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2 **JABURG & WILK, P.C.**
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4 Phoenix, Arizona 85012
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6 Attorneys for James C. Sell, Receiver

7 SUPERIOR COURT OF ARIZONA

8 MARICOPA COUNTY

9 ARIZONA CORPORATION COMMISSION,

Case No: CV2003-005724

10 Plaintiff,

**SECOND APPLICATION FOR INTERIM
COMPENSATION BY JAMES C. SELL,
RECEIVER**

11 v.

12 AMERICAN NATIONAL MORTGAGE
13 PARTNERS, L.L.C., et al.

(Assigned to the Honorable J. Richard Gama)

14 Defendants.

15 James C. Sell, the Receiver, hereby submits his Second Application for Interim
16 Compensation in the above-captioned case.

17 1. Applicant is the duly appointed Receiver in this case, pursuant to Order of this
18 Court.

19 2. This Application is made pursuant to the provisions of Court Order entered June 5,
20 2003, with regard to the Order Appointing Receiver

21 3. This Application covers services rendered from July 1, 2003 through September
22 30, 2003 (the "Application Period"), in connection with services performed by the Receiver and
23 costs incurred in the performance of his duties. Attached hereto as **Exhibit "A"** is an itemized
24 statement of the services performed and a summary of fees and costs incurred during each month
25 of the Application Period.

26 4. All of the services which the Receiver has performed have been for the benefit of
27 the Receivership Estate.

28

1 5. The total fees, secretarial expenses, and costs incurred during the Application
2 period are as follows:

3	Fees	\$91,378.75
4	Expenses	<u>\$ 2,753.49</u>
5	Total	\$94,132.24

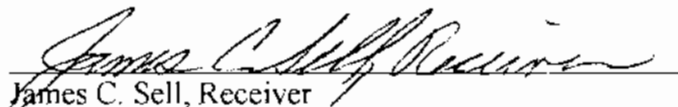
6 6. Pursuant to previous Order of the Court which allowed Applicant to be paid 80
7 percent (80%) of his fees and 100 percent (100%) of disbursements, Applicant was not paid fees
8 and disbursements during the Application Period, leaving a current unpaid balance due Applicant
9 of \$94,132.24.

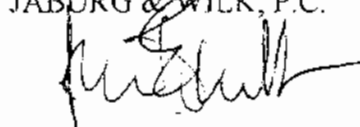
10 WHEREFORE, Applicant prays the Court enter an Order as follows:

11 A. Approving the allowance of compensation to Applicant in the amount of
12 \$91,378.75 for fees and \$2,753.49 for reimbursement of costs, for a total of \$94,132.24 in
13 connection with the Receivership Estate during the Application Period; and

14 B. Authorizing and directing payment of the unpaid balance of \$94,132.24 to the
15 Receiver at such time as the Receivership Estate has sufficient funds.

16 RESPECTFULLY SUBMITTED this 16th day of December, 2003

17
18 
19 James C. Sell, Receiver

20 JABURG & WILK, P.C.
21 
22 _____
23 Lawrence E. Wilk
24 3200 North Central, Suite 2000
25 Phoenix, Arizona 85012
26 Attorneys for James C. Sell, Receiver

JABURG & WILK, P.C.
ATTORNEY AT LAW
3200 NORTH CENTRAL AVENUE
SUITE 2000
PHOENIX, ARIZONA 85012

A

JAMES C. SELL, C.P.A., C.F.E.

5045 N. 12th Street, Suite 100

Phoenix, Arizona 85014

(602) 265-3519

FAX (602) 265-3622

August 19, 2003

**FEES AND COSTS
RELATED TO ANMP RECEIVERSHIP
FOR SERVICES RENDERED THROUGH JULY 31, 2003**

**JAMES C SELL, RECEIVER
AMERICAN NATIONAL PARTNERS
SERVICE RENDERED THRU JULY 31, 2003**

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	12110.00	1,593.19	13,703.19	9688.00	1,593.19	11281.19
Computer System Analyst	4635.00	0.00	4,635.00	3708.00	0.00	3708.00
Executive Assistant	5880.00	0.00	5,880.00	4704.00	0.00	4704.00
Computer Operator	7920.00	0.00	7,920.00	6336.00	0.00	6336.00
Computer Operator	8122.50	0.00	8,122.50	6498.00	0.00	6498.00
Clerk	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	38667.50	1,593.19	40,260.69	30,934.00	1,593.19	32,527.19
			40,260.69	TOTAL 80% DUE		<u>32,527.19</u>

JAMES C. SELL, C.P.A., C.F.E.

5045 N. 12th Street, Suite 100
Phoenix, Arizona 85014
(602) 265-3519
FAX (602) 265-3622

August 19, 2003

James C. Sell, Receiver
American National Mortgage, LLCs
5045 N. 12th Street
Suite 100
Phoenix, Arizona 85014

RE: July 2003

TIME:

JAMES C. SELL:

86.5 Hours @ \$140.00 = \$12,110.00

COMPUTER SYSTEMS ANALYST:

51.5 Hours @ \$90.00= \$4,635.00

**EXECUTIVE ASSISTANT/
COMPUTER OPERATOR:**

84 Hours @ \$70.00= \$5,880.00

COMPUTER OPERATOR:

176 Hours @ \$45.00= \$7,920.00

COMPUTER OPERATOR:

180.5 Hours @ \$45.00= \$8,122.50

CLERKS:

0 Hours @ \$20.00= \$ 0.00

TOTAL AMOUNT DUE:

\$38,667.50

OTHER EXPENSES:

Postage \$ 14.35

Mileage [0 @ \$.345] 0.00

Copies [5031 @ \$.10] 503.10

Envelopes [12 @ \$.10] 1.20

[1 @ \$.25] 0.25

Letterhead [0 @ \$.10] 0.00

Labels [0 @ \$.03] 0.00

File Folders [0 @ \$.03] 0.00

Telephone:

U.S. West: 0.00

U.S. West (LD): 0.00

Cellular One: 0.00

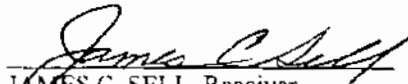
Misc. Expenses: James C. Sell 1,074.29

TOTAL

\$1,593.19

TOTAL AMOUNT DUE:

\$40,260.69


JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
7/10/03	\$248.62	Sell Corp CK#3986-Bank One-Fry's Electronics-Backup Device.
7/18/03	\$600.00	Sell Corp CK#3995-Pro Consulting Online
7/21/03	\$63.67	Sell Corp CK#3996-Azona Public Service-35824 N. Secluded Lane, Carefree Property.
7/29/03	\$86.00	Sell Corp CK#4022-Franklin County Recorder-Record Deed for 1256 Rand Avenue.
8/8/03	\$76.00	Sell corp CK#4029-Judy Dodge, Montgomery County Recorder-Record Deed.
TOTAL	\$1074.29	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/03	2.0	0	\$0.00	Review of Email (Eric Strasser).
7/1/03	2.5	0	\$0.00	Meeting with Investors.
7/2/03	3.0	0	\$0.00	Auctioneer Secluded Lane.
7/2/03	1.5	0	\$0.00	Organize loan files, summarize transactions.
7/3/03	2.5	0	\$0.00	Analysis of cash flow during preference period, telecoms with investors regarding status, telecom Lyman regarding release of information, transfer of bank accounts from Mike Crook, meeting with Bob Hubbard regarding his accounting work schedule.
7/3/03	3.0	0	\$0.00	Review of remaining Strasser emails.
7/8/03	1.0	0	\$0.00	Receivership telecoms with investors (Guccione and Secluded Lane). Telecon with Larry Wilk regarding demand letter to Guccione.
7/8/03	1.0	0	\$0.00	Review Wanek file and accounting. Telecon with Sharon regarding audited financial statements and discussion of issues.
7/8/03	1.0	0	\$0.00	Review of demand letter and telecon with Larry Wilk. Telecon with jerry Zwack and Auctioneer regarding Secluded Lane.
7/9/03	.5	0	\$0.00	Telecon with Dr. Gordon regarding 998, 36 Street and Amsterdam.
7/9/03	1.0	0	\$0.00	Three telecoms with Larry Wilk, Telecon with Bob Hubbard, Telecon regarding Victor Larosa, telecom with Jerry Zwack regarding Secluded Lane.
7/9/03	.5	0	\$0.00	Telecon with Az Corporation Commission regarding summaries of loans Hartze.
7/9/03	.5	0	\$0.00	Telecon regarding data needed for review.
7/10/03	1.0	0	\$0.00	Review of Helen Hartze file.
7/10/03	3.0	0	\$0.00	Meeting with Larry Wilk, Bob Hubbard and Mike Carmel.
7/10/03	5.5	0	\$0.00	Search for related companies, pull related documents and analyze cash flow.
7/11/03	2.0	0	\$0.00	Meeting with Fisher and Larry Wilk at Jaburg & Wilk.
7/11/03	3.5	0	\$0.00	Review of accounting files.
7/14/03	3.0	0	\$0.00	Review of loan files (Flynn Jackson, Sophia Lane, 888, 998 E. Indian School).
7/14/03	1.0	0	\$0.00	Inspect 32 nd Street and Thomas property.
7/14/03	1.0	0	\$0.00	Meet with Herb Fisher at 32 nd Street & Thomas property.
7/14/03	4.0	0	\$0.00	Review investor correspondence and investor telephone calls.
7/15/03	2.5	0	\$0.00	Review of Castle loan file and Castle reorganization plan.
7/15/03	2.0	0	\$0.00	Bankruptcy Hearing, meeting with investors, Corporation Commission (Wendy Cox)
7/15/03	1.0	0	\$0.00	Meeting with Larry Wilk regarding Status of properties and demand letters.
7/15/03	2.0	0	\$0.00	Meeting with Bob Hubbard regarding tax issues and data for report.

7/15/03	1.5	0	\$0.00	Telephone calls from investors regarding status and data for Wendy Coy.
7/16/03	.5	0	\$0.00	Review of Castle reorganization plan.
7/16/03	1.0	0	\$0.00	Review of loan summaries.
7/16/03	2.0	0	\$0.00	Review of loan summaries.
7/17/03	2.5	0	\$0.00	Review of loan files, individuals.
7/17/03	2.0	0	\$0.00	Inspect safety deposit box.
7/17/03	1.5	0	\$0.00	Preference items and telecoms with Larry Wilk regarding preference.
7/18/03	3.0	0	\$0.00	Review of accounting files, analysis of transactions in ANMP.
7/18/03	2.0	0	\$0.00	Meeting with McDonald investigators.
7/18/03	.5	0	\$0.00	Review Futurecom correspondence.
7/21/03	2.0	0	\$0.00	Review of Castle plan and Castle loan files.
7/21/03	3.0	0	\$0.00	Review Flynn Jackson loan file.
7/21/03	2.5	0	\$0.00	Meeting with Larry Wilk.
7/22/03	3.5	0	\$0.00	Meeting with Castle regarding plan and my position.
7/22/03	1.0	0	\$0.00	Review Friends loan file and cash flow.
7/22/03	2.5	0	\$0.00	Review of Caspare files..
7/23/03	4.0	0	\$0.00	Review of Guccione suit, Castle reorganization plan telecoms with Larry Wilk regarding demand letters to be sent, Guccione, bankruptcy schedule, proof of claims by investors, settlement of claim in Castle.
TOTAL	86.5	0	\$0.00	

