

1 Lawrence E. Wilk, #006510
2 **JABURG & WILK, P.C.**
3 3200 North Central Avenue, Suite 2000
4 Phoenix, Arizona 85012
5 (602) 248-1000

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,

**FOURTH 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 Fourth 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 January 2, 2004 through March
22 31, 2004 (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

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

February 5, 2004

**FEEES AND COSTS
RELATED TO ANMP RECEIVERSHIP
FOR SERVICES RENDERED THROUGH JANUARY 31, 2004**

**JAMES C SELL, RECEIVER
AMERICAN NATIONAL PARTNERS
SERVICE RENDERED THRU JANUARY 31, 2004**

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	17745.00	508.41	18,253.41	14196.00	508.41	14704.41
Computer System Analyst	0.00	0.00	0.00	0.00	0.00	0.00
Executive Assistant	3080.00	0.00	3,080.00	2464.00	0.00	2464.00
Computer Operator	6840.00	0.00	6,840.00	5472.00	0.00	5472.00
Computer Operator	0.00	0.00	0.00	0.00	0.00	0.00
Clerk	260.00	0.00	260.00	208.00	0.00	208.00
Clerk	200.00	0.00	200.00	160.00	0.00	160.00
TOTAL	28125.00	508.41	28,633.41	22,500.00	508.41	23,008.41
			28,633.41	TOTAL 80% DUE		<u>23,008.41</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

February 5, 2004

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

RE: January 2004

TIME:

JAMES C. SELL:

126.75 Hours @ \$140.00 =	\$17,745.00
COMPUTER SYSTEMS ANALYST: 0 Hours @ \$90.00=	\$ 0.00
EXECUTIVE ASSISTANT/ COMPUTER OPERATOR: 44 Hours @ \$70.00=	\$3,080.00
COMPUTER OPERATOR: 152 Hours @ \$45.00=	\$6,840.00
COMPUTER OPERATOR: 0 Hours @ \$45.00=	\$ 0.00
CLERKS: 23 Hours @ \$20.00=	<u>\$ 460.00</u>
TOTAL AMOUNT DUE:	<u>\$28,125.00</u>

OTHER EXPENSES:

Postage	\$ 188.84
Mileage [0 @ \$.345]	0.00
Copies [0 @ \$.10]	0.00
Envelopes [319 @ \$.10]	31.90
[51 @ \$.25]	12.75
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	<u>274.92</u>
TOTAL	<u>\$ 508.41</u>
TOTAL AMOUNT D2UE:	<u>\$28,633.41</u>

JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
1/23/04	\$33.04	Sell Corp CK#4265-APS-Secluded Lane.
1/23/04	118.23	CostCo-Labels for bate numbering.
1/27/04	41.57	Office Max-Labels for bate numbering.
1/29/04	82.08	Office Max-Labels for bate numbering.
TOTAL	\$274.92	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
1/5/04	1.0	0	\$0.00	Pickup and review P.O. Box mail.
1/5/04	3.0	0	\$0.00	Restore network connections for computer system.
1/5/04	2.0	0	\$0.00	Receivership.
1/5/04	3.5	0	\$0.00	Status meeting with Larry, David and Lyman.
1/5/04	2.5	0	\$0.00	7:30P-10:00P-Internet search on Atlas Mines.
1/6/04	2.5	0	\$0.00	7:00A-9:30A-Atlas Mines download SEC filings and review.
1/6/04	3.0	0	\$0.00	Review of Atlas Mines loan files.
1/6/04	4.0	0	\$0.00	Analysis of Atlas Mines and offer of compromise. Meeting with Wilk regarding offer to Atlas.
1/7/04	2.0	0	\$0.00	Review of investor committee correspondence.
1/7/04	.5	0	\$0.00	Discussion and review of transmittal letter to Atlast attorney.
1/7/04	2.0	0	\$0.00	Meeting with Herb Fisher regarding Oak Street listing agreement.
1/7/04	4.0	0	\$0.00	Computer maintenance.
1/8/04	2.0	0	\$0.00	Computer database issues and email through web site. Database sequence error.
1/8/04	3.5	0	\$0.00	Review of investor correspondence and suggestions.
1/9/04	4.0	0	\$0.00	Review of alternate plan.
1/12/04	1.0	0	\$0.00	Method loan offer calculation.
1/12/04	2.5	0	\$0.00	Review of alternate plan. Comparison with prior information received from Dunning.
1/13/04	4.0	0	\$0.00	Resolve computer problems PDA and website.
1/13/04	1.0	0	\$0.00	Review of proposed settlement and counter offer on Method loan.
1/13/04	3.5	0	\$0.00	Castle bankruptcy hdaring re: Alternate plan.
1/13/04	2.0	0	\$0.00	Pull and review prior data from Dunning. Structure of alternate plan vs. first plan. Major points of difference. Lack of detail and additional data needed to complete a thorough review of alternate plan.
1/14/04	1.0	0	\$0.00	Prepare bank offer from marketing Oak Street property.
1/14/04	2.0	0	\$0.00	Meeting with Herb Fisher and Marshal Boyce at bank re: Oak Street property.
1/14/04	3.5	0	\$0.00	Telephone calls from investors (Oliver & Sonna M. regarding Castle, Waneck loans and status of bankruptcy hearings for Castle, Gramlich correspondence. Review of bank documents, FIB, second pass. Timeline for loans and deposits.
1/14/04	2.5	0	\$0.00	Detailed review of financial statements for alternate plan. Comparison with earlier submission by Dunning.
1/15/04	1.0	0	\$0.00	Detailed anlysis of First International Bank transactions/start timeline. Investor telecoms on way to Wilk's office.
1/15/04	2.0	0	\$0.00	Meeting with Wilk, various phone calls, review of all loans status and plans of action. Telecon w/Securities Division regarding proceeding against Rehm and Caspare on loans.
1/16/04	3.5	0	\$0.00	Resolve computer problems.
1/19/04	3.5	0	\$0.00	Review of Castle financial projections and filing.

