

When recorded mail to:

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

E & C File No. 25F-089



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

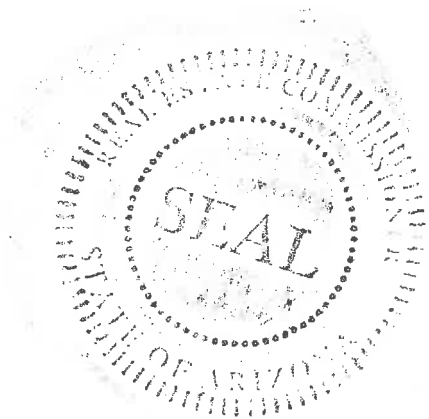
DATE/TIME: 04/24/2026 1136
FEE: \$15.00
PAGES: 48
FEE NUMBER: 2026-034088

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: 7/21/26 EB
Authorized Clerk

4/21/2026

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

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

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

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

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

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

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

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

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

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

25F-089
4/21/2026
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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



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 CP
Authorized Clerk

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

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

6 In the matter of the real estate activities of:

File No.: 25F-089

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

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

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

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

12 **Amanda Zachman**, an unlicensed individual

13 **Antony Mitchell**, an unlicensed individual

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

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

17 Respondents.

18 **DIRECTED TO:**

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

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

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

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

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

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

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

11 **FACTS**

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

17 2. According to Arizona Corporation Commission ("ACC") records, MV Realty of
18 Arizona, LLC ("MV Realty AZ") is an Arizona limited liability company formed on June 20,
19 2020. The entity was managed by four managers: Amanda Zachman, Antony Mitchell, David
20 Manchester, and Terri Cary-Clark.

21 3. According to Arizona Corporation Commission ("ACC") records, MV Brokerage
22 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.

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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 nearly 200 similar agreements
9 that exist throughout Pinal County.

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

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

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

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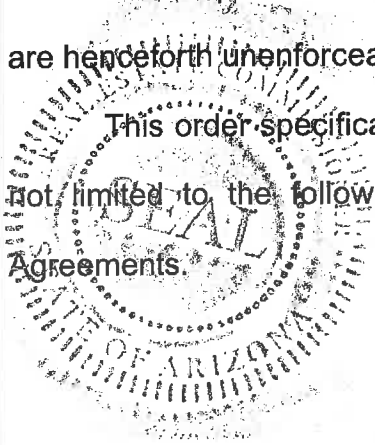
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2 **CEASE AND DESIST**

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

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

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



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Owner Name(s)	Property Address	Parcel Number	Recorded Document Number
MOULTRIE, DERWIN and MOULTRIE, SHEROLYN	10309 E Primrose Ln, Florence, AZ 85132	210-39-190	2021-094322
ARTHER, BRANDI D	37281 W Cannataro Ln, Maricopa, AZ 85138	502-54-387	2021-096094
GAUL, JOHN and GAUL, REBECCA	42774 W Raynon St, Maricopa, AZ 85138	512-44-259	2021-101032
GRAY, DECEMBER D and JIMMIE M JR	29380 N Red Finch Dr, San Tan Valley, AZ 85143	210-70-106	2021-101531
GUZMAN, MICHAEL R	44875 W Paitilla Ln, Maricopa, AZ 85139	512-30-375	2021-105792
PORRAS, APRIL and MOTE, JEFFREY	46118 W Keller Dr, Maricopa, AZ 85139	512-33-632	2021-112238
MEDLEY, ROY	36536 W San Clemente St, Maricopa, AZ 85138	502-53-497	2021-113344
CANALES, SERGIO	1725 N Agave St, Casa Grande, AZ 85122	505-15-042	2021-115881
KASPER, LAURE	579 N Palo Verde Dr, Apache Junction, AZ 85120	101-02-049	2021-116058
SCHURZ, LOUISE R	610 W Wilson Pl, Coolidge, AZ 85128	204-08-179	2021-117129
WESTERBERG JULIET	429 w Rainbow Bridge Ln, San Tan Valley, AZ 85140	104-98-884	2021-117193
HANSEN, DANA E LYNN	7306 W Millerton Way, Florence, AZ 85132	211-10-708	2021-117674
KIVALU, TANIELA KAKALOLO	13069 E Desert Lily Ln, Florence, AZ 85132	210-83-361	2021-117676
MUNSON, VICTORIA, LAMOREE CHRISTOPHER and BUTLER, ELIZABETH	1306 East Leaf Road, Queen Creek, AZ 85140	109-26-098	2021-117977
LAWSON, LACRESHA	10351 E Primrose Ln, Florence, AZ 85132	210-39-187	2021-118053