JANE ARRIAGA-EXECUTIVE SECRETARY

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/2/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/3/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/7/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/8/03	4.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/9/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/11/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/23/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/24/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program.
7/25/03	8.0	0	\$0.00	AMERNATL-Enter documents into data management program. (2 Hrs fr 5:PM-7:00PM)
7/10/03	8.0	0	\$0.00	AMERNATL-Print labels for bate numbering.
	84.0	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/03	8.0	0	\$0.00	Continue researching Castle Megastore Loans and prepare detail and summary reports for Receiver
7/2/03	8.0	0	\$0.00	Continue researching Castle Megastore Loans and prepare detail and summary reports for Receiver, make copies of Castle loan detail for Navigant

7/3/03	8.0	0	\$0.00	Continue researching Castle Megastore Loans and prepare detail and summary reports for Receiver, make copies of Castle loan detail for Navigant
7/7/03	8.0	0	\$0.00	Continue making copies of Castle loan detail for Navigant, Continue research on Deer Valley Trust/Castle Megastore loan and update detail report for receiver, research and pull information for CPA on preparation of tax returns
7/8/03	8.0	0	\$0.00	Begin reconciling Investor listing to each individual loan detail report.
7/9/03	8.0	0	\$0.00	Continue reconciling Investor listing to each individual loan detail report.
7/10/03	8.0	0	\$0.00	Continue reconciling Investor listing to each individual loan detail report, begin making copies of loan detail and checks for Corporation Commissions.
7/11/03	8.0	0	\$0.00	Continue making copies of loan detail and checks for Corporation Commission.
7/14/03	8.0	0	\$0.00	Continue making copies of loan detail and checks for Corporation Commission, continue research on tax return preparation information for CPA
7/15/03	8.0	0	\$0.00	Continue making copies of loan detail and checks for Corporation Commission, research Castle Megastore Corporation properties transferred to ANMP 74 th St. LLC for bankruptcy report and prepare list of creditors
7/16/03	8.0	0	\$0.00	Continue making copies of loan detail and checks for Corporation Commission, research Boat Bed & Breakfast quit claims on property in Mohave County, prepare report on investor payments from Dec 10, 2002 to Mar 10, 2003
7/17/03	8.0	0	\$0.00	Continue research on tax return preparation information for CPA
7/18/03	8.0	0	\$0.00	Research and prepare detail spreadsheet on 998 E. Indian School Trust for Receiver, pull copies of items for 998 E. Indian School Trust
7/21/03	8.0	0	\$0.00	Research and prepare detail spreadsheet on 998 E. Indian School Trust for Receiver, pull copies of items for 998 E. Indian School Trust
7/22/03	8.0	0	\$0.00	Make copies of all Larry Dunning cell phone billings for investigator in the Jim Irving case, make copies of the 67 th Street Trust loan application booklet and loan documents for Toadie at Navigant. Begin pulling promissory notes and payment history for individuals who borrowed funds from ANMP and other entities.
7/23/03	8.0	0	\$0.00	Research mortgages on 67 th Street Trust for attorney, Larry Wilk, research and prepare detail spreadsheet 60 United Equity Holding, Inc. for receiver, research Dan & Audree Osborn settlement statement for borrower
7/24/03	8.0	0	\$0.00	Begin making 5 copies of all Castle Megastore Loan detail for Receiver
7/25/03	8.0	0	\$0.00	Continue making 5 copies of all Castle Megastore Loan detail for Receiver
7/28/03	8.0	0	\$0.00	Continue making 5 copies of all Castle Megastore Loan detail for Receiver, meet with Toadie Lawless to answer questions and assist in research of Castle Loans.
7/29/03	8.0	0	\$0.00	Continue making 5 copies of all Castle Megastore Loan detail for Receiver
7/30/03	8.0	0	\$0.00	Continue making 5 copies of all Castle Megastore Loan detail for Receiver, Begin researching list of properties and their legal descriptions for attorney's office

7/31/03	8.0	0	\$0.00	Continue researching properties for legal descriptions for attorney's office, prepare letter and information need to record mortgage and deed of trust on John Wanek loans.
	176.0	0	\$0.00	

BRIAN SELL-COMPUTER SYSTEMS ANALYST

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/03	1.0	0	\$0.00	Database research and development-search function/reports.
7/2/03	2.5	0	\$0.00	Database research and development-search function/reports.
7/3/03	4.0	0	\$0.00	Database research and development-search function/reports.
7/14/03	2.0	0	\$0.00	Database research and development-User Sign-in.
7/17/03	4.0	0	\$0.00	Database research and development-Look and Feel.
7/18/03	8.0	0	\$0.00	Database research and development-Look and Feel, Finalize search function.
7/21/03	12.0	0	\$0.00	Database research and development-Look and Feel, Finalize search function.
7/22/03	2.0	0	\$0.00	Database research and development-Look and Feel, Finalize search function.
7/24/03	8.0	0	\$0.00	Database research and development-Look and Feel, Finalize search function.
7/25/03	8.0	0	\$0.00	Database research and development-Look and Feel, Finalize search function.
	51.5	0	\$0.00	

BRIAN SELL-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
	0.0	0	\$0.00	
	0.0	0	\$0.00	