1/22/04	1.5	0	\$0.00	Pull and review documents for hearing.
1/22/04	2.5	0	\$0.00	Prehearing meeting and hearing in Bankruptcy court re: Castle plan.
1/22/04	4.0	0	\$0.00	Various housekeeping issues regarding database and internet access.
1/23/04	.5	0	\$0.00	Meeting with Wendy and Karen re: Database coordination and scanning of documents.
1/23/04	3.5	0	\$0.00	Review of non Castle loan documents, review of appraisals in files.
1/23/04	5.0	0	\$0.00	Non Castle loans establish positions.
1/26/04	1.5	0	\$0.00	Review of Non Castle transactions.
1/26/04	1.0	0	\$0.00	Meeting with Wilk re: Status of Non Castle loans.
1/26/04	6.5	0	\$0.00	4:30P-11:00P-Resolution of website problems, coding errors.
1/27/04	4.0	0	\$0.00	Accounting LLC entities.
1/27/04	5.25	0	\$0.00	1:15P-6:30P-Analysis of Longora transactions, review of appraisal reports etc.
1/28/04	2.0	0	\$0.00	Review and sign tax returns.
1/28/04	3.5	0	\$0.00	Castle plan hearing and meeting with investors.
1/28/04	1.5	0	\$0.00	Meeting with Loran re: Longora representations and counter offer.
1/29/04	.5	0	\$0.00	Deadmon MIA third time.
1/29/04	2.5	0	\$0.00	Review of database files.
1/29/04	4.0	0	\$0.00	Review and sign tax returns, analysis of accounting transactions re: Distributions or advances.
1/30/04	1.9	0	\$0.00	Review of Amsterdam, Consygen loan files.
1/30/04	.6	0	\$0.00	Investor correspondence.
1/30/04	2.5	0	\$0.00	Sign tax returns.
TOTAL	126.75	0	\$0.00	

JANE ARRIAGA-EXECUTIVE SECRETARY

DATE	TIME	MILES	EXPENSES	FUNCTION
1/7/04	2.0	0	\$0.00	ANMP-Database entry.
1/9/04	3.0	0	\$0.00	ANMP-Database entry.
1/13/04	.5	0	\$0.00	ANMP-Database entry.
1/15/04	1.5	0	\$0.00	ANMP-Prepare fee app and fax to J&W.
1/21/04	1.0	0	\$0.00	ANMP-Database entry.
1/21/04	1.0	0	\$0.00	ANMP-Prepare bate numbering labels.
1/22/04	5.0	0	\$0.00	ANMP-Database maintenance.
1/23/04	3.0	0	\$0.00	ANMP-Database maintenance.
1/26/04	5.0	0	\$0.00	ANMP-Database maintenance.
1/27/04	7.0	0	\$0.00	ANMP-Database maintenance. Print bate number labels.
1/28/04	6.0	0	\$0.00	ANMP-Database maintenance. Print bate number labels.
1/29/04	6.0	0	\$0.00	ANMP-Database maintenance. Print bate number labels.
1/30/04	3.0	0	\$0.00	ANMP-Database maintenance. Print bate number labels.
	44.0	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
1/2/04	4.0	0	\$0.00	Affix bate numbers on loan file documents
1/5/04	8.0	0	\$0.00	Prepare form 940 for various ANMP entities. affix bate numbers on loan file documents
1/6/04	8.0	0	\$0.00	Affix bate numbers on loan file documents, make copies of 350 Forest Avenue property documents for Receiver to provide to Auctioneer, Begin reconciling ANMP and other entity bank statements
1/7/04	8.0	0	\$0.00	Inventory of furniture stored at U-Haul, continue reconciling ANMP & other entity bank statements

