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6 Attorneys for James C. Sell, Receiver

7 SUPERIOR COURT OF ARIZONA

8 MARICOPA COUNTY

9 ARIZONA CORPORATION COMMISSION,

10 Plaintiff,

11 v.

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

14 Defendants.

Case No: CV2003-005724

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

(Assigned to the Honorable J. Richard Gama)

15 James C. Sell, the Receiver, hereby submits his Sixth 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, 2004, through September  
22 30, 2004 (the "Application Period"). This Application is made for services performed by the  
23 Receiver and costs incurred in the performance of his duties. Attached hereto as Exhibit "A" is  
24 an itemized statement of the services performed and a summary of fees and costs incurred during  
25 each month 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

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



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

2222 E. Camelback Road, Suite 110

Phoenix, Arizona 85016

(602) 265-3519

FAX (602) 265-3622

October 11, 2004

**FEES AND COSTS  
RELATED TO ANMP RECEIVERSHIP  
FOR SERVICES RENDERED THROUGH SEPTEMBER 30, 2004**

**JAMES C SELL, RECEIVER  
AMERICAN NATIONAL PARTNERS  
SERVICE RENDERED THRU SEPTEMBER 30, 2004**

	<b>100% Fees</b>	<b>Costs</b>	<b>Total</b>	<b>80% Fees</b>	<b>Costs</b>	<b>Total</b>
Receiver	12810.00	955.52	13,765.52	10248.00	955.52	11203.52
Computer System Analyst	1485.00	0.00	1,485.00	1188.00	0.00	1188.00
Executive Assistant	2275.00	0.00	2,275.00	1820.00	0.00	1820.00
Computer Operator	7087.50	0.00	7,087.50	5670.00	0.00	5670.00
Clerk	5010.00	0.00	5,010.00	4008.00	0.00	4008.00
<b>TOTAL</b>	<b>28667.50</b>	<b>955.52</b>	<b>29,623.02</b>	<b>22,934.00</b>	<b>955.52</b>	<b>23,889.52</b>
			29,623.02	<b>TOTAL 80% DUE</b>		<b>23,889.52</b>

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

2222 E. Camelback Road, Suite 110  
 Phoenix, Arizona 85016  
 (602) 265-3519  
 FAX (602) 265-3622

October 11, 2004

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

RE: SEPTEMBER 2004

**TIME:**

**JAMES C. SELL:**

91.5 Hours @ \$140.00 = \$12,810.00

**COMPUTER SYSTEMS ANALYST:**

16.5 Hours @ \$90.00 = 1,485.00

**EXECUTIVE ASSISTANT/  
 COMPUTER OPERATOR:**

32.5 Hours @ \$70.00= 2,275.00

**COMPUTER OPERATOR:**

157.5 Hours @ \$45.00= 7,087.50

**CLERKS:**

250.5 Hours @ \$20.00= 5,010.00

**TOTAL AMOUNT DUE:**

\$28,667.50

**OTHER EXPENSES:**

Postage		\$ 12.38
Mileage	[0 @ \$.345]	0.00
Copies	[250 @ \$.10]	25.00
Envelopes	[7 @ \$.10]	0.70
	[6 @ \$.25]	1.50
Letterhead	[0 @ \$.10]	0.00
Labels	[0 @ \$.03]	0.00
File Folders	[0 @ \$.03]	0.00
Misc. Expenses: James C. Sell		<u>915.94</u>

**TOTAL**

\$ 955.52

**TOTAL AMOUNT D2UE:**

\$29,623.02

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JAMES C. SELL, Receiver

**EXPENSES**

DATE	EXPENSES	DESCRIPTION
9/9/04	\$260.73	Sell Corp CK#4638-City of Phoenix-36 <sup>th</sup> Street Property (water).
9/11/04	\$65.00	Sell Corp CK#4642-GeoTech-Backup database system. Resolve database problems.
9/14/04	\$45.00	Sell Corp CK#4646-Az Dept of Rev-Western Gulf Capital tax return.
9/16/04	\$65.00	Sell Corp CK#4649-GeoTech-Backup database system.
9/17/04	\$115.21	Sell Corp CK#4650-SRP-36 <sup>th</sup> Street Property (Electric).
9/23/04	\$300.	Sell Corp CK#4675-Callejas Landscaping-36 <sup>th</sup> Street Property.
9/24/04	\$65.00	Sell Corp CK#4683-GeoTech-Backup repair database system.
<b>TOTAL</b>	<b>\$915.94</b>	

**JAMES C. SELL**

DATE	TIME	MILES	EXPENSES	FUNCTION
9/1/04	8.0	0	\$0.00	Pull Exhibits for report and prepare timeline.
9/2/04	2.0	0	\$0.00	Meeting with Bob & Jonathan re: Bankruptcy schedules.
9/2/04	1.0	0	\$0.00	Data needed to complete schedules.
9/2/04	4.0	0	\$0.00	Assemble documents for investigator.
9/3/04	4.0	0	\$0.00	125 S. 52 <sup>nd</sup> Street analysis tie int with other loans and representations.
9/3/04	4.5	0	\$0.00	Analysis of Rehm receipt of funds.
9/7/04	4.0	0	\$0.00	Analysis of special interest payments.
9/7/04	6.0	0	\$0.00	Analysis of loans funded but never lent.
9/8/04	1.0	0	\$0.00	ANMP meeting with Hubbard, telecom with Larry Wilk regarding schedule presentation and investor phone calls.
9/9/04	6.0	0	\$0.00	Randy Kiesel documents for State Board.
9/10/04	4.0	0	\$0.00	Investor correspondence.
9/10/04	4.0	0	\$0.00	Meeting with investors and attorneys.
9/21/04	4.5	0	\$0.00	Investor correspondence, review of Dunning filing, telecoms with investors regarding distribution start date, etc.
9/21/04	4.5	0	\$0.00	Review of emails.
9/22/04	3.5	0	\$0.00	Transaction analysis.
9/22/04	5.0	0	\$0.00	Meeting with Creditors Committee.
9/23/04	4.0	0	\$0.00	Kiesel reports/timeline.
9/23/04	3.5	0	\$0.00	Review of email correspondence - Susan.
9/28/04	7.0	0	\$0.00	Outline of report elements, select transactions and pull documents.
9/29/04	2.5	0	\$0.00	Meeting with investors.
9/29/04	4.5	0	\$0.00	Meeting with Larry Wilk and Mike Carmel.
9/30/04	4.0	0	\$0.00	Pull documents for selected transactions.
<b>TOTAL</b>	<b>91.5</b>	<b>0</b>	<b>\$0.00</b>	