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SUTTON, DYLAN J	8773 W Coronado Dr, Arizona City, AZ 85123	406-04-213	2021-118630
CINTRON, FELIPE JAVIER ARROYO, CINTRON, FELIPE J ARROYO and ARROYO, MARIEL	960 E Harold Dr, Queen Creek, AZ 85140	109-29-162	2021-118771
DEAN, TONI M and TIFFANY	12111 W Lobo Dr, Arizona City, AZ 85123	511-63-642	2021-119190
JONES, GARY WESLEY	38216 W San Ildefonso Ave, Maricopa, AZ 85138	502-55-622	2021-119308
DAVIDSON, AARON	28700 N Geode Dr, San Tan Valley, AZ 85143	210-85-353	2021-119666
WILSON, MEGAN and CAMERON SCOTT	5938 E Oasis Blvd, Florence, AZ 85132	200-11-435	2021-121425
MORIN, FRANK	363 N Gold Dr, Apache Junction, AZ 85120	101-15-047	2021-122126
NEEDHAM, MARTHA ELIZABETH	1064 W Starview Ave, Coolidg, AZ 85128	204-32-263	2021-122127
STARR, JOANY and CHAD	1894 N Hubbard Ln, Casa Grande, AZ 85122	505-01-268	2021-123259
CAMPBELL, JUANITA E	2131 N St Bonita Ln, Casa Grande, AZ 85122	505-87-838	2021-126042
CAMPBELL, JUANITA E	2131 N St Bonita Ln, Casa Grande, AZ 85122	505-87-838	2022-089419
CARMON, SARAH ANNE	1117 E Laurel Dr, Casa Grande, AZ 85122	505-19-008	2021-126058
BRAY, JONNY and SMITH, LEMOYNE	1623 W Wilson Ave, Coolidge, AZ 85128	209-20-224	2021-128464
CASTRO, ABAD C	36980 N Yellowstone Dr, Queen Creek, AZ 85140	104-98-294	2021-128471
JOHNSON, JESSICA MARIE	554 West Kenworthy Avenue, Coolidge, AZ 85128	204-07-003	2021-129313
THE DIANA MARIA ALBERT LIVING TRUST	30079 N Clover Way, Queen Creek, AZ 85143	210-57-069	2021-130109

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SMITH, LARRY and KEMP, NADIA	53747 W Wileyson Cir, Maricopa, AZ 85139	510-69-006G	2021-132157
MCCOY, MICHAEL	40164 N Thoroughbred Way, Queen Creek, AZ 85140	109-21-203	2021-132158
CLAUSE, NATHAN and MADRID, VIOLET	34024 S Ranch Rd, Red Rock, AZ 85145	410-50-449	2021-132764
VALE, JUAN D	35987 W Velazquez Dr, Maricopa, AZ 85138	502-53-114	2021-135768
CONWAY, RODNEY JR	30 W Mountain View Rd, Queen Creek, AZ 85143	210-70-128	2021-133813
ANDRADE, BRENDA L and ANDRADE, KEVIN L	11529 W Lobo Dr, Arizona City, AZ 85123	511-63-895	2021-134575
CARROLL, CORNELL	22207 N Gibson Dr, Maricopa, AZ 85139	512-05-722	2021-136602
MILINKOVICH, IRENE	1150 E Renegade Trl, Queen Creek, AZ 85143	210+56+414	2021-138480
NUNEZ, WALTER E	19427 N Toya St, Maricopa, AZ 85138	512-44-451	2021-138483
SIFFER, MARK J	1964 S Mara Dr, Apache Junction, AZ 85120	102-49-008	2021-139079
SANCHEZ, CHRISTOPHER G	40333 W Helen Ct, Maricopa, AZ 85138	512-39-009	2021-140131
RIVERA, ALVIN	5540 E Helios Dr, Florence, AZ 85132	200-03-339	2021-140168
SHARP, BRANDON	639 West Lowell Drive, San Tan Valley, AZ 85140	104-98-486	2021-142953
RODRIGUEZ, MANUEL	201 E Ocotillo St, Casa Grande, AZ 85122	506-12-116	2021-143565
BAILEY, ASHLEIGH KAY and BAILEY, NICHOLAS ALLEN	3125 E Pinto Valley Rd, San Tan Valley, AZ 85143	210-67-334	2021-144343
BRINCEFIELD, BILLY JACK	10273 W Devonshire Dr, Arizona City, AZ 85123	407-03-398	2021-144347
YUBETA, MARIA CHRISTINA and YUBETA, RONALD JR	38152 W La Paz St, Maricopa, AZ 85213	502-55-098	2021-144386