1/8/04	8.0	0	\$0.00	Affix bate numbers on loan file documents, Prepare on-line SS4 ETN Application for Glen Ashton Apartments, L.L.C., input of documents into database
1/9/04	8.0	0	\$0.00	Input 1 st Int'l Bank document information into database
1/12/04	8.0	0	\$0.00	Input 1 st Int'l Bank document information into database
1/13/04	8.0	0	\$0.00	Input 1 st Int'l Bank and ANMP document information into database, print W-2 forms for ANMP, CFF, SMM & CMS
1/14/04	8.0	0	\$0.00	Post journal entries to transfer closing balance of ANMP and CFS to new Receiver General Ledger, print year end Bal Sheet, Inc Stmt, Trial Bal & Bank Recons for all ANMP entities for Accountant, affix labels to Darrell Coulter documents and begin entering into database
1/15/04	8.0	0	\$0.00	Continue entering Darrell Coulter documents into database, affix labels to National Bank of AZ documents and begin entering into database
1/16/04	6.0	0	\$0.00	Continue entering National Bk of AZ documents into database.
1/19/04	8.0	0	\$0.00	Prepare 1099-Misc forms for CMS, prepare and reconcile W-3 forms for ANMP, SMM & CMS, prepare corrected W-2's form Vigarino & Meka, review corrected 2002 K-1 forms on 5 LLC companies with Accountant
1/20/04	8.0	0	\$0.00	Prepare and mail 1099-Int forms for American Money Power, Inc., prepare envelopes and mail amended K-1 forms to investors, continue entering Castle Megastore Corp documents into database
1/21/04	8.0	0	\$0.00	Prepare and mail 1099-Int forms for Federal Capital, L.L.C., continue entering Castle Megastore Corp and ANMP documents into Database
1/22/04	8.0	0	\$0.00	Continue entering ANMP documents into Database
1/23/04	3.0	0	\$0.00	Continue entering ANMP documents into Database.
1/26/04	3.0	0	\$0.00	Meet with MaryBeth from Jaburg & Wilk to return files, review & check out 3 new files on Bates, Dedmon and Beckwith, update W+G cash transactions for Receiver, separate canceled checks from bank statements for bate stamping.
1/27/04	8.0	0	\$0.00	Prepare amended K-1's on Flynn Jackson loans for mailing, continue separating canceled checks from bank statements for bate stamping, research Western Furniture Co. and Mid Ohio Securities TIN numbers for accountant, begin numbering all ANMP files
1/28/04	8.0	0	\$0.00	Continue numbering ANMP files, continue entering ANMP documents into database, research and send reply to Accountant regarding 2003 ANMP & entities K-1's and Partnership Returns
1/29/04	8.0	0	\$0.00	Prepare completed 2003 K-1 forms for mailing, continue entering Castle documents into database
1/30/04	8.0	0	\$0.00	Prepare completed 2003 K-1 forms for mailing, continue entering ANMP documents into database
	152.0	0	\$0.00	

JANNETTE MALDONADO-CLERK

DATE	TIME	MILES	EXPENSES	FUNCTION
1/26/04	3.0	0	\$0.00	Bate numbering.
1/27/04	3.0	0	\$0.00	Bate numbering.
1/28/04	2.0	0	\$0.00	Bate numbering.
1/29/04	2.0	0	\$0.00	Bate numbering.
	10.0	0	\$0.00	

JOSE GONZALEZ-CLERK

DATE	TIME	MILES	EXPENSES	FUNCTION
1/28/04	4.0	0	\$0.00	Bate numbering.
1/29/04	4.0	0	\$0.00	Bate numbering.
1/30/04	5.0	0	\$0.00	Bate numbering.
	13.0	0	\$0.00	

9:21 PM

02/26/04

Accrual Basis

Robert C. Hubbard, P. C.
Find Report
All Transactions

Type	Date	Num	Name	Debit	Credit	Balance
1200 · Accounts Receivable						
Invoice	4/25/2003	473	Jim Sell, Receiver	1,748.00		1,748.00
Payment	5/9/2003	3866	Jim Sell, Receiver		1,748.00	0.00
Invoice	6/27/2003	505	Jim Sell, Receiver	5,122.50		5,122.50
Payment	7/14/2003	#3	Jim Sell, Receiver		4,098.00	1,024.50
Invoice	7/21/2003	510	Jim Sell, Receiver	4,445.00		5,469.50
Invoice	8/25/2003	520	Jim Sell, Receiver	9,357.00		14,826.50
Payment	9/3/2003	104	Jim Sell, Receiver		3,556.00	11,270.50
Invoice	9/26/2003	529	Jim Sell, Receiver	10,564.50		21,835.00
Invoice	10/23/2003	540	Jim Sell, Receiver	6,149.50		27,984.50
Invoice	12/1/2003	545	Jim Sell, Receiver	1,238.12		29,222.62
Invoice	1/26/2004	553	Jim Sell, Receiver	6,171.50		35,394.12
Invoice	2/26/2004	569	Jim Sell, Receiver	9,942.20		45,336.32
Total 1200 · Accounts Receivable				54,738.32	9,402.00	45,336.32

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

5045 N. 12th Street, Suite 100

Phoenix, Arizona 85014

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March 24, 2004

**FEEES AND COSTS
RELATED TO ANMP RECEIVERSHIP
FOR SERVICES RENDERED THROUGH FEBRUARY 29, 2004**

**JAMES C SELL, RECEIVER
AMERICAN NATIONAL PARTNERS
SERVICE RENDERED THRU FEBRUARY 29, 2004**

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	17920.00	1,704.65	19,624.65	14336.00	1,704.65	16040.65
Computer System Analyst	1170.00	0.00	1,170.00	936.00	0.00	936.00
Executive Assistant	5355.00	0.00	5,355.00	4284.00	0.00	4284.00
Computer Operator	6210.00	0.00	6,210.00	4968.00	0.00	4968.00
Computer Operator	0.00	0.00	0.00	0.00	0.00	0.00
Clerk	360.00	0.00	360.00	288.00	0.00	288.00
Clerk	670.00	0.00	670.00	536.00	0.00	536.00
TOTAL	31685.00	1,704.65	33,389.65	25,348.00	1,704.65	27,052.65
			33,389.65	TOTAL 80% DUE		27,052.65