**BRIAN K. SELL-COMPUTER SYSTEMS ANALYST**

DATE	TIME	MILES	EXPENSES	FUNCTION
8/30/04	6.5	0	\$0.00	UPS, Crystal reports, IP Indes, Computer maintenance.
8/31/04	1.0	0	\$0.00	Bankruptcy meeting. Computer maintenance.
9/15/04	3.0	0	\$0.00	Website-5 <sup>th</sup> Applications for Interim Compensation.
9/16/04	2.0	0	\$0.00	Email & document search.
9/16/04	2.0	0	\$0.00	Reload State Database.
9/21/04	2.0	0	\$0.00	Website-Order setting hearing.
	<b>16.5</b>	<b>0</b>	<b>\$0.00</b>	

**JANE ARRIAGA-EXECUTIVE ASSISTANT**

DATE	TIME	MILES	EXPENSES	FUNCTION
9/1/04	4.0	0	\$0.00	ANMP-Summarize documents into database.
9/2/04	4.0	0	\$0.00	ANMP-Summarize documents into database.

9/3/04	4.0	0	\$0.00	ANMP-Bate number files returned from Jaburg & Wilk.
9/9/04	2.0	0	\$0.00	ANMP-Prepare fee app.
9/15/04	5.0	0	\$0.00	ANMP-Database entry.
9/17/04	5.5	0	\$0.00	ANMP-To Jaburg & Wilk pickup check. Review Jaburg & Wilks analysis of fees due.
9/22/04	4.0	0	\$0.00	ANMP-Bate number files returned from Jaburg & Wilk.
9/23/04	4.0	0	\$0.00	ANMP-Bate number files returned from Jaburg & Wilk.
	32.5	0	\$0.00	

## SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
9/1/04	6.0	0	\$0.00	ANMP – post YE 2003 adjusting journal entries for She La Vie and print final reports from general ledger, continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC
9/2/04	8.0	0	\$0.00	continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC
9/3/04	8.0	0	\$0.00	continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC
9/6/04	0.0	0	\$0.00	Holiday
9/7/04	8.0	0	\$0.00	Meet with accountant, Hubbard and Receiver to review draft of ANMP 74 <sup>th</sup> Street bankruptcy schedules, continue preparing draft schedules to include accrued interest, recalculate secured and unsecured
9/8/04	8.0	0	\$0.00	Continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC, meet with Accountant, Hubbard to review Boat Bed & Breakfast general ledgers for preparation of 2003 income tax return, search Maricopa County Recorder site for 1 <sup>st</sup> deeds on Castle properties
9/9/04	6.0	0	\$0.00	Continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC.
9/10/04	2.5	0	\$0.00	ANMP – post YE adj entries to W+G and print final reports for 2003, continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC
9/13/04	8.0	0	\$0.00	Continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC, research backup for interest advances to ANMP investors per Dunning & Caspare
9/14/04	8.0	0	\$0.00	Continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC
9/15/04	8.0	0	\$0.00	Continue preparing draft bankruptcy schedules for ANMP 74 <sup>th</sup> Street, LLC
9/16/04	8.0	0	\$0.00	Meet with Accountant, Hubbard, and attorney, Ibsen, to review draft of ANMP 74 <sup>th</sup> Street bankruptcy filing, begin revising ANMP 74 <sup>th</sup> Street bankruptcy schedules
9/17/04	8.0	0	\$0.00	Begin preparing revised schedule of top 20 unsecured creditors for ANMP 74 <sup>th</sup> St. bankruptcy
9/20/04	8.0	0	\$0.00	Continue preparing revised schedule of top 20 unsecured creditors for ANMP 74 <sup>th</sup> St. bankruptcy, complete application for EIN for ANMP 74 <sup>th</sup> street and submit online
9/21/04	8.0	0	\$0.00	Type 1 <sup>st</sup> draft copy of finished voluntary petition for ANMP 74 <sup>th</sup> Street bankruptcy, print corrected copies of backup spreadsheets for bankruptcy manual
9/22/04	8.0	0	\$0.00	Make copies and put together bankruptcy manuals for attorney, Ibsen and accountant, Hubbard, begin preparing ANMP, LLC bankruptcy schedules, pull on-line tax statements from Maricopa County on ANMP real estate
9/23/04	8.0	0	\$0.00	Continue preparing ANMP, LLC bankruptcy schedules,

