

David Lara County Recorder, Yuma County AZ



When recorded mail to:

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

E & C File No. 25F-089

THIS SPACE RESERVED FOR RECORDING INFORMATION

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

**25F-089**

In the matter of the unlicensed Real Estate activity violations of  
MV Realty of Arizona LLC, MV Realty PBC, LLC, Amanda Zachman, Antony Mitchell, and  
David Manchester


**DO NOT REMOVE**

**Part of the official document**





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

4/21/26   
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 Yuma 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.

Date: 4/21/26   
Authorized Clerk



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

25F-089  
4/21/2026  
Page 2

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Documents and statements obtained by the Department establish that you, acting through your entity, engaged in unlicensed real estate activity. Specifically you performed acts requiring a real estate broker's license without holding an active license, by demanding compensation for the termination of an 'Exclusive Property Engagement Agreement'. Your conduct demonstrates a clear disregard for state laws and rules related to real estate.

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

Pursuant to the authority granted to the Commissioner under A.R.S. § 32-2154, the Department has issued the enclosed Cease and Desist Order, dated April 21, 2026.

Pursuant to A.R.S §32-2154, if it appears that any person has engaged, is engaging or is preparing to engage in any act, practice or transaction that constitutes a violation of Title 32, Chapter 20, the Department may issue an order directing any person to cease and desist from engaging in the act, practice or transaction or doing any act in furtherance of the act, to make restitution or to take appropriate affirmative action to correct the conditions resulting from the act, practice or transaction.

Direct all inquiries or correspondence through the Department's Message Center, using the subject "Enforcement and Compliance."

Sincerely,



Mandy Neat  
Deputy Commissioner  
Enforcement and Compliance Division

MN/LA

C: File **25F-089**



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

Date: 4/21/26 

Authorized Clerk



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

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

7 In the matter of the real estate activities of:

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

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

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

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

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

17 **Amanda Zachman**, an unlicensed individual

18 **Antony Mitchell**, an unlicensed individual

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

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

22 Respondents.

DIRECTED TO:

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

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

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

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

Date: 4/21/26  
Authorized Clerk





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

Date: 4/21/24

Authorized Clerk



1  
2 **FACTUAL FINDINGS**

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

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

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

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

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

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

Date: 4/21/20   
Authorized Clerk

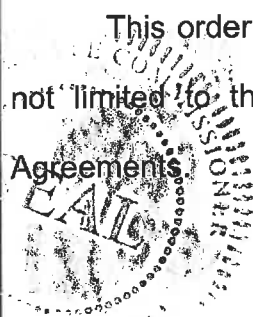


1  
2 **CEASE AND DESIST**

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

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

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



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:

4/21/2012 

Authorized Clerk



Owner Name(s)	Property Address	Parcel Number	Recorded Document Number
RINGWALD SHAWN	12385 S Avenue 5 E, Yuma, AZ 85365	724-13-008	2022-36641
CARABAJAL ILZE BERENISSE and CARABAJAL RICHARD	2839 W Patricia Ln, Yuma, AZ 85365	721-37-014	2022-35386
WHITE DEBBIE	14396 Pamela De Fortuna Dr, Yuma, AZ 85367	702-02-088	2022-35271
MARTINEZ JOSE AMPARO and TORRES MARTHA LETICIA	577 N Carlisle Ave, Somerton, AZ 85350	743-53-034	2022-35261
JIMENEZ MARIA I.	2957 W 11th Pl, Yuma, AZ 85364	664-11-101	2022-35035
PUCCINI ALAN	11642 Mohawk St, Wellton, AZ 85356	709-52-106	2022-34109
RUIZ RICARDO CERON and CERON PATRICIA	1405 S 11th Ave, Yuma, AZ 85364	665-25-123	2022-33604
GREGORY JAMES T.	2674 West 21st Street, Yuma, AZ 85364	664-52-043	2022-33547
FLORES CRISTINA	960 S Avenue A, Yuma, AZ 85364	664-08-156	2022-30808
MANN RONALD and MANN RACHEAL	118 W 23rd Pl, Yuma, AZ 85364	665-59-065	2022-30778
CRAIN THERESA A.	2766 S Marion Ave, Yuma, AZ 85365	696-09-169	2022-29892
ROCHE ANGELA M.	317 S Ruby Ave, Yuma, AZ 85364	632-42-009	2022-27774
MONCUR MICHAEL	10140 S Avenida La Primera, Yuma, AZ 85367	701-01-032	2022-27758

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the Assessor's Office of Real Estate.