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REBEIRO, MICHAEL DAVID and REBEIRO, DIANE MICHELLE	9985 E Orange Grove St, Florence, AZ 85132	200-13-625	2021-156863
JOHNSON, JESSICA MARI	554 West Kenworthy Avenue, Coolidge, AZ 85128	204-07-003	2021-145760
EUREN, JOYCE ANNE	2413 East San Borja Trail, Casa Grande, AZ 85194	505-38-217	2021-146543
LAMM, ROBERT A	1664 South Pinto Drive, Apache Junction, AZ 85120	102-52-008	2021-146841
SMITH, SHIRLEY and SMITH, MICHAEL	24015 N Brittlebush Way, Florence, AZ 85132	200-11-484	2021-150803
YOUNG, RAY aka YOUNG, LESLIE RAY	1069 W 14th Ave, Apache Junction, AZ 85120	102-48-107	2021-151859
RODRIGUEZ, MARINA JANET	117 W Diamond Trl, San Tan Valley, AZ 85143	210-70-269	2021-152302
BEASLEY, TERRY	8650 W Valdez Dr, Arizona City, AZ 85123	408-06-049	2021-152455
DUENAS, STEVEN S and DUENAS, MYRA T	35017 N Gurnsey Trl, Queen Creek, AZ 85143	210-68-048	2021-152473
KIRKPATRICK, SHEILA M and KIRKPATRICK, TIMOTHY P	2880 W Hayden Peak Dr, Queen Creek, AZ 85142	509-02-267	2021-152941
MILLS, BOBBY	1346 East Avenida Isabela, Casa Grande, AZ 85122	505-04-521	2021-153122
CLARK, SANDRA J	East Viola Street, Casa Grande, AZ 85122	504-37-006	2021-153731
MILLER, DON	10261 W Arvada Dr, Arizona City, AZ 85123	407-03-341	2021-155683
BROWN, LATANJA C and BROWN, ERIC G	21265 N Van Loo Dr, Maricopa, AZ 85138	512-02-241	2021-159286
RECER, MICHELE and RECER, DANIEL	42310 W Venture Rd, Maricopa, AZ 85138	512-14-148	2021-157668
STANFORD, JAMES C	325 S Willow St, Florence, AZ 85132	202-07-054	2021-158924

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DEEPE, TISHA J	9820 W Devonshire Dr, Arizona City, AZ 85123	407-05-102	2021-161023
LAGUARDIA, JAMES V	8720 W Milligan Rd, Arizona City, AZ 85123	408-06-381	2021-163711
BLACK, DARRYL	809 E Cowboy Cove Trl, San TAn VALley, AZ 85143	210-56-138	2021-164340
CANNON, JASON V	2465 W Arroyo Way, San Tan Valley, AZ 85142	509-03-701	2022-001314
RUCKER, BRAD A and LATTIMORE, JAVON Y	19057 N Meghan Dr, Maricopa, AZ 85138	215-38-292	2022-001850
RASHAD, TAKIYAH and MARSHALL, DANTE	36593 W Bilbao St, Maricopa, AZ 85138	502-52-459	2022-001924
PITTMAN, BRIAN and PITTMAN, EBONY	1024 W Lincoln Ave, Coolidge, AZ 85128	204-32-121	2022-002582
BRINER, SHARON and BRINER, CHARLES	10606 W Quartz Dr, Casa Grande, AZ 85193	511-58-034	2022-003217
CANEDO, CARLOS	15510 S Williams Pl, Arizona City, AZ 85123	408-18-356	2022-004451
CARRILLO, LORENZO	1265 W Green Tree Dr, San Tan VALley, AZ 85143	210-78-221	2022-004454
CARRILLO, LORENZO	1265 W Green Tree Dr, San Tan VALley, AZ 85143	210-78-221	2023-053888
GREEN, GEORGETTA L	3872 E Mica Rd, San Tan Valley, AZ 85143	210-84-006	2022-069628
SWAN, GATHY F	36796 W Nola Way, Maricopa, AZ 85138	502-54-047	2022-005409
SULLIVAN, MAQUANIE EMAYA	3945 N Juniper Dr, Eloy, AZ 85131	404-08-187	2022-005431
FINI, MICHELLE DEE and SONICO, JASON DENNIS M	9994 W Carousel Dr, Arizona City, AZ 85123	407-03-262	2022-005546
THOMPSON, MICHAEL	139 N Carter Ranch Rd, Coolidge, AZ 85128	204-38-218	2022-006376