9/24/04	8.0	0	\$0.00	review lien report from Jaburg & Wilk and make changes to ANMP 74 <sup>th</sup> Street, LLC bankruptcy schedules
				Enter ANMP email documents into database, begin preparing ANMP & Other bank account matrix for Receiver
9/27/04	8.0	0	\$0.00	Continue preparing ANMP & Other bank account matrix for Receiver, print envelopes to all investors for ANMP unsecured creditor committee, research and pull copies of documents related to Flora Maria Schule and Deer Valley Trust for Attorney Wilk
9/28/04	8.0	0	\$0.00	Continue preparing ANMP, LLC bankruptcy schedules
9/29/04	8.0	0	\$0.00	Continue preparing ANMP, LLC bankruptcy schedules
9/30/04	7.0	0	\$0.00	Continue preparing ANMP, LLC bankruptcy schedules.
	<b>157.5</b>	<b>0</b>	<b>\$0.00</b>	

**TOMMY ARRIAGA- DATA ENTRY**

DATE	TIME	MILES	EXPENSES	FUNCTION
9/1/04	5.0	0	\$0.00	Database entry.
9/2/04	5.5	0	\$0.00	Database entry.
9/3/04	4.0	0	\$0.00	Database entry.
9/7/04	5.0	0	\$0.00	Database entry.
9/8/04	5.0	0	\$0.00	Database entry.
9/9/04	4.0	0	\$0.00	Database entry.
9/15/04	5.0	0	\$0.00	Database entry.
9/16/04	4.0	0	\$0.00	Database entry.
9/17/04	4.0	0	\$0.00	Database entry.
9/21/04	5.5	0	\$0.00	Database entry.
9/22/04	5.0	0	\$0.00	Database entry.
9/23/04	6.0	0	\$0.00	Database entry.
9/24/04	5.0	0	\$0.00	Database entry.
9/27/04	6.0	0	\$0.00	Database entry.
9/28/04	4.5	0	\$0.00	Database entry.
9/29/04	4.5	0	\$0.00	Database entry.
9/30/04	4.5	0	\$0.00	Database entry.
	<b>82.5</b>	<b>0</b>	<b>\$0.00</b>	

**JEFF WOLFORD-DATA ENTRY**

DATE	TIME	MILES	EXPENSES	FUNCTION
9/1/04	8.0	0	\$0.00	Database entry.
9/2/04	8.0	0	\$0.00	Database entry.
9/3/04	8.0	0	\$0.00	Database entry.
9/7/04	8.0	0	\$0.00	Database entry.
9/8/04	8.0	0	\$0.00	Database entry.
9/9/04	8.0	0	\$0.00	Database entry.
9/10/04	8.0	0	\$0.00	Database entry.
9/13/04	8.0	0	\$0.00	Database entry.
9/14/04	8.0	0	\$0.00	Database entry.
9/15/04	8.0	0	\$0.00	Database entry.
9/16/04	8.0	0	\$0.00	Database entry.
9/17/04	8.0	0	\$0.00	Database entry.
9/20/04	8.0	0	\$0.00	Database entry.
9/21/04	8.0	0	\$0.00	Database entry.
9/22/04	8.0	0	\$0.00	Database entry.
9/23/04	8.0	0	\$0.00	Database entry.
9/24/04	8.0	0	\$0.00	Database entry.
9/27/04	8.0	0	\$0.00	Database entry.
9/28/04	8.0	0	\$0.00	Database entry.

9/29/04	8.0	0	\$0.00	Database entry.
9/30/04	8.0	0	\$0.00	Database entry.
	168.0	0	\$0.00	


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

2222 E. Camelback Road, Suite 110

Phoenix, Arizona 85016

(602) 265-3519

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 August 20, 2004

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

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

	<b>100% Fees</b>	<b>Costs</b>	<b>Total</b>	<b>80% Fees</b>	<b>Costs</b>	<b>Total</b>
Receiver	19110.00	1,431.59	20,541.59	15288.00	1,431.59	16719.59
Computer System Analyst	6300.00	0.00	6,300.00	5040.00	0.00	5040.00
Executive Assistant	4165.00	0.00	4,165.00	3332.00	0.00	3332.00
Computer Operator	7278.75	0.00	7,278.75	5823.00	0.00	5823.00
Clerk	3685.00	0.00	3,685.00	2948.00	0.00	2948.00
<b>TOTAL</b>	<b>40538.75</b>	<b>1,431.59</b>	<b>41,970.34</b>	<b>32,431.00</b>	<b>1,431.59</b>	<b>33,862.59</b>
			<b>41,970.34</b>	<b>TOTAL 80% DUE</b>		<b><u>33,862.59</u></b>