Date: 9/21/26   
Authorized Clerk



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DIAZ VICKI D.	12416 S Renee Ave, Yuma, AZ 85367	728-11-116	2022-26746
FLORES ALEJANDRO	2027 S Magnolia Ave, Yuma, AZ 85364	664-54-129	2022-26537
ASHBY TRESEA and ASHBY ELI J. and ASHBY TALON L	1825 W County 16th St, Somerton, AZ 85350	212-04-009	2022-24513
FISCHER ROBERT	7044 E 38th St, Yuma, AZ 85365	698-53-174	2022-24511
LEE LINDA R.	14757 S Verde Ave, Yuma, AZ 85365	748-25-033	2022-24006
BORJON JUAN and BORJON MIRELLA	2711 E County 15 ½ St, Yuma, AZ 85365	747-52-019	2022-22709
JIMENEZ MARTHA GONZALEZ	1120 Jennifer Avenue, Somerton, AZ 85350	743-46-066	2022-22036
BONILLAS JORGE	220 S 5th Ave, Yuma, AZ 85364	633-42-016	2022-21569
MUNOZ MONICA	6084 E Overlook Ln, Yuma, AZ 85365	698-09-016	2022-21567
SIMPER AMBER MARIE	4451 W 16th Pl, Yuma, AZ 85364	663-39-013	2022-20330
JIMENEZ DANIEL SANCHEZ	1599 E Udall Ln, San Luis, AZ 85336	776-50-180	2022-18930
VALADEZ JUAN and AKA VALADEZ JUAN C.	2445 S 7th Ave, Yuma, AZ 85364	695-02-026	2022-18216
VERDUZCO ISRAEL FRIAS	1805 S Walnut Ave, Yuma, AZ 85364	665-44-009	2022-18148
ASHBY TALON LAWRENCE	2228 E San Marcos Dr, Yuma, AZ 85365	696-01-093	2022-18137

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:

4/21/2012 

Authorized Clerk



1				
2	KETTUMEN JEFFRY J	2356 W 22nd Pl, Yuma, AZ 85364	664-61-018	2022-17664
3	CARPIO JUAN G.	1927 S Naples Ave, Yuma, AZ 85364	664-43-191	2022-16430
4	CEDARHOLM SALLY E.	11759 S Prescott Ave, Yuma, AZ 85365	700-60-316	2022-16429
5	GREGG GENE D.	835 West Cactus Drive, Yuma, AZ 85364	695-25-058	2022-16386
6	GREGG GENE D.	2614 West 25th Street, Yuma, AZ 85364	694-04-001	2022-16385
7	GREGG GENE D.	4295 West 20th Lane, Yuma, AZ 85364	663-55-062	2022-16382
8	GREGG GENE D.	4295 West 20th Lane, Yuma, AZ 85364	663-55-062	2022-16382
9	HERNANDEZ ALVARO and TALLANT CLAUDIA L	10310 E 37th Pl, Yuma, AZ 85365	700-50-082	2022-16369
10	HERNANDEZ ALVARO and TALLANT CLAUDIA L	10310 E 37th Pl, Yuma, AZ 85365	700-50-082	2022-16369
11	DAVIS GLORIA SUE	8806 S Mary Ann Ct, Welton, AZ 85356	684-25-024	2022-16368
12	FERNANDEZ ROSA and ESQUIVEL FLORENTINO	992 S 47th Ave, Yuma, AZ 85364	663-05-115	2022-16239
13	FERNANDEZ ROSA and ESQUIVEL FLORENTINO	992 S 47th Ave, Yuma, AZ 85364	663-05-115	2022-16239
14	RAMOS DOLORES C and RAMOS MANUEL S	2174 S 46th Dr, Yuma, AZ 85364	663-54-502	2022-15885
15	RAMOS DOLORES C and RAMOS MANUEL S	2174 S 46th Dr, Yuma, AZ 85364	663-54-502	2022-15885
16	GAXIOLA VICTOR ARTURO	3917 E Hoyos St, San Luis, AZ 85336	777-61-048	2022-14035
17	GAXIOLA VICTOR ARTURO	3917 E Hoyos St, San Luis, AZ 85336	777-61-048	2022-14035
18	SMITH THOMAS III	4640 W 12th St, Yuma, AZ 85364	663-14-141	2022-13571
19	GOLD GEORGE A	10393 S Avenida Compadres, Yuma, AZ 85365	700-10-047	2022-13436
20	ROMANUCCI SHARON J and ROMANUCCI JOHN P	10524 E 36th St, Yuma, AZ 85365	700-43-105	2022-12368
21	ROMANUCCI SHARON J and ROMANUCCI JOHN P	10524 E 36th St, Yuma, AZ 85365	700-43-105	2022-12368
22	SEGOVIANO VERONICA	2723 S Fresno Ave, Yuma, AZ 85364	695-12-106	2022-10825

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Date: 4/21/20   
Authorized Clerk