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

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

March 18, 2004

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

RE: FEBRUARY 2004

TIME:

JAMES C. SELL:

128 Hours @ \$140.00 = \$17,920.00

COMPUTER SYSTEMS ANALYST:

13 Hours @ \$90.00= \$1,170.00

**EXECUTIVE ASSISTANT/
COMPUTER OPERATOR:**

76.5 Hours @ \$70.00= \$5,355.00

COMPUTER OPERATOR:

138 Hours @ \$45.00= \$6,210.00

COMPUTER OPERATOR:

0 Hours @ \$45.00= \$ 0.00

CLERKS:

51.5 Hours @ \$20.00= \$1,030.00

TOTAL AMOUNT DUE:

\$31,685.00

OTHER EXPENSES:

Postage \$ 310.15

Mileage [0 @ \$.345] 0.00

Copies [2735 @ \$.10] 273.50

Envelopes [315 @ \$.10] 31.50

[55 @ \$.25] 13.75

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 1,075.75

TOTAL

\$1,704.65

TOTAL AMOUNT D2UE:

\$33,389.65

JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
2/8/04	\$132.29	Sell Corp CK#4305-UHaul.
2/10/04	\$118.32	Sell Corp CK#4292-CostCo-Labels for bate numbering.
2/19/04	\$143.00	Per diem-Amsterdam Trip
2/20/04	\$143.00	Per diem-Amsterdam Trip
2/20/04	\$184.12	Kosiba's Lock Shop.-replace lock re: Amsterdam property.
2/21/04	\$143.00	Per diem-Amsterdam Trip
2/21/04	\$21.00	Parking-Airport-Amsterdam trip
2/25/04	\$25.13	Sell Corp CK#4312-APS-Secluded Lane.
2/25/04	\$15.00	Sell Corp CK#4316-Western Security Bank-Copies.
2/26/04	\$150.89	Sell Corp CK#4317-CostCo-Labels for bate numbering.
TOTAL	\$1075.75	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
2/2/04	4.5	0	\$0.00	Review and sign tax returns.
2/3/04	5.0	0	\$0.00	Preparation and review of data for investor committee meeting.
2/2/04	3.0	0	\$0.00	Meeting w/investors committee at David Dow's Office.
2/4/04	1.0	0	\$0.00	Longora loan negotiations.
2/4/04	1.0	0	\$0.00	Review and sign tax returns.
2/4/04	2.5	0	\$0.00	Meeting with Castle.
2/4/04	1.0	0	\$0.00	Isaac loan from NP Investments.
2/4/04	1.5	0	\$0.00	Meeting with Lyman, Larry et al at David's status meeting.
2/5/04	2.0	0	\$0.00	Wickman exam.
2/5/04	1.0	0	\$0.00	Meeting with Larry re: Isaac loan and She-Lavie sale of condo. Consolidation issue discussion with Randy and Larry.
2/5/04	3.5	0	\$0.00	Review of tax returns and accounting.
2/6/04	1.0	0	\$0.00	Longora settlement negotiations.
2/6/04	1.5	0	\$0.00	Wickman investors and payment history analysis. Second loan offer was made to get window of opportunity to cure original documentation errors. Liens never recorded.
2/6/04	.5	0	\$0.00	Discussion with Hubbard about revising tax return to reflect return of capital.
2/6/04	1.5	0	\$0.00	Accounting issues related to consolidation. Telecon with Wilk, telecom with Lorin, pull appraisal documents and fax to Longora's attorney.
2/6/04	.5	0	\$0.00	Email to Carmel regarding Gramlich.
2/6/04	4.0	0	\$0.00	Analysis of accounting issues related to proposed combination of trusts, LLCs and corporations.
2/9/04	4.0	0	\$0.00	Accounting analysis.
2/10/04	2.0	0	\$0.00	Emails and telecons with investors.
2/10/04	2.0	0	\$0.00	Flynn Jackson interview at Wilk's. Longora counter offer, Guccionne status, Atlas Mines.
2/10/04	3.0	0	\$0.00	Meeting with Jerry and Lyman re: Coleman bankruptcy.
2/11/04	2.5	0	\$0.00	Telecon and emails to and from investors.
2/11/04	1.5	0	\$0.00	Review attorney billing records re: Guccionne loans.
2/12/04	2.0	0	\$0.00	Meeting with Berraras and Larry Wilk.
2/12/04	1.5	0	\$0.00	Status meeting with Larry Wilk.
2/12/04	1.0	0	\$0.00	Review of Berraras payments by Castle.
2/12/04	3.0	0	\$0.00	Meeting with David Dow and Joe Collisimo here.
2/16/04	5.0	0	\$0.00	Review of bank loan files and attorney billing records.
2/17/04	3.0	0	\$0.00	Review of Amsterdam file.
2/17/04	2.5	0	\$0.00	Meeting with Larry and David.
2/17/04	3.5	0	\$0.00	Review of Amsterdam file.
2/18/04	2.5	0	\$0.00	Irene, National Bank loan.