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

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August 20, 2004

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

RE: AUGUST 2004

## TIME:

## JAMES C. SELL:

136.5 Hours @ \$140.00 = \$19,110.00

## COMPUTER SYSTEMS ANALYST:

70 Hours @ \$90.00 = 6,300.00

## EXECUTIVE ASSISTANT/

## COMPUTER OPERATOR:

59.5 Hours @ \$70.00= 4,165.00

## COMPUTER OPERATOR:

161.75 Hours @ \$45.00= 7,278.75

## CLERKS:

184.25 Hours @ \$20.00= 3,685.00

## TOTAL AMOUNT DUE:

\$40,538.75

## OTHER EXPENSES:

Postage \$ 9.02

Mileage [0 @ \$.345] 0.00

Copies [250 @ \$.10] 25.00

Envelopes [8 @ \$.10] 0.80

[2 @ \$.25] 0.50

Letterhead [0 @ \$.10] 0.00

Labels [0 @ \$.03] 0.00

File Folders [0 @ \$.03] 0.00

Misc. Expenses: James C. Sell 1,396.27

## TOTAL

\$1,431.59

## TOTAL AMOUNT D2UE:

\$41,970.34


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 JAMES C. SELL, Receiver

EXPENSES		
DATE	EXPENSES	DESCRIPTION
8/4/04	\$500.00	Sell Corp CK#4574-Land America.
8/4/04	\$167.51	Sell Corp CK#4575-City of Phoenix-36 <sup>th</sup> Street Property (water).
8/5/04	\$130.00	Sell Corp CK#4577-GeoTech-Backup database system. Resolve database problems.
8/18/04	\$136.36	Sell Corp CK#4598-SRP-36 <sup>th</sup> Street Property (Electric).
8/18/04	\$281.10	Sell Corp CK#4599-City of Phoenix-36 <sup>th</sup> Street Property (water).
8/24/04	\$51.30	Sell Corp-APS-Secluded Lane.
8/29/04	\$130.00	Sell Corp CK#4532--GeoTech-Backup repair database system.
<b>TOTAL</b>	<b>\$1396.27</b>	

JAMES C. SELL				
DATE	TIME	MILES	EXPENSES	FUNCTION
8/1/04	3.0	0	\$0.00	Review of Eric Strasser emails.
8/2/04	3.0	0	\$0.00	Organize documents for report.
8/2/04	5.5	0	\$0.00	Organize documents for report and draft of Tempe building section.
8/3/04	4.5	0	\$0.00	Organize documents for report.
8/3/04	1.5	0	\$0.00	Receivership meeting with Larry Wilk re: Priority items.
8/3/04	3.5	0	\$0.00	Database analysis.
8/4/04	3.5	0	\$0.00	Review of Wanek documents and inspection data.
8/4/04	3.0	0	\$0.00	Pull and review Fisher documents.
8/5/04	3.5	0	\$0.00	Review of pending items. Data for negotiating settlements on outstanding loans.
8/5/04	3.0	0	\$0.00	Meeting with investors Committee re: Status update.
8/5/04	5.0	0	\$0.00	Data for loan settlement negotiations.
8/7/04	6.0	0	\$0.00	Pull exhibits for 125 S. 52 <sup>nd</sup> Street analysis.
8/9/04	3.5	0	\$0.00	Review records in storage.
8/14/04	3.5	0	\$0.00	Review of files for Consygen and Future Com Global.
8/17/04	6.5	0	\$0.00	Investor matrix.
8/17/04	1.5	0	\$0.00	Meeting with bank attorneys re: Wanek Ohio transaction at Jaburg & Wilk.
8/18/04	4.0	0	\$0.00	Hearing.
8/18/04	1.5	0	\$0.00	Meeting with Larry Wilk re: Various issues.
8/19/04	6.0	0	\$0.00	Analysis of 125 St. 52 <sup>nd</sup> Street.
8/19/04	1.5	0	\$0.00	Hearing.
8/19/04	2.5	0	\$0.00	Analysis of 125 St. 52 <sup>nd</sup> Street.
8/20/04	6.5	0	\$0.00	Analysis of 125 St. 52 <sup>nd</sup> Street.
8/20/04	1.0	0	\$0.00	Sign & deliver investor letters.
8/22/04	6.5	0	\$0.00	125 St. 52 <sup>nd</sup> Street report preparation.
8/23/04	4.0	0	\$0.00	CSGI loan analysis and report.
8/23/04	3.0	0	\$0.00	CSGI analysis and report.
8/24/04	2.5	0	\$0.00	CSGI report.
8/25/04	8.0	0	\$0.00	Timeline for ConSyGen and Futurecom Global.
8/26/04	2.0	0	\$0.00	Database searches.
8/26/04	3.0	0	\$0.00	Alter ego section outline.
8/27/04	4.0	0	\$0.00	Meeting with First International Bank.
8/27/04	2.0	0	\$0.00	Database demonstration.
8/27/04	3.5	0	\$0.00	Bankruptcy schedules.
8/30/04	3.0	0	\$0.00	Split report format into sections, expand sections, drill down features, fadin of \$400,000.
8/30/04	4.0	0	\$0.00	Review of documents for inclusion in division 1 alter ego.
8/31/04	4.0	0	\$0.00	Outline of areas to be covered by subreports.
8/31/04	4.0	0	\$0.00	Pull documents and set up timeline for first loan presentation.
<b>TOTAL</b>	<b>136.5</b>	<b>0</b>	<b>\$0.00</b>	