1	ELLA and SEGOVIANO			
2	HUMBERTO RODRIGUEZ			
3	WARNOCK JANICE	6389 E 45th Ln, Yuma, AZ 85365	725-18-722	2022-09257
4	FAIR ROBERT A. SR	157 N 6th Ave, Yuma, AZ 85364	633-34-020	2022-06471
5	BRACAMONTES ARCELIA C	591 E Angelica St, Somerton, AZ 85350	752-24-141	2022-06360
6	HENSON TROYCE BURTON and HENSON BELINDA P.	3950 S J Edward Dr, Yuma, AZ 85365	697-64-004	2022-06148
7	RINGWALD SHAWN	12385 S Avenue 5 E, Yuma, AZ 85365	724-13-008	2022-01793
8	EVITCH THELMA	756 S 13th Ave, Yuma, AZ 85364	632-64-102	2022-00995
9	ALEDO MANUEL JESSIE and ALEDO GUADALUPE SANCHEZ	684 W 13th Street, Somerton, AZ 85350	752-29-464	2022-00554
10	GUTIERREZ NATHALIE	2032 E 25th St, Yuma, AZ 85365	695-08-121	2021-47683
11	NUNEZ NELLIE MARTIZA	4469 W 14th St, Yuma, AZ 85364	663-23-066	2021-44485
12	VALDEZ FABRICIO	1800 E Los Olivos Dr, San Luis, AZ 85336	776-51-072	2021-43220
13	ACOSTA CATHERINE	260 S 10th Ave, Yuma, AZ 85364	633-41-144	2021-42323
14	TUDOR TRAVIS and TUDOR ALBA	4627 W 27th Pl, Yuma, AZ 85364	693-14-369	2021-38880

21  
22  
**IT IS FURTHER ORDERED** that this Cease and Desist Order shall be recorded in the  
offices of the Yuma County Recorder within the State of Arizona.

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: 9/21/2008  
Authorized Clerk



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**NOTICE**

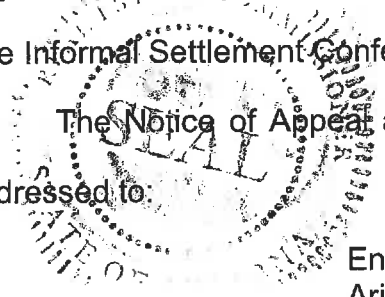
This Cease and Desist Order is an appealable agency action under A.R.S. §41-1092. Respondents may request an administrative hearing to contest this Cease and Desist Order by filing a Notice of Appeal within thirty (30) days of receipt of this notice by Respondents. Failure to timely file a Notice of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

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

If Respondents file a Notice of Appeal, Respondents may also request an Informal Settlement Conference (ISC) at the time of filing the Notice of Appeal, or separately by filing a written request no later than twenty (20) days before the scheduled hearing. The ISC shall be held within fifteen (15) days after receipt of the request. A Department representative with 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.***

The Informal Settlement Conference will not delay the scheduled hearing.

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



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

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

Date:

4/21/20

Authorized Clerk



1  
2 DATED this 21<sup>st</sup> day of April, 2026.

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

5 **Additional Notice**

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

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

15 Receipt No:

16 **Amanda Zachman** 9414 8098 9864 3580 2305 73  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

17 **David Manchester** 9414 8098 9864 3580 2306 72  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

18 **Antony Mitchell** 9414 8098 9864 3580 2304 98  
6615 W Boynton Beach Blvd, #394  
Boynton Beach, FL 33437

19 **Terri Cary-Clark** 9414 8098 9864 3580 2307 02  
20 10 Pinon Dr. #2020  
21 Sedona, AZ 86336  
22

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: 4/21/2016 

Authorized Clerk



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

9414 8098 9864 3580 2305 28  
9414 8098 9864 3580 2307 26

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

9414 8098 9864 3580 2308 01  
9414 8098 9864 3580 2309 93

**Respondents**

Receipt No

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

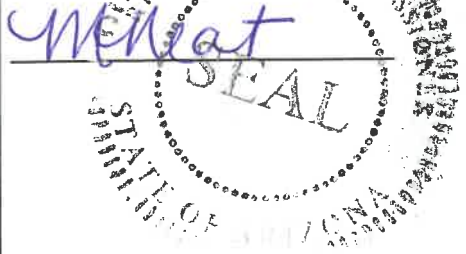
Lynette Evans, AAG  
Office of the Attorney General, State of Arizona  
2005 N. Central Avenue  
Phoenix, AZ 85004-1592  
Attorney for the Department

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

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

COPY of the foregoing delivered this  
same day to:

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



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Date: 9/21/20   
Authorized Clerk

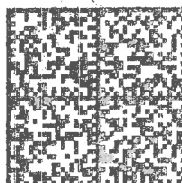


Yuma County Recorder  
298 S. Main Street  
Yuma, Arizona 85364

RECEIVED

MAY 06 RECD

AZ Dept. of Recorder



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05/04/2026  
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Re: 2026-10697

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