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TAYLOR, RANDALL R and TAYLOR, JULI JOLENE	33000 N Falcon Trl, San Tan Valley, AZ 85142	516-01-413	2022-007014
PEDIGO, LINDA	7314 S Bennett Cir, Gold Canyon, AZ 85118	104-09-269	2022-008569
ALVIDREZ, ALICE	19711 N Casas Ave, Maricopa, AZ 85138	512-49-693	2022-009750
THURMAN, MAURICE JR	40575 W James Ln, Maricopa, AZ 85138	512-48-282	2022-010952
MCCOY, DUSTY ROSE	44049 W Neely Dr, Maricopa, AZ 85138	512-09-274	2022-012036
SILER, CANDICE MARIE	875 West Pima Avenue, Coolidge, AZ 85128	204-09-141	2022-015301
SMITH, MATTHEW R	36984 W Mattino Ln, Maricopa, AZ 85138	502-54-004	2022-020063
SMITH, DELBERT MIKEL	8977 West Santa Cruz Boulevard, ARizona City, AZ 85142	406-03-4700	2022-020164
SHEARER, SHON	23982 N Nectar Ave, Florence, AZ 85132	200-75-697	2022-020452
SEIDENSTRICKER, MATTHEW J	227 W Rio Dr, Casa Grande, AZ 85122	515-37-219	2022-020462
SHARP, RICHARD and SHARP, ESTELA	608 S Rolfs Ave, Mammoth, AZ 85618	306-21-121F	2022-020468
HUTCHISON, STEVEN ANDREW	17793 N Nocera Rd, Maricopa, AZ 85138	502-54-592	2022-021188
FIGUEROA, JESSE M and FIGUEROA, BETTY J	711 South Florence Street, Casa Grande, AZ 85122	507-09-109A	2022-021310
TENNIN, SHERELL W	42172 W Noreen Rd, Maricopa, AZ 85138	512-16-022	2022-022789
TENNIN, SHERELL W	42172 W Noreen Rd, Maricopa, AZ 85138	512-16-022	2022-028063
YANKLEY, NORMA C	857 W Roosevelt Ave, Coolidge, AZ 85128	204-09-0890	2022-022879
QUINTANA, DEMETRIO E	5772 E Moira Rd, Florence, AZ 85132	200-03-008	2022-023945

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MILLS, GEORGE and MILLS, TAYLOR	1392 E Desert Holly Dr, San Tan Valley, AZ 85143	210-71-689	2022-025002
ROBLES, JACKELINE AURELIA REYES	36187 W Vera Cruz Dr, Maricopa, AZ 85138	502-52-229	2022-025239
SMITH, DAVID D and SMITH, PAMELA JEAN	35323 N Aubrac Cir, San Tan Valley, AZ 85143	210-68-833	2022-025557
SANTANA, JORGE	1111 E Monteleone St, San Tan Valley, AZ 85140	109-45-106	2022-025584
SANTANA, JORGE	1111 E Monteleone St, San Tan Valley, AZ 85140	109-45-106	2022-026176
COLBY, RUSSELL C and COLBY, MARLA S	4985 E Rhodium Dr, San Tan Valley, AZ 85143	210-85-403	2022-027954
GARCIA, MONTRAY and GARCIA, EBONI	18976 North Lariat Road, Maricopa, AZ 85138	512-40-633	2022-028098
GRADWELL, JOHN HAMILTON	7115 W Candlewood Way, Florence, AZ 85132	211-13-208	2022-029962
BORGARDS, FREDERICK EDMAND	1115 N Center Ave, Casa Grande, AZ 85122	506-07-311	2022-033779
MOODY, JERRY and MOODY, DORIS	195 S Picacho Heights Rd, Eloy, AZ 85131	411-42-074	2022-035067
TEETER, DON W	418 E Fred Ave, Apache Junction, AZ 85119	102-03-309	2022-038354
WOODS, RUSSELL and WOODS, BERNICE	1676 E Daisy Ct, Casa Grande, AZ 85122	505-79-139	2022-040814
GARCIA, RAMON A	1540 E Peregrine Trl, Casa Grande, AZ 85122	505-83-151	2022-041576
FORESTELL MARTIN R	4855 E Whitehall Dr, San Tan Valley, AZ 85140	109-23-2550	2022-043321
EVANS, CAROL ANNE and EVANS, RONALD C	24085 N Corn Cir	200-13-6310	2022-044169
DUNN, MICHAEL E and WOOD, SHANDA	21326 E Prospector Pl, Red Rock, AZ 85145	410-51-086	2022-045699