## BRIAN K. SELL-COMPUTER SYSTEMS ANALYST

DATE	TIME	MILES	EXPENSES	FUNCTION
8/2/04	4.5	0	\$0.00	Network maintenance (Switch Hubs & reconfigure) and computer maintenance (Ad Aware install).
8/4/04	5.0	0	\$0.00	Computer maintenance.
8/5/04	4.5	0	\$0.00	Finished Ad Aware and Trend Micro Installs and Network Maintenance.
8/5/02	2.0	0	\$0.00	HP Color Laser Jet Printer repair.
8/5/04	1.0	0	\$0.00	Website maintenance.
8/6/04	3.0	0	\$0.00	Bankruptcy data entry form.
8/10/04	3.5	0	\$0.00	Meeting with Tonica, Jaburg & Wilk bankruptcy data entry form, phone conversation, research.
8/10/04	.5	0	\$0.00	Database changes.
8/10/04	3.0	0	\$0.00	HP Color Laser Jet Printer repair.
8/10/04	.5	0	\$0.00	Alter Ego Matrix.
8/10/04	1.0	0	\$0.00	Setup workstation computer for data entry.
8/11/04	1.0	0	\$0.00	Alter Ego Matrix.
8/11/04	1.0	0	\$0.00	Bankruptcy data entry form.
8/11/04	2.0	0	\$0.00	Jane & Susan PC Maintenance.
8/12/04	2.0	0	\$0.00	Bankruptcy data entry form.
8/12/04	1.0	0	\$0.00	Troubleshoot Jim's Earthlink Email.
8/13/04	4.0	0	\$0.00	Jane's PC and computer maintenance for switching computers around.
8/14/04	2.0	0	\$0.00	ANMP: Alter Ego - Meeting w/Raff
8/14/04	2.0	0	\$0.00	ANMP: Computer Maintenance - HP Color LJ 4500DN Repair
8/16/04	1.0	0	\$0.00	ANMP: Bankruptcy - J&W Master Creditor List w/Tonica
8/18/04	1.5	0	\$0.00	ANMP: Bankruptcy - J&W Master Creditor List (prior to going to court)
8/18/04	1.0	0	\$0.00	ANMP: Bankruptcy - Master Creditor List
8/18/04	2.0	0	\$0.00	ANMP: Admin - Fee Reconciliation
8/19/04	1.0	0	\$0.00	ANMP: Admin - Fee Reconciliation
8/19/04	2.0	0	\$0.00	ANMP: Bankruptcy - Master Creditor List
8/19/04	1.5	0	\$0.00	ANMP: Bankruptcy - J&W Master Creditor List (prior to going to court)
8/19/04	1.0	0	\$0.00	ANMP: IT - Network - Server Backup in Preparation for Cunningham Information Group
8/19/04	1.0	0	\$0.00	ANMP: IT - Website - Upload Pleadings to Server
8/23/04	1.5	0	\$0.00	ANMP: Bankruptcy - J&W Master Creditor List w/Tonica
8/24/04	1.0	0	\$0.00	ANMP: IT - Website - Change Address on Site and Minor Layout Changes
8/24/04	1.0	0	\$0.00	ANMP: IT - Computer Maintenance - UPS Battery Replacement
8/25/04	2.0	0	\$0.00	ANMP: Bankruptcy - Schedule Preparation and Research
8/26/04	2.0	0	\$0.00	ANMP: Alter Ego - Contact Business Objects to Get Replacement Program for Presentation & Research
8/26/04	2.0	0	\$0.00	ANMP: Database - Install, Familiarize, and Troubleshoot State Database Setup
8/26/04	.5	0	\$0.00	ANMP: Bankruptcy - Meeting Regarding Schedules for Filing
8/27/04	4.5	0	\$0.00	ANMP: Research - Search Computers at Home for Emails and Files *will update if needed
	70.0	0	\$0.00	

## JANE ARRIAGA-EXECUTIVE ASSISTANT

DATE	TIME	MILES	EXPENSES	FUNCTION
8/4/04	2.0	0	\$0.00	ANMP-Set up files and file.
8/10/04	1.0	0	\$0.00	ANMP-Go over list with Marie, ACC on missing documents. Look for missing documents on database. Prepare copy of our database for Marie.
8/11/04	4.0	0	\$0.00	ANMP-Print bate labels. Look for missing documents on database for Marie, Az Corp Comm.
8/12/04	4.5	0	\$0.00	ANMP-Print bate labels. Look for missing documents on database for Marie, Az Corp Comm.
8/13/04	6.0	0	\$0.00	ANMP-database entries.
8/17/04	6.0	0	\$0.00	ANMP-database entries.
8/18/04	7.0	0	\$0.00	ANMP-database entries.
8/19/04	8.0	0	\$0.00	ANMP-database entries. Review fec apps.
8/20/04	2.0	0	\$0.00	ANMP-database entries.
8/23/04	6.0	0	\$0.00	ANMP-database entries.
8/25/04	7.0	0	\$0.00	ANMP-database entries.
8/26/04	2.0	0	\$0.00	ANMP-Meeting @ Securities Division, Az Corp Commission-Review docuware program.
8/30/04	4.0	0	\$0.00	ANMP-database entries.
	59.5	0	\$0.00	

## SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
8/2/04	7.5	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules
8/3/04	8.0	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules, meet with Accountant to review schedules and make revisions
8/4/04	8.0	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules, meet with Accountant to review schedules and make revisions
8/5/04	7.75	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules
8/6/04	8.0	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules
8/9/04	7.5	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules, meet with Accountant to review schedules and make revisions
8/10/04	8.0	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules, meet with Accountant to review schedules and make revisions
8/11/04	7.75	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules, prepare bankruptcy schedule book for Receiver
8/12/04	7.75	0	\$0.00	ANMP - Continue revising bankruptcy lead schedules, reconcile all entity bank statements, begin reconciling Due To Investor general ledger account on ANMP, meet with Accountant to review schedules and make revisions
8/13/04	7.75	0	\$0.00	ANMP - Continue reconciling Due To Investor general ledger account on ANMP, look for missing documents from list provided by ACC clerk
8/16/04	7.75	0	\$0.00	ANMP - Prepare receivership expense breakdown for Jaburg & Wilk invoices, meet with Accountant regarding ANMP receivership fees, research and update missing dates on investor listing, reprint and insert in bankruptcy book
8/17/04	8.0	0	\$0.00	ANMP - continue reconciling Due To Investor general ledger account on ANMP, enter ANMP documents into database
8/18/04	7.5	0	\$0.00	ANMP - Research 940 payroll tax returns to respond to