GARY CUNNINGHAM-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/03	9.0	0	\$0.00	Bate stamp documents.
7/2/03	8.0	0	\$0.00	Bate stamp documents.
7/3/03	8.0	0	\$0.00	Bate stamp documents.
7/5/03	3.	0	\$0.00	Print Emails.
7/6/03	2.0	0	\$0.00	Print Emails.
7/7/03	7.0	0	\$0.00	Bate stamp documents and data entry.
7/8/03	8.0	0	\$0.00	Bate stamp documents and data entry.
7/9/03	9.0	0	\$0.00	Enter documents into data management program.
7/10/03	7.5	0	\$0.00	Enter documents into data management program.
7/11/03	8.0	0	\$0.00	Enter documents into data management program.
7/12/03	2.0	0	\$0.00	Print Emails.
7/13/03	2.0	0	\$0.00	Print Emails.
7/14/03	8.0	0	\$0.00	Enter documents into data management program.
7/15/03	9.5	0	\$0.00	Enter documents into data management program.
7/16/03	8.5	0	\$0.00	Enter documents into data management program.
7/17/03	7.0	0	\$0.00	Enter documents into data management program.
7/18/03	4.0	0	\$0.00	Enter documents into data management program.
7/21/03	8.0	0	\$0.00	Data entry and emails.
7/22/03	9.0	0	\$0.00	Data entry and emails.
7/23/03	5.5	0	\$0.00	Enter documents into data management program.
7/24/03	9.0	0	\$0.00	Enter documents into data management program.
7/25/03	8.0	0	\$0.00	Enter documents into data management program.
7/27/03	3.0	0	\$0.00	Enter documents into data management program.
7/28/03	2.5	0	\$0.00	Enter documents into data management program.

7/29/03	9.0	0	\$0.00	Enter documents into data management program.
7/30/03	8.0	0	\$0.00	Enter documents into data management program.
7/31/03	8.0	0	\$0.00	Enter documents into data management program.
	180.5	0	\$0.00	

JAMES C. SELL, C.P.A., C.F.E.

5045 N. 12th Street, Suite 100

Phoenix, Arizona 85014

(602) 265-3519

FAX (602) 265-3622

September 26, 2003

**FEES AND COSTS
RELATED TO ANMP RECEIVERSHIP
FOR SERVICES RENDERED THROUGH AUGUST 31, 2003**

**JAMES C SELL, RECEIVER
AMERICAN NATIONAL PARTNERS
SERVICE RENDERED THRU AUGUST 31, 2003**

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	11340.00	830.93	12170.93	9072.00	830.93	9902.93
Computer System Analyst	0.00	0.00	0.00	0.00	0.00	0.00
Executive Assistant	140.00	0.00	140.00	112.00	0.00	112.00
Computer Operator	6525.00	0.00	6525.00	5220.00	0.00	5220.00
Computer Operator	5433.75	0.00	5433.75	4347.00	0.00	4347.00
Clerk	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	23438.75	830.93	24269.68	18751.00	830.93	19581.93
			24269.68	TOTAL 80% DUE		19581.93

JAMES C. SELL, C.P.A., C.F.E.

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September 26, 2003

James C. Sell, Receiver
American National Mortgage, LLCs
5045 N. 12th Street
Suite 100
Phoenix, Arizona 85014

RE: August 2003

TIME:

JAMES C. SELL:

81 Hours @ \$140.00 = \$11,340.00

COMPUTER SYSTEMS ANALYST:

0 Hours @ \$90.00= \$ 0.00

EXECUTIVE ASSISTANT/

COMPUTER OPERATOR:

2 Hours @ \$70.00= \$ 140.00

COMPUTER OPERATOR:

145 Hours @ \$45.00= \$6,525.00

COMPUTER OPERATOR:

120.75 Hours @ \$45.00= \$5,433.75

CLERKS:

0 Hours @ \$20.00= \$ 0.00

TOTAL AMOUNT DUE: \$23,438.75

OTHER EXPENSES:

Postage \$ 128.83

Mileage [0 @ \$.345] 0.00

Copies [160 @ \$.10] 16.00

Envelopes [329 @ \$.10] 32.90

[1 @ \$.25] 0.25

Letterhead [300 @ \$.10] 30.00

Labels [2 @ \$.03] 0.06

File Folders [0 @ \$.03] 0.00

Telephone:

U.S. West: 0.00

U.S. West (LD): 0.00

Cellular One: 0.00

Misc. Expenses: James C. Sell 622.89

TOTAL \$ 830.93

TOTAL AMOUNT DUE: \$24,269.68

JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
8/11/03	\$472.82	Sell Corp Ck#4047-Mobile Mini-Storage.
8/19/03	\$65.15	Sell Corp Ck#4063-APS-Secluded Lane.
8/31/03	\$84.92	Sell Corp Ck#4077-Federal Express-to Franklin County Recorder-Record Deed for 1256 Rand Avenue and Judy Dodge, Montgomery County Recorder-Record Deed.
TOTAL	\$622.89	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
8/8/03	3.0	0	\$0.00	Review email, correspondence and telephone calls.
8/8/03	1.0	0	\$0.00	Review of Atlas Mines loans.
8/8/03	2.5	0	\$0.00	Review of Castle bankruptcy data related to claims.
8/8/03	1.5	0	\$0.00	Review of Guccione suit, related documents and telecom with investor regarding same.
8/11/03	2.5	0	\$0.00	Telecons with investors regarding response to proof of claim.
8/11/03	1.0	0	\$0.00	Receivership telecom with Greg Harrington and investor regarding stock, Guccione lawsuit etc.
8/11/03	1.0	0	\$0.00	Receivership teleconversations with investors regarding proof of claim forms.
8/11/03	1.0	0	\$0.00	Review of Bed, Boat & Breakfast transactions.
8/11/03	1.0	0	\$0.00	Meeting with Larry Dunning.
8/12/03	1.0	0	\$0.00	Secluded Lane issues telephone conversation with Larry, homeowners association and investors regarding status.
8/12/03	3.0	0	\$0.00	Receivership accounting.
8/14/03	2.0	0	\$0.00	Review of files on Wanek.
8/15/03	1.5	0	\$0.00	Meeting with Larry and Wanek.
8/15/03	1.0	0	\$0.00	Review of Wanek transactions (Ashton Glenn to determine if it should be separate).
8/18/03	1.0	0	\$0.00	Review of data for meeting with investors.
8/18/03	2.5	0	\$0.00	Meeting with Lyman and Jerry.
8/18/03	2.0	0	\$0.00	Meeting with Larry and Mike regarding bankruptcy filings.
8/18/03	1.0	0	\$0.00	Telephone conversations with investors.
8/19/03	6.5	0	\$0.00	Review of loan files.
8/19/03	2.0	0	\$0.00	Meeting with Lyman, Jerry, Mike and Larry regarding proposed Castle settlement agreement.
8/20/03	4.5	0	\$0.00	Review of loan files Normandale, Sophia Lane, 998 E. Indian School, calculations for demand letters, search for original documents, telephone conversations with investors regarding status of proof of claim.
8/20/03	4.0	0	\$0.00	Review of loan files, calculation of payoff amounts for demand letters.
8/25/03	2.0	0	\$0.00	Review of Castle loan discrepancies.
8/25/03	1.0	0	\$0.00	Meeting here with RE Agent.
8/25/03	1.0	0	\$0.00	Review of Castle loan discrepancies.
8/25/03	4.5	0	\$0.00	Review of nonconforming ANMP loans and data for demand letters.
8/26/03	3.0	0	\$0.00	Meeting with investors regarding Castle loan reconciliation.
8/26/03	3.5	0	\$0.00	Castle Bankruptcy hearing.
8/27/03	2.0	0	\$0.00	Review of investor Castle loans.
8/27/03	3.0	0	\$0.00	Revise net loan balance calculation for the Castle loans.
8/28/03	.5	0	\$0.00	Telephone conversation with Oliver Ritter.
8/28/03	4.0	0	\$0.00	Meeting with Jerry, Lyman and Vern regarding Castle settlement.
8/28/03	.5	0	\$0.00	Seclude Lane telephone conversation with Eric Weinbrenner regarding amount of debt.

8/28/03	.5	0	\$0.00	Letter to investo regarding draft.
8/28/03	1.0	0	\$0.00	Telecon with Mike Carmel regarding Castle data for 9/4 meeting. Telephone conversation with Wilk regarding 9/4 meeting, Wanek laon and Guccionne status.
8/29/03	8.0	0	\$0.00	Investor mailer.
TOTAL	81.0	0	\$0.00	

JANE ARRIAGA-EXECUTIVE SECRETARY

DATE	TIME	MILES	EXPENSES	FUNCTION
8/19/03	2.0	0	\$0.00	ANMP-Fee Application.
	2.0	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
8/1/03	1.5	0	\$0.00	Fax legal descriptions on list of properties to attorney's office.
8/4/03	8.0	0	\$0.00	Continue making 5 copies of the Castle Megastore Loan detail schedules
8/5/03	4.5	0	\$0.00	Continue making 5 copies of the Castle Megastore Loan detail schedules.
8/6/03	8.0	0	\$0.00	Continue making 5 copies of the Castle Megastore Loan detail schedules
8/7/03	8.0	0	\$0.00	Princeton American Corporation entering vendor invoices & lease invoices, record lease payments, reconciled bank statements, print reports for management (9:30 am to 4:30 pm)
8/8/03	6.0	0	\$0.00	Make copies of checks to Joseph Colosimo for Larry Dunning, pull copies of unsecured promissory notes to individuals for Receiver, prepare necessary forms and re-send Deed of Trust on John Wanek property for recording in State of Ohio.
8/11/03	8.0	0	\$0.00	Answer incoming calls, prepare loan histories on unsecured promissory notes to Richard Shear, Bill Caspare and Chris Dedmon for Receiver, pull copies of loan documents for investor Alexandria Griffin, prepare loan payoff information on Atlas Mines, Clearwater Mines & 630 Mulan Avenue for Receiver
8/12/03	6.0	0	\$0.00	Continue preparing loan payoff information on Atlas Mines, Clearwater Mines & 630 Mulan Avenue for Receiver, pull copies of the Roosevelt Warehouse Trust documents for investor Norman Watson.
8/13/03	8.0	0	\$0.00	Make copies of documents for investors for completion of bankruptcy claims, search internet for bankruptcy claim form and first filing of receivership for investor, Prepare loan histories for unsecured promissory notes to Mark Kesler & Helen Hartze.
8/14/03	4.5	0	\$0.00	Make copies of documents for investors for completion of bankruptcy claims, prepare loan histories for unsecured promissory notes to Stanford Lerch, Robert & Holy Masters. Sort thrugh mail from P.O. Box and pull out bank statements and vendor invoices.
8/15/03	5.0	0	\$0.00	Update payoff statements on John Wanek loans for Receiver, set up folders for the unsecured loans to be input into data system, file vendor invoices for ANMP, CFS, etc... and bank statements, make copies of loan documents for investors to file with bankruptcy claim reports.