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 EB
Authorized Clerk



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DOUGALL, ANGELA	762 W Twin Peaks Pkwy, San Tan Valley, AZ 85143	210-74-002	2022-047513
REYNOSO, VICTOR A	40526 W Hillman Dr, Maricopa, AZ 85138	512-46-326	2022-047604
TAYLOR, LATOSHA J	5219 E Iridium Way, San Tan Valley, AZ 85143	210-85-287	2022-047607
JACKSON, SHENA	1482 N Milly Ln, Casa Grande, AZ 85122	505-78-6080	2022-048705
BAUGHN, JEREMY F and BAUGHN, TESSA L	38257 N Jonathan St, San Tan Valley, AZ 85140	109-32-3510	2022-055123
PEARCE, BUDD E and ZELONIS, AMANDA LEE	3888 S Whispering Sands Dr, Casa Grande, AZ 85193	511-57-009	2022-056584
KELLY, JOSEPH	675 W Jardin Dr, Casa Grande, AZ 85122	504-67-205	2022-056677
JOHNSON-WAGNER, TRACIE	44563 Garden Lane, Maricopa, AZ 85139	512-05-208	2022-056746
JOHNSON-WAGNER, TRACIE	44563 Garden Lane, Maricopa, AZ 85139	512-05-208	2022-057564
PULLIAM, JENNIFER SONG	8421 W Candlewood Way, Florence, AZ 85132	211-14-634	2022-058058
DENZEL, CONSTANCE and DENZEL, PETER	23620 N Wilderness Way, Florence, AZ 85132	200-75-278	2022-058357
RICHARDS, GEORGE A and ONEIL, RICHARDS, CHARLOTTE LYNN	40185 West Williams Way, Maricopa, AZ 85138	512-49-801	2022-059849
CRAVEN, RONDA SUE	2735 W Manzanita St, Apache Junction, AZ 85120	100-37-0200	2022-061753
THOMPSON, LEE and HILL, KAITLYN	4512 W Suncup Dr, San Tan Valley, AZ 85142	516-02-128	2022-064000
GRANT, DONALD	5753 E Valley View Dr, Florence, AZ 85132	200-11-129	2022-064807

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.

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HEFFERNAN, PATRICK and HEFFERNAN, BEVERLY	1269 W Roosevelt Ave, Coolidge, AZ 85128	204-38-3510	2022-064984
RAMIREZ, MICHAEL A SR	44541 W Windrose Dr, Maricopa, AZ 85138	512-35-064	2022-067073
RAMIREZ, MICHAEL A SR	44541 W Windrose Dr, Maricopa, AZ 85138	512-35-064	2022-067311
GREER, JACQUELINE	36349 W El Greco St, Maricopa, AZ 85138	502-52-378	2022-067936
HARRISON, ROSALVA and HARRISON, TOMMY ALLEN	2563 North Kenna Place, Casa Grande, AZ 85122	504-78-237	2022-072369
EDWARDS, BRENDA	44153 W Cydnee Dr, Maricopa, AZ 85138	512-08-067	2022-073474
BOWRA, JASON	718 W Pima Ave, Coolidge, AZ 85128	204-09-0130	2022-077703
FUH, JULIUS	40571 W Parkhill Dr, Maricopa, AZ 85138	512-45-794	2022-079018
ROSENTHAL, DIANE	11403 W Coloma Rd, Arizona City, AZ 85123	511-65-009	2022-081797
CASEAU, JEFFREY and CASEAU, SUSAN M	1667 E Palo Verde Dr, Casa Grande, AZ 85122	505-59-2230	2022-084648
ORTIZ, ROBERT M and ORTIZ, SAMANTHA H	18028 Via Margarita, Gold Canyon, AZ 85118	104-17-375	2022-084659
HERNANDEZ, NICHOLAS A and PHILPOT, DANIELLE R	1929 W 23rd Ave, Apache Junction, AZ 85120	102-62-065	2022-085947
CARR, SHYLO L and CARR, JAMES L	45065 W Honeycutt Ave, Maricopa, AZ 85139	510-29-040A	2022-085983
ROJAS, PLACIDO RAYMOND JR and ROJAS, CHRISTINE	376 West Walton Avenue, Coolidge, AZ 85128	205-03-336	2022-086662

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.