				IRS notice of decrease in tax for ANMP & CFF, enter ANMP documents into database
8/19/04	8.0	0	\$0.00	Input documents into database
8/20/04	8.0	0	\$0.00	Prepare draft bankruptcy petition for ANMP 74 <sup>th</sup> Street, LLC, prepare list of top 20 unsecured creditors for ANMP 74 <sup>th</sup> and list of transactions within last 90 days and within last 1 year on ANMP 74 <sup>th</sup> Street
8/23/04	7.5	0	\$0.00	ANMP - Begin preparing draft bankruptcy petition for ANMP, prepare list of transactions within last 90 days and within last 1 year on ANMP
8/24/04	7.5	0	\$0.00	ANMP - Pull copies of documents related to Anchorage loan and Flora Schule for Attorney Wilk, continue preparing draft bankruptcy petition for ANMP
8/25/04	8.0	0	\$0.00	ANMP - continue preparing schedules for draft bankruptcy petition for ANMP & ANMP 74 <sup>th</sup> Street
8/26/04	8.0	0	\$0.00	ANMP - continue preparing schedules for draft bankruptcy petition for ANMP & ANMP 74 <sup>th</sup> Street
8/27/04	7.0	0	\$0.00	ANMP - continue preparing schedules for draft bankruptcy petition for ANMP & ANMP 74 <sup>th</sup> Street
8/31/04	6.5	0	\$0.00	ANMP - Meet with Receiver, Accountant & Attorneys regarding ANMP & ANMP 74 <sup>th</sup> Street Bankruptcy schedules, begin revising bankruptcy schedules
	161.75	0	\$0.00	

**TOMMY ARRIAGA- DATA ENTRY**

DATE	TIME	MILES	EXPENSES	FUNCTION
8/2/04	5.0	0	\$0.00	Database entry.
8/4/04	5.0	0	\$0.00	Database entry.
8/6/04	5.0	0	\$0.00	Database entry.
8/9/04	5.0	0	\$0.00	Database entry.
8/10/04	5.0	0	\$0.00	Database entry.
8/11/04	4.0	0	\$0.00	Database entry.
8/12/04	5.0	0	\$0.00	Database entry.
8/13/04	5.0	0	\$0.00	Database entry.
8/16/04	4.5	0	\$0.00	Database entry.
8/17/04	4.0	0	\$0.00	Database entry.
8/18/04	3.0	0	\$0.00	Database entry.
8/19/04	5.0	0	\$0.00	Database entry.
8/20/04	4.5	0	\$0.00	Database entry.
8/23/04	4.5	0	\$0.00	Database entry.
8/24/04	4.75	0	\$0.00	Database entry.
8/25/04	5.0	0	\$0.00	Database entry.
8/26/04	5.0	0	\$0.00	Database entry.
8/27/04	5.0	0	\$0.00	Database entry.
8/31/04	4.0	0	\$0.00	Database entry.
	<b>88.25</b>	<b>0</b>	<b>\$0.00</b>	

**JEFF WOLFORD-DATA ENTRY**

DATE	TIME	MILES	EXPENSES	FUNCTION
8/16/04	8.0	0	\$0.00	Database entry.
8/17/04	8.0	0	\$0.00	Database entry.
8/18/04	8.0	0	\$0.00	Database entry.
8/19/04	8.0	0	\$0.00	Database entry.
8/20/04	8.0	0	\$0.00	Database entry.
8/23/04	8.0	0	\$0.00	Database entry.
8/24/04	8.0	0	\$0.00	Database entry.
8/25/04	8.0	0	\$0.00	Database entry.

8/26/04	8.0	0	\$0.00	Database entry.
8/27/04	8.0	0	\$0.00	Database entry.
8/30/04	8.0	0	\$0.00	Database entry.
8/31/04	8.0	0	\$0.00	Database entry.
	96.0	0	\$0.00	

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

2222 E. Camelback Road, Suite 110

Phoenix, Arizona 85016

(602) 265-3519

FAX (602) 265-3622

August 20, 2004

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

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

	<b>100% Fees</b>	<b>Costs</b>	<b>Total</b>	<b>80% Fees</b>	<b>Costs</b>	<b>Total</b>
Receiver	12320.00	576.19	12,896.19	9856.00	576.19	10432.19
Computer System Analyst	1170.00	0.00	1,170.00	936.00	0.00	936.00
Executive Assistant	580.00	0.00	580.00	448.00	0.00	448.00
Computer Operator	7065.00	0.00	7,065.00	5652.00	0.00	5652.00
Clerk	1120.00	0.00	1,120.00	896.00	0.00	896.00
<b>TOTAL</b>	<b>22235.00</b>	<b>576.19</b>	<b>22,811.19</b>	<b>17,788.00</b>	<b>576.19</b>	<b>18,364.19</b>
			<b>22,811.19</b>	<b>TOTAL 80% DUE</b>		<b>18,364.19</b>

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

2222 E. Camelback Road, Suite 110

Phoenix, Arizona 85016

(602) 265-3519

FAX (602) 265-3622

August 20, 2004

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

RE: JULY 2004

**TIME:****JAMES C. SELL:**

88 Hours @ \$140.00 = \$12,320.00

**COMPUTER SYSTEMS ANALYST:**

13 Hours @ \$90.00 = 1,170.00

**EXECUTIVE ASSISTANT/****COMPUTER OPERATOR:**

8 Hours @ \$70.00= 560.00

**COMPUTER OPERATOR:**

157 Hours @ \$45.00= 7,065.00

**CLERKS:**56 Hours @ \$20.00= 1,120.00**TOTAL AMOUNT DUE:**\$22,235.00**OTHER EXPENSES:**

Postage \$ 6.56

Mileage [0 @ \$.345] 0.00

Copies [3233 @ \$.10] 323.30

Envelopes [13 @ \$.10] 1.30

[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 245.03**TOTAL**\$ 576.19**TOTAL AMOUNT D2UE:**\$22,811.19