2/18/04	1.5	0	\$0.00	Review Segura transaction. Two telecoms to Irene. Telecon to bank for deposit copies.
2/18/04	4.0	0	\$0.00	Analysis of Sedona property transaction, request for deposit data from bank.
2/19/04	9.0	0	\$0.00	Amsterdam property trip.
2/20/04	9.0	0	\$0.00	Amsterdam property trip.
2/21/04	9.0	0	\$0.00	Amsterdam property trip.
2/24/04	3.0	0	\$0.00	Review of Amsterdam files.
2/25/04	1.0	0	\$0.00	Amsterdam property.
2/25/04	3.5	0	\$0.00	Database issues, review and sign tax returns.
2/26/04	4.5	0	\$0.00	Web site updates.
2/26/04	2.0	0	\$0.00	Review and sign tax returns.
2/26/04	3.5	0	\$0.00	Castle board meeting.
2/27/04	4.0	0	\$0.00	Review of bank documents, escrow documents and cash flow on Sedona house.
TOTAL	128.0	0	\$0.00	

JANE ARRIAGA-EXECUTIVE ASSISTANT

DATE	TIME	MILES	EXPENSES	FUNCTION
2/4/04	.5	0	\$0.00	ANMP-Make bank deposit in Western Gulf Capital. Pay Mobile Mini. Open mail.
2/5/04	1.0	0	\$0.00	ANMP-Fee Application.
2/5/04	.5	0	\$0.00	ANMP-Print bate numbering labels.
2/6/04	5.0	0	\$0.00	ANMP-Database cleanup.
2/9/04	7.0	0	\$0.00	ANMP-Database cleanup.
2/10/04	7.0	0	\$0.00	ANMP-Print report for Az Corp Comm of data entries.
2/11/04	3.0	0	\$0.00	ANMP-Meet w/Karen and Marie of Az Corp Comm re: Scanning documents. Prepare bate numbers for documents missed.
2/12/04	1.0	0	\$0.00	ANMP-Bate number documents missed.
2/16/04	1.0	0	\$0.00	ANMP-Bate number documents missed.
2/16/04	0.5	0	\$0.00	ANMP-Meet with Steve Gentile re: Database repair.
2/17/04	6.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
2/18/04	7.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
2/19/04	7.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
2/20/04	4.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
2/23/04	7.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
2/24/04	7.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
2/26/04	7.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
2/27/04	5.0	0	\$0.00	ANMP-Make corrections to database. Data entry.
	76.5	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
2/2/04	4.0	0	\$0.00	Prepare and mail ANMP & W+G 1099 Int forms to Investors, research 2000,2001 & 2002 Form 940 form Creative Financial Funding for IRS letter
2/3/04	8.0	0	\$0.00	Prepare 2000 & 2001 forms 940 for CFF & amend 2002 form 940 for CFF, prepare letter to IRS,, research and send reply to Accountant regarding 2003 ANMP & entities K-1's and Partnership Returns
2/4/04	8.0	0	\$0.00	Research and send reply to Accountant regarding 2003 ANMP & entities K-1's and Partnership Returns, begin preparing report of Investor Int & Late Fees due thru Mar 14, 2003 for Receiver
2/5/04	8.0	0	\$0.00	Continue preparing report of Investor Int & Late Fees due thru Mar 14, 2003 for Receiver

2/6/04	8.0	0	\$0.00	Continue preparing report of Investor Int & Late Fees due thru Mar 14, 2003 for Receiver, print Investor envelopes for ANMP Unsecured Creditors, prepare for mailing ANMP LLC Partnership Returns, reconcile various ANMP entity monthly bank statements
2/9/04	8.0	0	\$0.00	Prepare for mailing Investor K-1Forms and Partnership Returns, enter ANMP documents into database
2/10/04	8.0	0	\$0.00	Enter ANMP documents into database
2/11/04	8.0	0	\$0.00	Affix file numbers on ANMP file folders, enter ANMP documents into database
2/12/04	3.0	0	\$0.00	Enter ANMP documents into database.
2/13/04	4.0	0	\$0.00	Help ANMP Unsecured. Creditors committee with preparing letters for mailing, research and make copies of all documents related to National Bank of AZ for Receiver
2/16/04	2.0	0	\$0.00	Continue researching and making copies of all documents related to National Bank of AZ for Receiver.
2/17/04	5.0	0	\$0.00	Make copies of all National Bk of AZ and 1 st Int'l Bank provided documents for David Dow, research and respond to Accountants inquiries for completion of LLC partnership returns
2/18/04	8.0	0	\$0.00	Research Irene Segura \$200,000 loan from ANMP for Receiver, prepare for mailing Investor K-1 Forms and LLC partnership returns, print general ledgers on all ANMP entities for Accountant
2/19/04	8.0	0	\$0.00	Enter ANMP documents into database
2/20/04	8.0	0	\$0.00	Enter ANMP documents into database
2/23/04	8.0	0	\$0.00	Prepare for mailing Investor K-1 Forms for ANMP LLC's, enter ANMP documents into database
2/24/04	8.0	0	\$0.00	Print 2003 General Ledgers on all ANMP entities for Accountant, enter ANMP documents into database
2/25/04	8.0	0	\$0.00	Enter ANMP documents into database
2/26/04	8.0	0	\$0.00	Enter ANMP documents into database
2/27/04	8.0	0	\$0.00	Enter ANMP documents into database
	138.0	0	\$0.00	