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HUFF, DILLON and POSTLETHWAIT, TAYLOR	4135 North Tip Top Drive, Florence, AZ 85132	400-09-005T	2022-086673
ALLEN, ANGELA L	2772 W Hayden Peak Dr, San Tan VALley, AZ 85142	509-02-260	2022-086705
BALDWIN, JOSHUA L	1201 E Cordova Ave, Casa Grande, AZ 85122	505-06-102	2022-088635
HAWES, GRANVIL III	1280 E Rodeo Rd, Casa Grande, AZ 85122	505-06-0140	2022-089354
WALLS, DANA MICHELLE and ORTIZ, LORENZO RAY	44792 W Miraflores St, Maricopa, AZ 85139	512-30-438	2022-089602
WILLIAMS, DOMINIQUE M	13727 E Aster Ln, Florence, AZ 85132	210-83-395	2022-089987
RAMIREZ, JUAN A and RAMIREZ, GRISELDA	40020 N Tresta Way, Queen Creek, AZ 85140	109-30-334	2022-090146
THOMAS, DARLENE and GARY, ROMMY L	37335 W Cannatara Ln, Maricopa, AZ 85138	502-54-383	2022-090376
2022-117358	10631 E Sunflower Ln, Florence, AZ 85132	210-39-2190	2022-090819
HOUGH, NICOLE	10631 E Sunflower Ln, Florence, AZ 85132	210-39-2190	
GULLATT, GINDY	5090 E Roosevelt St, Apache Junction, AZ 85119	103-30-013B	2022-090893
MARQUEZ, MANUEL and INIGUEZ, ANGELINA	22714 N Chase Dr, Maricopa, AZ 85138	512-46-446	2022-091811
LUGO, JOSEPH M	4140 N Valencia Dr, Eloy, AZ 85131	404-06-050	2022-092113
CORNISH, KATRINA and FONTANA, THOMAS as Co-Trustees of the CORNISH-FONTANA FAMILY LIVING TRUST	20002 W Desert Views Dr, Casa Grande, AZ 85122	509-88-023	2022-092114

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.

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ARCHAMBEAU, LINDA ANN and MILLER, PAUL	4726 N San Marcos Dr, Apache Junction, AZ 85120	100-09-001E	2022-092209
LOGAN, CHADWICKE	44445 W Yucca Ln, Maricopa, AZ 85138	512-35-1580	2022-093130
JACKSON, RUBIE J	4912 E Iolite St, San Tan Valley, AZ 85143	210-84-849	2022-097409
MORGAN, JEFFERSON and MORGAN, SHARAE	3528 N Val Vista Rd, Apache Junction, AZ 85119	100-16-020C	2022-097810
HUERTA, ANTHONY PINO JR	315 W Palo Verde Dr, Superior, AZ 85173	105-09-0690	2022-097959
DEFRIES, EMILEE A and DEFRIES, MICHAEL C	1441 N Maria Ln, Casa Grande, AZ 85122	505-78-455	2022-098619
QUILLEN, GARY	5180 S Whispering Sands Dr, Casa Grande, AZ 85192	511-05-008K	2022-099420
WILLIAMS, ROBERT L	1285 N Mesquite Ln, Coolidge, AZ 85128	203-17-033	2022-099426
PANASEWICZ, NOAH T	38349 N Jonathan St, San Tan Valley, AZ 85140	109-32-358	2022-099478
BARRIOS, RUBY and BARRIOS, JUAN	1748 W Aztec Dr, Coolidge, AZ 85128	209-40-163	2022-099529
SHELL, CARL EDWIN	40818 W Shaver Dr, Maricopa, AZ 85138	512-46-638	2022-099846
THOMPSON, RANDY L and THOMPSON, LAURIE J	10261 E Superstition Range Rd, Gold Canyon, AZ 85118	108-74-3510	2022-099849
NYONE, GEORGE B and NYONE, BARIAALA G	35301 North Belgian Blue Court, San Tan Valley, AZ 85143	210-68-0250	2022-100097
FERNANDEZ, MARY ESTHER	2300 E Magma Rd #24, San Tan Valley, AZ 85143	210-64-024	2022-100241
RIEFFER, JOSEF	1442 N Morrison Ave, Casa Grande, AZ 85122	506-03-084	2022-101064
GORDON, LETICIA	34414 S Ranch Rd, Red Rock, AZ 85145	410-50-224	2022-101560

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.