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 JAMES C. SELL, Receiver

**EXPENSES**

DATE	EXPENSES	DESCRIPTION
7/2/04	\$67.50	Sell Corp CK#4528-GeoTech-Backup database system.
7/7/04	\$45.00	Sell Corp CK#4532--GeoTech-Backup repair database system.
7/9/04	\$67.50	Sell Corp CK#4535-GeoTech-Backup database system.
7/21/04	\$65.03	Sell Corp-SUREPAY Debit-APS-Secluded Lane.
<b>TOTAL</b>	<b>\$245.03</b>	

**JAMES C. SELL**

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/04	1.0	0	\$0.00	Receivership telecom w/ Larry Wilk regarding Secluded Lane settlement, Atlas Mines proposal, Flynn Jackson, Guccione and Future.com. Telecon from Lyman regarding 36 <sup>th</sup> Street property problems.
7/2/04	1.0	0	\$0.00	Receivership telecom with Lyman regarding 36 <sup>th</sup> Street. Telecon office regarding various admin items.
7/9/04	3.0	0	\$0.00	Review of Consygn file re: SBA Loan.
7/9/04	2.5	0	\$0.00	Review of Consygn file re: SBA Loan.
7/12/04	3.5	0	\$0.00	ANMP.
7/13/04	2.5	0	\$0.00	Receivership review of CFF documents.
7/13/04	.5	0	\$0.00	Receivership telecons with investors..
7/13/04	1.5	0	\$0.00	Various administrative matters.
7/14/04	2.0	0	\$0.00	Review of loan files related to Sedona house.
7/14/04	3.0	0	\$0.00	Review of escrow files and search of accounting records for Sedona transactions.
7/16/04	1.5	0	\$0.00	Meeting with Navigant @ 201 E. Washington, Site 1700.
7/16/04	3.5	0	\$0.00	Review of loans not made.
7/19/04	6.0	0	\$0.00	Review of accounting files.
7/20/04	2.0	0	\$0.00	Review of files in storage.
7/20/04	1.0	0	\$0.00	Meeting with Hubbard.
7/20/04	1.0	0	\$0.00	ANMP review of files and various telephone calls regarding data availability.
7/20/04	1.5	0	\$0.00	Review of closing documents on Sedona house.
7/20/04	1.0	0	\$0.00	Meeting with John Collins, pull documents for John.
7/20/04	1.5	0	\$0.00	Sort documents for filing and storage.
7/21/04	3.5	0	\$0.00	Document review for loan report for SBA on Tempe bldg.
7/21/04	2.0	0	\$0.00	Update meeting with Jerry and Lyman and Larry.
7/21/04	1.5	0	\$0.00	Review of BK schedules and meeting with Hubbard.
7/22/04	1.0	0	\$0.00	ANMP sign Castle deeds, pending items meeting with Larry.
7/23/04	.5	0	\$0.00	Telecons with investors and downloan 36 <sup>th</sup> Street pictures.
7/26/04	7.5	0	\$0.00	Review files.
7/27/04	2.0	0	\$0.00	Meeting with Bob and Mike re: BK schedules.
7/27/04	1.0	0	\$0.00	SBA documents review.
7/27/04	4.0	0	\$0.00	SBA loan document review and review of interview notes, prepare timeline.
7/28/04	5.0	0	\$0.00	Review files.
7/29/04	6.0	0	\$0.00	Review files.
7/30/04	6.5	0	\$0.00	SBA report.
7/31/04	8.0	0	\$0.00	Draft of report.
<b>TOTAL</b>	<b>88.0</b>	<b>0</b>	<b>\$0.00</b>	

**BRIAN K. SELL-COMPUTER SYSTEMS ANALYST**

DATE	TIME	MILES	EXPENSES	FUNCTION
7/20/04	2.0	0	\$0.00	Uploading documents to Website.
7/25/04	4.0	0	\$0.00	Uploading documents to Website.
7/28/04	2.0	0	\$0.00	Uploading documents to Website.

7/29/04	4.0	0	\$0.00	Computer maintenance.
7/29/04	1.0	0	\$0.00	Uploading documents to Website.
	13.0	0	\$0.00	