8/18/03	8.0	0	\$0.00	Make copies of documents for investors to be files with proof of claim on Castle Bankruptcy, research returned deed of trust filing on Wanek property 506 Stonington Circle, pull Don Reisterer loan file on 8301 Creekside Circle Trust and determine if documents have been recorded for Receiver, file bank statements received on ANMP, CFS etc...
8/19/03	8.0	0	\$0.00	Contact Franklin County Recorders office to verify the recording of Mortgage on John Wanek property 1256 Rand Avenue, Contact Montgomery County Auditor for information regarding the returned deed of trust on John Wanek property 506 Stonington Circle, request copy of current deed of trust, insert correct legal description on 1 st page of deed and forward to Montgomery County Auditor, prepare worksheet detailing all interest payments received from Castle Megastore Corporation for Receiver
8/20/03	8.0	0	\$0.00	Make copies of loan documents for investors to be included in proof of claim reports on Castle Bankruptcy, Review various general ledger accounts over the phone with Accountant for questions regarding completion of income tax returns, begin preparing worksheet detailing all interest payments to Castle Investors from inception for Receiver
8/21/03	8.0	0	\$0.00	Continue preparing worksheet detailing all interest payments to Castle Investors from inception for Receiver, research NP Investments payments to Progress Drive Trust and Federal Way Trust
8/22/03	8.0	0	\$0.00	Continue preparing worksheet detailing all interest payments to Castle Investors from inception for Receiver
8/25/03	8.0	0	\$0.00	Finish preparing worksheet detailing all interest payments to Castle Investors from inception for Receiver, make copies of documents for investors to be included with Proof of Claim on Castle Bankruptcy
8/26/03	8.0	0	\$0.00	Prepare worksheet detailing interest payments received from Castle Megastore Corporation for Receiver, also breakout the American Money Power and Federal Capital investments by investor for Receiver, make copies of documents for investors to be included with Proof of Claim on Castle Bankruptcy
8/27/03	8.0	0	\$0.00	Continue preparing worksheet detailing interest payments received from Castle Megastore Corporation for Receiver, also breakout the American Money Power and Federal Capital investments by investor for Receiver, make copies of documents for investors to be included with Proof of Claim on Castle Bankruptcy
8/28/03	8.0	0	\$0.00	Continue preparing worksheet detailing interest payments received from Castle Megastore Corporation for Receiver, also breakout the American Money Power and Federal Capital investments by investor for Receiver, make copies of documents for investors to be included with Proof of Claim on Castle Bankruptcy
8/29/03	5.5	0	\$0.00	Print and stuff envelopes for investor letters sent by receiver.
	145.0	0	\$0.00	

BRIAN SELL-COMPUTER SYSTEMS ANALYST

DATE	TIME	MILES	EXPENSES	FUNCTION
	0.0	0	\$0.00	
	0.0	0	\$0.00	

BRIAN SELL-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
	0.0	0	\$0.00	
	0.0	0	\$0.00	

GARY CUNNINGHAM-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
8/1/03	8.0	0	\$0.00	Enter documents into data management program.
8/4/03	9.0	0	\$0.00	Enter documents into data management program.
8/5/03	8.0	0	\$0.00	Enter documents into data management program.
8/6/03	8.5	0	\$0.00	Enter documents into data management program.
8/7/03	9.5	0	\$0.00	Enter documents into data management program.
8/8/03	9.0	0	\$0.00	Enter documents into data management program.
8/11/03	8.0	0	\$0.00	Enter documents into data management program.
8/12/03	8.0	0	\$0.00	Enter documents into data management program.
8/13/03	6.0	0	\$0.00	Enter documents into data management program.
8/14/03	8.0	0	\$0.00	Enter documents into data management program.
8/15/03	8.0	0	\$0.00	Enter documents into data management program.
8/20/03	5.5	0	\$0.00	Enter documents into data management program.
8/21/03	4.0	0	\$0.00	Enter documents into data management program.
8/24/03	11.0	0	\$0.00	Print emails.
8/25/03	5.25	0	\$0.00	Enter documents into data management program.
8/26/03	4.0	0	\$0.00	Enter documents into data management program.
8/27/03	1.0	0	\$0.00	Enter documents into data management program.
	120.75	0	\$0.00	

JAMES C. SELL, C.P.A., C.F.E.

5045 N. 12th Street, Suite 100

Phoenix, Arizona 85014

(602) 265-3519

FAX (602) 265-3622

October 27, 2003

**FEES AND COSTS
RELATED TO ANMP RECEIVERSHIP
FOR SERVICES RENDERED THROUGH SEPTEMBER 30, 2003**

**JAMES C SELL, RECEIVER
AMERICAN NATIONAL PARTNERS
SERVICE RENDERED THRU SEPTEMBER 30, 2003**

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	18550.00	329.37	18879.37	14840.00	329.37	15169.37
Computer System Analyst	3060.00	0.00	3060.00	2448.00	0.00	2448.00
Executive Assistant	350.00	0.00	350.00	280.00	0.00	280.00
Computer Operator	7312.50	0.00	7312.50	5850.00	0.00	5850.00
Clerk	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	29272.50	329.37	29272.50	23418.00	329.37	23747.37
			29272.50	TOTAL 80% DUE		<u>23747.37</u>

JAMES C. SELL, C.P.A., C.F.E.

5045 N. 12th Street, Suite 100

Phoenix, Arizona 85014

(602) 265-3519

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October 27, 2003

James C. Sell, Receiver
American National Mortgage, LLCs
5045 N. 12th Street
Suite 100
Phoenix, Arizona 85014

RE: September 2003

TIME:

JAMES C. SELL:

132.5 Hours @ \$140.00 = \$18,550.00

COMPUTER SYSTEMS ANALYST:

34 Hours @ \$90.00 = \$3,060.00

**EXECUTIVE ASSISTANT/
COMPUTER OPERATOR:**

5 Hours @ \$70.00 = \$ 350.00

COMPUTER OPERATOR:

162.5 Hours @ \$45.00 = \$7,312.50

CLERKS:

0 Hours @ \$20.00 = \$ 0.00

TOTAL AMOUNT DUE:

\$29,272.50

OTHER EXPENSES:

Postage \$ 184.40

Mileage [0 @ \$.345] 0.00

Copies [295 @ \$.10] 29.50

Envelopes [254 @ \$.10] 25.40

[60 @ \$.25] 15.00

Letterhead [0 @ \$.10] 0.00

Labels [0 @ \$.03] 0.00

File Folders [0 @ \$.03] 0.00

Telephone:

U.S. West: 0.00

U.S. West (LD): 0.00

Cellular One: 0.00

Misc. Expenses: James C. Sell 75.07

TOTAL

\$ 329.37

TOTAL AMOUNT DUE:

\$29,601.87

JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
9/3/03	\$5.25	Parking-Phoenix Corporate Center. (paid cash).
9/15/03	\$4.50	Parking-Phoenix Corporate Center. (paid cash).
9/15/03	\$2.25	Parking-Phoenix Corporate Center. (paid cash).
9/19/03	\$57.07	Sell Corp Ck#4099PS-Secluded Lane.
9/23/03	6.00	Parking-Phoenix Corporate Center. (paid cash).
TOTAL	\$75.07	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
09/02/03	3.0	0	\$0.00	Review and reconciliation of various Castle loan schedules.
9/2/03	3.0	0	\$0.00	Review of Castle plan and review of net investment in Castle loans.
9/2/03	1.0	0	\$0.00	Meeting with Michael & Larry re: Castle.
9/3/03	5.5	0	\$0.00	Analysis of Castle projections.
9/3/03	2.5	0	\$0.00	Meeting with Vern, Taylor, Gremlich & Carmel.
9/4/03	4.0	0	\$0.00	Review of Friends loan to Castle and MMM loan to Castle and Delheim loans to Castle/ANMP.
9/4/03	5.5	0	\$0.00	Meeting with all Castle parties regarding proposed settlement.
9/5/03	3.5	0	\$0.00	Receivership meeting with investor group regarding proposed Castle settlement.
9/8/03	2.5	0	\$0.00	Review of revised Castle settlement agreement.
9/8/03	2.0	0	\$0.00	Review of Castle/ANMP loans.
9/8/03	3.5	0	\$0.00	Receivership meeting with Larry and Mike to review revised Castle settlement and claim form.
9/9/03	3.5	0	\$0.00	Receivership Rehm Deposition.
9/9/03	3.5	0	\$0.00	Receivership Susan Rutledge deposition.
9/9/03	1.5	0	\$0.00	Revised Castle settlement agreement.
9/10/03	2.0	0	\$0.00	Review of investor and investment listings.
9/10/03	4.0	0	\$0.00	Susan Rutledge deposition.
9/10/03	1.5	0	\$0.00	Keisel financial statements review.
9/10/03	1.0	0	\$0.00	Telecons with investors.
9/11/03	2.0	0	\$0.00	Review of loan documents related to Castle loans.
9/11/03	.5	0	\$0.00	Telecon with Victor.
9/12/03	1.5	0	\$0.00	Meeting with investor committee.
9/12/03	1.5	0	\$0.00	Calculation of Castle claim amount.
9/12/03	2.0	0	\$0.00	Castle claim calculate, review and sign.
9/15/03	1.0	0	\$0.00	Review of net investment data and Castle settlement agreement.
9/15/03	1.0	0	\$0.00	Receivership ANMP bankruptcy status hearing.
9/15/03	2.5	0	\$0.00	Dexter/Castle bankruptcy hearing.
9/16/03	1.0	0	\$0.00	Review of Sophia Lane loan/Ben Jackson. Data for demand letter. Calculation of interest and penalties.
9/16/03	1.0	0	\$0.00	Review of Minnesota/Reister file. Calculation of balance due for demand letter.
9/16/03	1.0	0	\$0.00	Meeting with Castle unsecured creditors accountant to go over my calculation of basis for Castle claim.
9/16/03	2.0	0	\$0.00	Sophia Lane/Reister loan analysis.
9/16/03	1.0	0	\$0.00	Review of documents for investor committee meeting.
9/16/03	2.5	0	\$0.00	Meeting with Jerry Zwack and Lyman Davis re: Secluded lane, Castle Settlement and Minnesota property.
9/17/03	1.0	0	\$0.00	Organize and review investor responses.
9/17/03	4.0	0	\$0.00	Review of loan files for data for demand letters.
9/22/03	7.0	0	\$0.00	Review of net investment analysis.
9/22/03	1.0	0	\$0.00	Receivership meeting with Herb Fisher & Larry.
9/22/03	2.0	0	\$0.00	Meeting with Larry & Mike.
9/23/03	1.5	0	\$0.00	Receivership review of Fisher loan transaction.

9/23/03	1.0	0	\$0.00	Review of Gordon loans.
9/23/03	1.0	0	\$0.00	Disclosure statement hearing.
9/23/03	3.5	0	\$0.00	Analysis of RMC and Consygen transactions interrelationship.
9/24/03	1.5	0	\$0.00	Net investment calculations for Castle loans.
9/24/03	2.5	0	\$0.00	Oluwens Consygen loans.
9/24/03	2.5	0	\$0.00	Consygen loans.
9/26/03	2.0	0	\$0.00	Review of Flynn Jackson loan files.
9/26/03	2.5	0	\$0.00	Flynn Jackson loan meeting.
9/26/03	4.0	0	\$0.00	Analysis of High Chapparral loan transaction and cash flow.
9/28/03	4.0	0	\$0.00	Analysis of AOWens transactions.
9/29/03	2.0	0	\$0.00	Meeting with Mike at Coffee House and bankruptcy hearing.
9/29/03	1.5	0	\$0.00	Return investor phone calls.
9/29/03	3.0	0	\$0.00	Computer issues.
9/29/03	2.5	0	\$0.00	Preparation for hearing.
9/30/03	6.0	0	\$0.00	Castle hearing at ASU.
9/30/03	4.0	0	\$0.00	Review of Friends and Beraras transactions
TOTAL	132.5	0	\$0.00	