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ANDERSON, WARREN	2101 S Meridian Rd, Lot 443, Apache Junction, AZ 85120	102-50-443	2022-101566
ROMANO, MICHAEL C	8491 West Springfield Way, Florence, AZ 85132	211-14-5670	2022-101568
BALTIERRA, JESSE SR and BALTIERRA, GINNY	235 N Magma Ave, Superior, AZ 85173	106-12-019A	2022-101574
TRULOVE, CLARA L and TRULOVE, WILLIAM ATHOL JR	306 W 1st St, Casa Grande, AZ 85122	507-07-031A	2022-101595
BRADLEY, LAURA L	4725 North Meridian Drive, Apache Junction, AZ 85120	100-13-010C	2022-101596
THOMPSON, NATHANIEL	41838 Anne Lane, Maricopa, AZ 85138	512-02-273	2022-102867
HENNINGSEN, ALMA L	41608 North Salix Drive, San Tan Valley, AZ 85140	109-26-8130	2022-102869
BONNER, MICHAEL L	300 N Lincoln Ave, Casa Grande, AZ 85122	507-04-062	2022-103434
DIAZ, JENNIFER	121 W 13th St, Casa Grande, AZ 85122	506-07-2990	2022-103437
SHORTER, HESTER E and JUMP, DAVID	1651 E Sunflower St, Casa Grande, AZ 85122	505-63-064	2022-105087
SAM, MICHELLE T	15041 S Redondo Rd, Arizona City, AZ 85123	407-08-128	2022-105424
GONZALES, ERIKA and MITCHELL, STEPHEN	4801 E Magnus Dr, San Tan Valley, AZ 85140	109-23-345	2022-105762
VAN ECK, CHRISTINA	41226 W Granada Dr, Maricopa, AZ 85138	512-42-340	2022-106681
CRAIG, ELLEN ANN	45084 W Desert Cedars Ln, Maricopa, AZ 85139	512-36-225	2022-107016
MAYNARD EUGENE YOUNG FAMILY LIVING TRUST	3512 W Mineral Butte Dr, San Tan Valley, AZ 85142	509-12-173	2022-107507
SOM, SONYUTH and SOM, JOY	43746 W Buckhorn Trl, Maricopa, AZ 85138	512-35-610	2022-108037

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DODD, JAMAL and LOVE, TINEKA	42573 W Oakland Dr, Maricopa, AZ 85138	512-14-472	2022-108689
CALIXTO, JOHN	43225 W Oakland Ct, Maricopa, AZ 85138	512-25-0830	2022-108872
RINCON, CHRISTOPHER M	1224 S 11th St, Coolidge, AZ 85128	204-32-3210	2022-108981
SHOWS, LENORA BESAMEA	19582 E Briggs Rd, Florence, AZ 85132	206-01-033	2022-109043
CHAPPELL, NICHOLAS and CHAPPELL, TANYA	879 W 12th Ave, Apache Junction, AZ 85120	102-48-027	2022-109144
MAGALLON, EDDIE	41204 W Barcelona Dr, Maricopa, AZ 85138	512-42-520	2022-109412
SCOTT, ANTOINETTE	330 E Burke Ave, Coolidge, AZ 85128	205-06-176B	2022-109785
FELIZ, HENRY J	306 North 21st Circle, Coolidge, AZ 85128	209-38-297	2022-110528
HURLEY, PATRICIA R and PLATT, JOHN KINGSLEY JR	2345 W Paseo Redondo, Oracle, AZ 85623	308-36-0190	2022-113266
BREWTON, CARLA	166 E Douglas Ave, Coolidge, AZ 85128	205-24-2150	2022-113408
BROWN, MARAH A	12600 W Obregon Dr, Arizona City, AZ 85123	511-63-288	2022-113707
THE SMITH FAMILY REVOCABLE LIFETIME A-B TRUST	38030 S Boulder Ridge Dr, Saddlebrooke, AZ 85739	305-69-044A	2022-114066
PORTILLO, LORENZO	20666 N Mac Neil Ct, Maricopa, AZ 85138	512-49-1410	2022-114103
REDDITT, EDWARD JR and REDDITT, DEBRA A	2273 E Mohave Ln, Apache Junction, AZ 85119	103-22-206	2023-073899
WATSON, ERNESTINE	44767 Woody Rd, Maricopa, AZ 85139	512-37-4490	2022-111959
HURLEY, MARGARET C	1825 N Calle Valencia, Oracle, AZ 85623	308-56-039	2022-112057