BRIAN K. SELL-COMPUTER SYSTEMS ANALYST

DATE	TIME	MILES	EXPENSES	FUNCTION
2/18/04	3.0	0	\$0.00	Database cleanup & computer maintenance.
2/20/04	3.0	0	\$0.00	Database cleanup & computer maintenance.
2/26/04	2.0	0	\$0.00	Website hosting moves & site cleanup.
2/27/04	2.0	0	\$0.00	Website hosting moves & site cleanup.
2/28/04	3.0	0	\$0.00	Website hosting moves & site cleanup.
	13.0	0	\$0.00	

JANNETTE MALDONADO-CLERK

DATE	TIME	MILES	EXPENSES	FUNCTION
2/9/04	5.0	0	\$0.00	Bate numbering.
2/10/04	4.0	0	\$0.00	Bate numbering.
2/11/04	5.0	0	\$0.00	Bate numbering.
2/12/04	4.0	0	\$0.00	Bate numbering.
	18.0	0	\$0.00	

JOSE GONZALEZ-CLERK

DATE	TIME	MILES	EXPENSES	FUNCTION
2/2/04	1.5	0	\$0.00	Bate numbering.
2/3/04	4.0	0	\$0.00	Bate numbering.
2/4/04	3.5	0	\$0.00	Bate numbering.
2/5/04	3.0	0	\$0.00	Bate numbering.

2/6/04	4.0	0	\$0.00	Bate numbering.
2/9/04	5.5	0	\$0.00	Bate numbering.
2/10/04	5.5	0	\$0.00	Bate numbering.
2/11/04	4.0	0	\$0.00	Bate numbering.
2/12/04	2.5	0	\$0.00	Bate numbering.
	33.5	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

April 21, 2004

**FEES AND COSTS
 RELATED TO ANMP RECEIVERSHIP
 FOR SERVICES RENDERED THROUGH MARCH 31, 2004**

**JAMES C SELL, RECEIVER
 AMERICAN NATIONAL PARTNERS
 SERVICE RENDERED THRU MARCH 31, 2004**

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	22120.00	7,429.39	29,549.39	17696.00	7,429.39	25125.39
Computer System Analyst	2250.00	0.00	2,250.00	1800.00	0.00	1800.00
Executive Assistant	6300.00	0.00	6,300.00	5040.00	0.00	5040.00
Computer Operator	7920.00	0.00	7,920.00	6336.00	0.00	6336.00
Clerk	1685.00	0.00	1,685.00	1348.00	0.00	1348.00
TOTAL	40275.00	7,429.39	47,704.39	32,220.00	7,429.39	39,649.39
			47,704.39	TOTAL 80% DUE		39,649.39

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

April 21, 2004

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

RE: MARCH 2004

TIME:**JAMES C. SELL:**

158 Hours @ \$140.00 = \$22,120.00

COMPUTER SYSTEMS ANALYST:

25 Hours @ \$90.00= \$2,250.00

**EXECUTIVE ASSISTANT/
COMPUTER OPERATOR:**

90 Hours @ \$70.00= \$6,300.00

COMPUTER OPERATOR:

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

CLERKS:84.25 Hours @ \$20.00= \$1,685.00**TOTAL AMOUNT DUE:**\$40,275.00**OTHER EXPENSES:**

Postage \$ 58.64

Mileage [0 @ \$.345] 0.00

Copies [2523 @ \$.10] 252.30

Envelopes [99 @ \$.10] 9.90

[0 @ \$.25] 0.00

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 7,108.55**TOTAL**\$7,429.39**TOTAL AMOUNT D2UE:**\$47,704.39

 JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
3/3/04	\$18.14	Sell Corp CK#4318-Office Max-Ribbon.
3/3/04	\$155.00	Sell Corp CK#4319-Joy Sherman re: Amsterdam Property.
3/10/04	\$220.00	Sell Corp CK#4349-GeoTech- Repair internet connection. Repair networking services. Fix Access database link. Backup database system.
3/14/04	\$267.57	Sell Corp CK#4326-Mobile Mini.
3/16/04	\$132.29	Sell Corp CK#4350-American Express-UHaul.
3/16/04	\$238.00	Sell Corp CK#4350-American Express-Ready Hosting Internet.
3/16/04	\$142.01	Sell Corp CK#4350-American Express-Costco-Bate Labels.
3/16/04	\$180.00	Sell Corp CK#4351-GeoTech-Setup Backup System. Backup database system.
3/19/04	\$45.00	Sell Corp CK#4353-GeoTech-Backup database system.
3/22/04	\$33.04	Sell Corp CK#4357-APS-Secluded Lane.
3/22/04	\$2500.00	Sell Corp CK#4361-Auction Services-Amsterdam auction fees.
3/24/04	\$132.50	Sell Corp CK#4368-GeoTech-Backup database system. Repair cable and wiring.
3/29/04	\$45.00	Sell Corp CK#4372-GeoTech-Backup database system. Repair cable and wiring.
3/31/04	\$2500.00	Sell Corp CK#4373-Minard Ames-ANMP Bond.
3/31/04	\$500.00	Sell Corp CK#4374-Herb Fisher-Cleanup of 31 st Street Property.
TOTAL	\$7108.55	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
3/1/04	2.5	0	\$0.00	Review and sign tax returns.
3/1/04	5.5	0	\$0.00	3:00P-9:00P-Web site upgrade.
3/2/04	2.0	0	\$0.00	Meeting w/Lyman Davis.
3/2/04	3.0	0	\$0.00	Review of bank transactions related to Sedona property.
3/3/04	1.5	0	\$0.00	Revie of cash flow documents for Castle.
3/3/04	4.0	0	\$0.00	Fee application hearing.
3/9/04	4.0	0	\$0.00	Review of Amsterdam documents and title package from New York.
3/10/04	5.0	0	\$0.00	Reviwe of tax returns and bankruptcy filings.
3/10/04	3.0	0	\$0.00	Meeting w/David, Lyman & Larry re: Status of various items.
3/11/04	8.0	0	\$0.00	Organize files for storage.
3/12/04	4.0	0	\$0.00	Review of database files.
3/12/04	4.0	0	\$0.00	Accounting and review of tax returns.
3/13/04	6.0	0	\$0.00	Move records to storage.
3/15/04	4.5	0	\$0.00	Organize and move files to storage.
3/15/04	4.0	0	\$0.00	Internet issues, firewall, new virus not detected by software. Documents for Kip Kane for Amsterdam auction. Telecon w/Kip Kane re: Revision of auction contract and terms.
3/16/04	4.0	0	\$0.00	Organize files and ship to storage.
3/16/04	4.0	0	\$0.00	Review of accounting reports and delivery of correction to Larry Wilk.
3/17/04	3.0	0	\$0.00	Organize and ship files to storage.
3/17/04	1.0	0	\$0.00	Meeting w/Bob Hubbard and review of partnership election issue.
3/17/04	4.5	0	\$0.00	Various issues related to Delheim group investments, analysis on an investment by investment basis. Telecons with Lyman and Wendy.
3/18/04	5.0	0	\$0.00	Review of mortgage company files from original receiver.

3/18/04	3.0	0	\$0.00	Review of Caspare transactions.
3/19/04	5.0	0	\$0.00	Review of mortgage com files from original receiver.
3/19/04	3.5	0	\$0.00	Review of audited financial statements for SMM and SII.
3/22/04	3.0	0	\$0.00	Receivership MB ownership interest in various companies, interrelationship.
3/22/04	1.5	0	\$0.00	Meeting with Kip Kane re: Amsterdam auction.
3/22/04	.5	0	\$0.00	Receivership MB ownership interest.
3/22/04	2.5	0	\$0.00	Kasai meeting.
3/23/04	4.0	0	\$0.00	Receivership SBA Prinze.
3/23/04	2.0	0	\$0.00	5:00P-7:30P-Receivership review of emails Consygen.
3/24/04	3.0	0	\$0.00	Review of emails re: Consygen.
3/24/04	2.5	0	\$0.00	Receivership Ben Jackson depo.
3/24/04	2.5	0	\$0.00	Receivership status mtg w/Larry and Loren.
3/25/04	3.0	0	\$0.00	Review of Castle organization documents.
3/25/04	2.5	0	\$0.00	Receivership Luther Abrahamson.
3/25/04	3.0	0	\$0.00	Receivership review of Castle organization documents.
3/26/04	2.0	0	\$0.00	Review of Valley files in storage.
3/26/04	2.5	0	\$0.00	Luther Durant meeting at office.
3/26/04	3.5	0	\$0.00	Review of Valley files in storage.
3/29/04	2.5	0	\$0.00	Receivership personal property inspection and inventory.
3/29/04	3.0	0	\$0.00	Meeting at Larry's re: Coleman bankruptcy.
3/29/04	3.5	0	\$0.00	Receivership bankruptcy hearing.
3/29/04	1.0	0	\$0.00	Receivership post hearing meeting.
3/30/04	9.0	0	\$0.00	Review of Sedona Zion Bank loan documents.
3/31/04	3.5	0	\$0.00	Receivership Futurecom Global.
3/31/04	3.5	0	\$0.00	Receivership review files, Valley Financial, in storage.
TOTAL	158.0	0	\$0.00	