JANE ARRIAGA-EXECUTIVE SECRETARY

DATE	TIME	MILES	EXPENSES	FUNCTION
9/17/03	1.0	0	\$0.00	ANMP-Prepare Fee App.
9/30/03	4.0	0	\$0.00	ANMP-Fold, stuff & meter K-1 for all tax returns.
	5.0	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
9/2/03	8.0	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy, review and reconcile Castle loan worksheets and research Money Power USA, Inc. for Receiver
9/3/03	8.0	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy, prepare loan histories on Vescio, Ouwens & Dellheim for Receiver, post year end adjusting entries to general ledger for CFS, SII & SMM per Accountant and print year end reports
9/4/03	8.0	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy, research Friends Investors/DV Partners/Deer Valley II loans and their Deeds of Trust for Receiver, Continue to breakout American Money Power and Federal Capital investors on investor listing and reconcile
9/5/03	2.5	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy.
9/8/03	8.0	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy, Began preparing investor listing for Corporation Commission
9/9/03	8.0	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy, finish preparing investor listing for Corporation Commission. Left office at 12:30 for deposition at AZ Corporation Commission

9/10/03	8.0	0	\$0.00	Continue deposition at Corporation Commission – return to office at 2:00. Answer incoming calls regarding proof of claim.
9/11/03	8.0	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy, research accountants list of missing information for K-1 reporting, begin preparing spreadsheet detailing all investor payments from inception for Receiver
9/12/03	8.0	0	\$0.00	Answer incoming calls regarding proof of claim, make copies of documents for investors to be included in proof of claim on Castle Bankruptcy, research accountants list of missing information for K-1 reporting, update list of Castle loans to include all unpaid fees and interest up to petition date for Castle Bankruptcy proof of claim
9/15/03	8.0	0	\$0.00	Continue researching accountants list of missing information for K-1 reporting Begin updating investor listing to include all interest payments for net investment calculation
9/16/03	8.0	0	\$0.00	Continue updating investor listing to include all interest payments for net investment calculation, prepare loan detail and payoff report on 8301 Creekside Circle Trust for Receiver
9/17/03	8.0	0	\$0.00	Research and verify information for accountant for K-1 reporting, Continue updating investor listing to include all interest payments for net investment calculation
9/18/03	8.0	0	\$0.00	Research and verify information for accountant for K-1 reporting, Continue updating investor listing to include all interest payments for net investment calculation, begin preparing loan payoff detail on all loans for Attorney
9/19/03	8.0	0	\$0.00	Research and verify information for accountant for K-1 reporting, Continue updating investor listing to include all interest payments for net investment calculation, continue preparing loan payoff detail on all loans for Attorney
9/22/03	8.0	0	\$0.00	Research and verify information for accountant for K-1 reporting, Complete investor listing and net investment calculation for receiver, continue preparing loan payoff detail on all loans for Attorney
9/23/03	8.0	0	\$0.00	Research and verify information for accountant for K-1 reporting, continue preparing loan payoff detail on all loans for Attorney, research and pull copies of documents on Stanford Lerch loans for Receiver, deliver loan payoff detail completed to date to attorney's office and review with attorney
9/24/03	8.0	0	\$0.00	Research and verify information for accountant for K-1 reporting, prepare letter to Security Title to obtain information regarding Herb Fisher loan from Gordon Family Trust, research and review with Receiver loan transactions to ConSyGen, Inc., Chris Dedmon, and loans by Rudolf Ouwens & Dan Hamburg
9/25/03	8.0	0	\$0.00	Begin research and making copies of supporting data on Castle Megastore Corp loan fees for Navigant Consultants
9/26/03	8.0	0	\$0.00	Pull files and prepare updated loan detail report on Flynn Jackson for Receiver, continue research and providing supporting data on Castle Megastore Corp loan fees for Navigant Consultants, meet with Receiver and Castle Megastore Corp Receiver to review and compare files and information on Castle loans

9/29/03 8.0 0 \$0.00

Continue research and providing supporting data on Castle Megastore Corp loan fees for Navigant Consultants, review High Chapparral loan transaction and Luther Durant loan transaction with Receiver, research loans to individuals for attorney in preparing demand letters, review Federal Way Trust loan closing for more breakdown of loan detail report

9/30/03 8.0 0 \$0.00

Check in loan files from attorney's office, review and pull loan files to be checked out to attorney for preparation of demand letters to borrowers, continue reviewing Federal Way Trust for more breakdown of loan detail report, prepare letter to B of A from receiver on ANMP overdraft accounts to be closed, review files for any evidence of Money Power general ledger or bank account information needed to complete Federal Way Trust detail

162.5 0 \$0.00

BRIAN SELL-COMPUTER SYSTEMS ANALYST

DATE	TIME	MILES	EXPENSES	FUNCTION
9/15/03	9.0	0	\$0.00	Scanning documents for Web Publication; updating Web Site.
9/17/03	8.0	0	\$0.00	Computer upgrading and trouble shooting; network and printer trouble shooting.
9/24/03	6.0	0	\$0.00	Computer upgrading and trouble shooting; network and printer trouble shooting.
9/24/03	3.0	0	\$0.00	Scanning documents for Web Publication.
9/26/03	8.0	0	\$0.00	Computer maintenance and virus removal; network stabilization.
	34.0	0	\$0.00	

BRIAN SELL-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
	0.0	0	\$0.00	
	0.0	0	\$0.00	