## JANE ARRIAGA-EXECUTIVE ASSISTANT

DATE	TIME	MILES	EXPENSES	FUNCTION
7/29/04	6.0	0	\$0.00	ANMP-Fee App.
7/30/04	2.0	0	\$0.00	ANMP-Filing.
	8.0	0	\$0.00	

## SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/04	8.0	0	\$0.00	Continue preparing combining balance sheet for ANMP bankruptcy schedules, begin preparing report of interest receivable and interest payable as of 3/10/03 on ANMP, update ANMP and entities funds schedule from 1 <sup>st</sup> Receiver, Michael Crook
7/2/04	8.0	0	\$0.00	Continue preparing combining balance sheet for ANMP bankruptcy schedules, report of interest receivable and interest payable as of 3/10/03 on ANMP
7/5/04	0.0	0	\$0.00	Holiday
7/6/04	6.0	0	\$0.00	Continue preparing combining balance sheet for ANMP and bankruptcy schedules.
7/7/04	8.0	0	\$0.00	Continue preparing combining balance sheet for ANMP bankruptcy schedules, contact SRP and City of Phoenix to confirm inspection of 2302 N. 36 <sup>th</sup> St. and set up reconnect of electricity in unit #E
7/8/04	8.0	0	\$0.00	Print 4 copies of combining balance sheets for ANMP and insert in ledger books for Accountant, begin preparing Castle investor listing for schedule D of bankruptcy schedules
7/9/04	7.0	0	\$0.00	Continue preparing ANMP and ANMP 74 <sup>th</sup> Street bankruptcy schedules, revise Castle investor listing to coincide with schedule D.
7/12/04	6.25	0	\$0.00	Revise and update combining balance sheet for ANMP bankruptcy.
7/13/04	6.25	0	\$0.00	Continue updating combining balance sheet for ANMP bankruptcy.
7/14/04	7.25	0	\$0.00	Continue updating combining balance sheet for ANMP bankruptcy.
7/15/04	7.5	0	\$0.00	Letter to Mr. McKinnon regarding Net Investment value for IRA custodian, research and make copies of transactions on 300 E. Acacia loan for Receiver, continue preparing combining bal sheet for ANMP Bankruptcy, prepare adjusting journal entries for combined ANMP Bal Sheet.
7/16/04	6.25	0	\$0.00	Continue preparing combining bal sheet for ANMP bankruptcy, prepare adjusting journal entries for combined ANMP Bal Sheet, prepare letter to Security title from Receiver requesting copies on Rehm loans on 300 Acacia property, make disc copies of all quickbook files for receiver.
7/19/04	8.0	0	\$0.00	Research and reconcile intercompany payables and receivables for combined ANMP balance sheet
7/20/04	8.0	0	\$0.00	Research and reconcile intercompany payables and receivables for combined ANMP balance sheet
7/21/04	8.0	0	\$0.00	Research and reconcile intercompany payables and

7/22/04	8.0	0	\$0.00	receivables for combined ANMP balance sheet
				Continue preparing combining balance sheets for ANMP
7/23/04	8.0	0	\$0.00	bankruptcy, pack and prepare for move to new location
7/26/04	8.0	0	\$0.00	Pack and prepare for move to new location
				Unpack and set up office - meet with Accountant, Bob
				Hubbard, to review worksheets and prepare booklets for
7/27/04	7.5	0	\$0.00	meeting regarding ANMP bankruptcy
				Meet with Bob Hubbard regarding ANMP Bankruptcy
				and changes to lead schedules, begin revising bankruptcy
				lead schedule
7/28/04	8.0	0	\$0.00	Continue revising bankruptcy lead schedules
7/29/04	8.0	0	\$0.00	Continue revising bankruptcy lead schedules
7/30/04	7.0	0	\$0.00	Continue revising bankruptcy lead schedules
	157.0	0	\$0.00	

**TOMMY ARRIAGA-CLERK**

DATE	TIME	MILES	EXPENSES	FUNCTION
7/23/04	5.0	0	\$0.00	Bate numbering.
7/26/04	4.5	0	\$0.00	Bate numbering.
7/27/04	4.0	0	\$0.00	Bate numbering.
7/29/04	4.0	0	\$0.00	Bate numbering.
7/30/04	4.0	0	\$0.00	Bate numbering.
	21.5	0	\$0.00	

**ADELA ARRIAGA-CLERK**

DATE	TIME	MILES	EXPENSES	FUNCTION
7/1/04	8.0	0	\$0.00	Bate numbering.
7/2/04	8.0	0	\$0.00	Bate numbering.
7/21/04	2.5	0	\$0.00	Bate numbering.
7/22/04	8.0	0	\$0.00	Bate numbering.
7/23/04	8.0	0	\$0.00	Bate numbering.
	34.5	0	\$0.00	

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  
7 Attorneys for James C. Sell, Receiver

6 SUPERIOR COURT OF ARIZONA  
7 MARICOPA COUNTY

8 ARIZONA CORPORATION COMMISSION,  
9 Plaintiff,  
10 v.  
11 AMERICAN NATIONAL MORTGAGE  
12 PARTNERS, L.L.C., et al.  
13 Defendants.

Case No: CV2003-005724  
**AFFIDAVIT IN SUPPORT OF SIXTH  
APPLICATION FOR INTERIM  
COMPENSATION BY JAMES C. SELL,  
RECEIVER**  
(Assigned to the Honorable J. Richard Gama)

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

14 STATE OF ARIZONA )  
15 ) ss.  
16 County of Maricopa )

JAMES C. SELL, being duly sworn upon his oath deposes and says:

- 17 1. Affiant is more than eighteen years of age, is competent to testify and has personal  
18 knowledge of the facts set forth herein.
- 19 2. Affiant is the duly appointed Receiver for AMERICAN NATIONAL  
20 MORTGAGE PARTNERS, L.L.C., in the above captioned case.
- 21 3. Affiant has the primary responsibility for organizing, reviewing, evaluating and  
22 operating the Receivership.
- 23 4. Affiant has reviewed the time records, billings and statements of Affiant and  
24 professional staff in regard to this matter. These records are attached to Receiver's Sixth  
25 Application for Interim Compensation.  
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5. All of the services performed by the Receiver were necessary and proper services and have been billed at the rates approved by this Court.

6. Affiant believes that the sum of \$ 91,441.25 for fees and \$ 2,963.30 for reimbursement of costs, for a total of \$ 94,404.55, represents the reasonable and fair value of the services performed by Receiver for the time periods from June 30, 2004 through September 30, 2004, (the "Application Period").

FURTHER AFFIANT SAYETH NAUGHT.

James C. Sell  
JAMES C. SELL, RECEIVER

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of November, 2004, by James C. Sell.

Janet A. Sauer  
Notary Public  
My Commission Expires: 2-1-06



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