JANE ARRIAGA-EXECUTIVE ASSISTANT

DATE	TIME	MILES	EXPENSES	FUNCTION
3/1/04	6.0	0	\$0.00	ANMP-Data entry. Correct database.
3/2/04	4.0	0	\$0.00	ANMP-Data entry. Correct database.
3/3/04	7.0	0	\$0.00	ANMP-Data entry. Correct database. Print bate numbers.
3/4/04	3.0	0	\$0.00	ANMP-Data entry.
3/8/04	3.5	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/9/04	7.0	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/10/04	7.0	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/11/04	5.0	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/12/04	8.0	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/15/04	6.0	0	\$0.00	ANMP-Data entry. Enter database corrections. Print bate labels.
3/17/04	2.0	0	\$0.00	ANMP-Data entry. Enter database corrections. Print bate labels.
3/18/04	3.0	0	\$0.00	ANMP-Data entry. Enter database corrections. Print bate labels.
3/19/04	7.0	0	\$0.00	ANMP-Data entry. Enter database corrections. Print bate labels.
3/24/04	7.0	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/29/04	7.0	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/30/04	3.5	0	\$0.00	ANMP-Data entry. Enter database corrections.
3/31/04	4.0	0	\$0.00	ANMP-Data entry. Enter database corrections.
	90.0	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
3/2/04	8.0	0	\$0.00	Enter ANMP documents into database, review ANMP 3/31/03 financials with Accountant
3/3/04	8.0	0	\$0.00	Enter ANMP documents into database
3/4/04	8.0	0	\$0.00	Enter ANMP documents into database, prepare for mailing K-1 forms to Investors
3/5/04	8.0	0	\$0.00	Enter ANMP documents into database
3/8/04	8.0	0	\$0.00	Enter ANMP documents into database
3/9/04	8.0	0	\$0.00	Enter ANMP documents into database
3/10/04	8.0	0	\$0.00	Enter ANMP documents into database
3/11/04	8.0	0	\$0.00	Enter ANMP documents into database, reconcile W+G bank stmt
3/12/04	8.0	0	\$0.00	Enter ANMP documents into database, reconcile receivership bank statements
3/15/04	8.0	0	\$0.00	Enter ANMP documents into database, sort and organize ANMP canceled checks
3/16/04	8.0	0	\$0.00	Enter ANMP documents into database
3/17/04	8.0	0	\$0.00	Enter ANMP documents into database
3/18/04	8.0	0	\$0.00	Enter ANMP documents into database
3/19/04	8.0	0	\$0.00	Enter ANMP documents into database
3/22/04	8.0	0	\$0.00	Enter ANMP documents into database
3/23/04	8.0	0	\$0.00	Enter ANMP documents into database
3/24/04	8.0	0	\$0.00	Enter ANMP documents into database, meeting with SBA investigator regarding 125 S. 52 nd Street
3/25/04	8.0	0	\$0.00	Enter ANMP documents into database, make copies of loan application packages for Luther Abrahamson investments
3/26/04	8.0	0	\$0.00	Enter ANMP documents into database
3/29/04	8.0	0	\$0.00	Enter ANMP documents into database, research IRS notices received on ANMP partnerships and forward to Accountant
3/30/04	8.0	0	\$0.00	Enter ANMP documents into database
3/31/04	8.0	0	\$0.00	Enter ANMP documents into database
	176.0	0	\$0.00	

BRIAN K. SELL-COMPUTER SYSTEMS ANALYST

DATE	TIME	MILES	EXPENSES	FUNCTION
3/1/04	5.0	0	\$0.00	Website hosting moves & site cleanup.
3/2/04	2.0	0	\$0.00	Website hosting moves & site cleanup. Trouble tickets.
3/3/04	3.0	0	\$0.00	Website hosting moves & site cleanup. Trouble tickets & Home Computer Setup.
3/4/04	2.0	0	\$0.00	Home Computer.
3/6/04	4.0	0	\$0.00	Document Relocation.
3/16/04	8.0	0	\$0.00	Dexter Distributing & KWI Meeting (IT outsourcing).
3/17/04	1.0	0	\$0.00	Document scanning and uploading to webstie.
	25.0	0	\$0.00	

LISA RUTLEDGE-CLERK

DATE	TIME	MILES	EXPENSES	FUNCTION
3/2/04	7.5	0	\$0.00	Bate numbering.
3/3/04	4.5	0	\$0.00	Bate numbering.
3/4/04	3.5	0	\$0.00	Bate numbering.

3/5/04	5.0	0	\$0.00	Bate numbering.
3/8/04	3.75	0	\$0.00	Bate numbering.
3/10/04	4.5	0	\$0.00	Bate numbering.
3/11/04	4.25	0	\$0.00	Bate numbering.
3/12/04	3.0	0	\$0.00	Bate numbering.
3/15/04	3.0	0	\$0.00	Bate numbering.
3/16/04	3.25	0	\$0.00	Bate numbering.
3/17/04	4.0	0	\$0.00	Bate numbering.
3/18/04	3.5	0	\$0.00	Bate numbering.
3/19/04	3.25	0	\$0.00	Bate numbering.
3/22/04	4.5	0	\$0.00	Bate numbering.
3/23/04	4.0	0	\$0.00	Bate numbering.
3/24/04	3.5	0	\$0.00	Bate numbering.
3/25/04	4.0	0	\$0.00	Bate numbering.
3/26/04	3.5	0	\$0.00	Bate numbering.
3/29/04	3.5	0	\$0.00	Bate numbering.
3/30/04	3.25	0	\$0.00	Bate numbering.
3/31/04	5.0	0	\$0.00	Bate numbering.
	84.25	0	\$0.00	