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 EB
Authorized Clerk



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2	BURKE, MICHAEL J	44810 W Horse Mesa Rd, Maricopa, AZ 85139	512-37-2820	2022-113220
3	HURLEY, PATRICIA R and PLATT, JOHN KINGSLEY JR	2345 W Paseo Redondo, Oracle, 85623	308-36-0190	2022-113266
4				
5	ARMENTA, DAVID J	20800 N Dries Rd, Maricopa, AZ 85138	512-49-214	2022-113332
6				
7	CARLSON, KIMBERLY KATELIN	4667 W Orange Ave, Coolidge, AZ 85128	509-57-1400	2022-113339
8				
9	LANDRY, DEBBIE J	702 E Nancy Ave, San Tan Valley, AZ 85140	109-31-502	2022-113409
10				
11	HUVER, RONALD R JR and KING, RANDI JO	41146 W Hayden Dr, Maricopa, AZ 85138	512-43-281	2022-113411
12				
13	ESPINOZA, ARIADNA and ESPINOZA, FRANCISCO J and COVARRUBIAS, ELISA	37087 West Maddaloni Avenue, Maricopa, AZ 85138	502-54-1170	2022-113453
14				
15	HENDERSON, CHRISTOPHER and HENDERSON, THERESA	52872 W Sunbake Ln, Maricopa, AZ 85139	510-36-010F	2022-114000
16	JAMES, CHARLESETTA	17637 N Avelino Dr, Maricopa, AZ 85138	502-54-2950	2022-114045

17
18 **IT IS FURTHER ORDERED** that this Cease and Desist Order shall be recorded in the
19 offices of the Pinal County Recorder within the State of Arizona.

20 **NOTICE**

21 This Cease and Desist Order is an appealable agency action under A.R.S. §41-1092.
22 Respondents may request an administrative hearing to contest this Cease and Desist Order

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Date: 4/21/26 EB
Authorized Clerk

1 by filing a Notice of Appeal within thirty (30) days of receipt of this notice by Respondents.
2 Failure to timely file a Notice of Appeal will constitute a waiver of Respondent's right to any
3 hearing on this matter and to any other appeal right to which Respondents are otherwise
4 entitled. The Notice of Appeal must identify the appealing party, the party's address, the
5 action being appealed and must also contain a concise statement of the reason(s) for the
6 appeal.

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

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

17 The Notice of Appeal and request for an Informal Settlement Conference should be
18 addressed to

19 Enforcement and Compliance Division
20 Arizona Department of Real Estate
21 100 North 15th Avenue, Suite 201
22 Phoenix, Arizona 85007

DATED this 21st day of April, 2026.



SUSAN NICOLSON, Commissioner
Arizona Department of Real Estate

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 EB
Authorized Clerk

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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 21st day of April, 2026, to:

Receipt No:

Amanda Zachman 9407 1098 9864 3080 8043 05
401 East Atlantic Avenue, #201
Delray Beach, FL 33483

David Manchester 9414 8098 9864 3080 8045 26
401 East Atlantic Avenue, #201
Delray Beach, FL 33483

Antony Mitchell 9414 8098 9864 3080 8046 18
6615 W Boynton Beach Blvd, #394
Boynton Beach, FL 33437

Terri Gary Clark 9414 8098 9864 3580 2232 30
10 Pinon Dr. #2020
Sedona, AZ 86336

MV Realty of Arizona, LLC 9414 8098 9864 3580 2235 13

MV Brokerage of Arizona, LLC 9414 8098 9864 3080 8047 93
% CT Corporation System
3800 N Central Ave, Suite 460
Phoenix, AZ 85012

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 CB
Authorized Clerk



1
2 **MV Realty PBC, LLC**
3 1451 W Cypress Creek Road
4 Suite 300
5 Ft. Lauderdale, FL 33309

9414 8098 9864 3080 8047 55

9414 8098 9864 3080 8050 11

6 **Respondents**

7 Receipt No

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

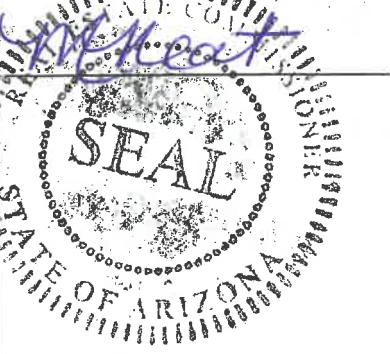
10 Lynette Evans, AAG
11 Office of the Attorney General, State of Arizona
12 2005 N. Central Avenue
13 Phoenix, AZ 85004-1592
14 Attorney for the Department

15 COPY of the foregoing sent via email
16 this 21st day of April, 2023 to:

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

18 COPY of the foregoing delivered this
19 same day to:

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



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

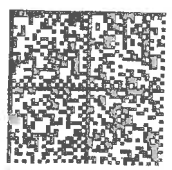
Date: 4/21/26 CB
Authorized Clerk

PR

PO Box 848
Florence, AZ 85132



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ZIP 85132
02 7W
0008034031

Arizona Department of Real Estate
Enforcement & Compliance
100 N 15th Ave, Suite 201
Phoenix, AZ 85007

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AZ Dept. of Real Estate

