Hearing  
13 in accordance with A.R.S. §41-1092.05. The Notice of Hearing will inform Respondents of  
14 the date, time, and location of the hearing, as well as the allegations being contested.

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***  
***Department is under no obligation to accept settlement terms Respondents may offer.***  
20 The Informal Settlement Conference will not delay the scheduled hearing.

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



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: 11/16/20   
Authorized Clerk

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

DATED this \_\_\_ day of April, 2026.

  
\_\_\_\_\_  
**SUSAN NICOLSON, Commissioner**  
Arizona Department of Real Estate

**Additional Notice**

Pursuant to section 41-1093.01, Arizona Revised Statutes, an agency shall limit all occupational regulations to regulations that are demonstrated to be necessary to specifically 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.

COPY of the foregoing sent via Certified U.S. Mail  
this \_\_\_ day of April, 2026, to:

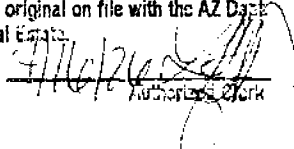
Receipt No:

**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

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: 7/16/24   
Authorized Clerk

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**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

**Respondents**

Receipt No

COPY of the foregoing mailed regular mail  
this \_\_\_ day of \_\_\_\_\_, 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 \_\_\_ day of \_\_\_\_\_, 2023 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

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

Date: 11/19/2021 Authorized Clerk