

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,

**THIRD 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 Third 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 October 1, 2003 through
22 December 31, 2003 (the "Application Period"), in connection with 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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

Fees	\$71,693.75
Expenses	<u>\$ 799.43</u>
Total	\$72,493.18

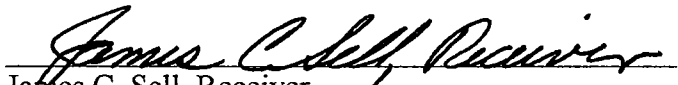
6. Pursuant to previous Order of the Court which allowed Applicant to be paid 80 percent (80%) of his fees and 100 percent (100%) of disbursements, Applicant was not paid fees and disbursements during the Application Period, leaving a current unpaid balance due Applicant of \$72,493.18.

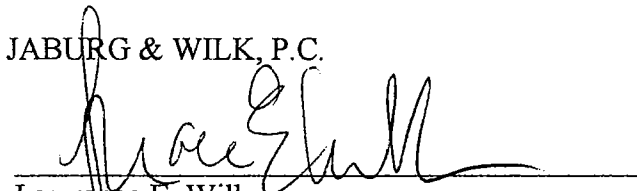
WHEREFORE, Applicant prays the Court enter an Order as follows:

A. Approving the allowance of compensation to Applicant in the amount of \$71,693.75 for fees and \$799.43 for reimbursement of costs, for a total of \$72,493.18 in connection with the Receivership Estate during the Application Period; and

B. Authorizing and directing payment of the unpaid balance of \$72,493.18 to the Receiver at such time as the Receivership Estate has sufficient funds.

RESPECTFULLY SUBMITTED this 1dth day of April, 2004.


James C. Sell, Receiver

JABURG & WILK, P.C.

Lawrence E. Wilk
3200 North Central, Suite 2000
Phoenix, Arizona 85012
Attorneys for James C. Sell, Receiver

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

January 16, 2004

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

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

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	12250.00	104.67	12,354.67	9800.00	104.67	9904.67
Computer System Analyst	0.00	0.00	0.00	0.00	0.00	0.00
Executive Assistant	2415.00	0.00	2,415.00	1932.00	0.00	1932.00
Computer Operator	6153.75	0.00	6,153.75	4923.00	0.00	4923.00
Computer Operator	0.00	0.00	0.00	0.00	0.00	0.00
Clerk	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	20818.75	104.67	20,923.42	16,655.00	104.67	16,759.67
			20,923.42	TOTAL 80% DUE		<u><u>16,759.67</u></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

January 16, 2004

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

RE: December 2003

TIME:

JAMES C. SELL:

87.5 Hours @ \$140.00 = \$12,250.00

COMPUTER SYSTEMS ANALYST:

0 Hours @ \$90.00= \$ 0.00

**EXECUTIVE ASSISTANT/
COMPUTER OPERATOR:**

34.5 Hours @ \$70.00= \$2,415.00

COMPUTER OPERATOR:

136.75 Hours @ \$45.00= \$6,153.75

COMPUTER OPERATOR:

0 Hours @ \$45.00= \$ 0.00

CLERKS:

0 Hours @ \$20.00= \$ 0.00

TOTAL AMOUNT DUE:

\$20,818.75

OTHER EXPENSES:

Postage \$ 7.82

Mileage [0 @ \$.345] 0.00

Copies [436 @ \$.10] 43.60

Envelopes [11 @ \$.10] 1.10

[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 52.15

TOTAL

\$ 104.67

TOTAL AMOUNT D2UE:

\$20,923.42

JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
12/15/03	3.75	Phoenix Corporate Center-Parking.
12/29/03	\$48.40	Sell Corp CK#4230-APS-Secluded Lane.
TOTAL	\$52.15	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
12/1/03	2.0	0	\$0.00	Receivership telecoms with investor re: Status and meeting with investor committee. Telecon with Wilk re: Status of vote, Stan Learch suit and alternative plan and meeting with Committee. Telecon with Alexandria. Telecon with Hamburg re: Castle and Futurecom.
12/2/03	2.5	0	\$0.00	Insider analysis and revision based on interviews and further analysis of documents provided and in files.
12/3/03	3.0	0	\$0.00	Meeting with Investor Group here.
12/3/03	2.0	0	\$0.00	5:00AM-7:00AM-Receivership review of settlement agreements on 998 E. Indian School Road and Pontchtrain.
12/4/03	.5	0	\$0.00	Review and sign petition.
12/5/03	4.0	0	\$0.00	Segura Loan, Durant Loan and Kesler Loan analysis.
12/5/03	4.0	0	\$0.00	Bankruptcy hearing.
12/10/03	2.5	0	\$0.00	Review of correspondence for production to Gremlich.
12/10/03	4.5	0	\$0.00	Wet site maintenance and revisions.
12/11/03	2.0	0	\$0.00	Review of documents to be discussed with Dunning.
12/11/03	2.0	0	\$0.00	Meeting with Dunning.
12/11/03	1.5	0	\$0.00	Meeting with Wilk, various telecoms regarding pending items. Review and sign petitions.
12/11/03	4.5	0	\$0.00	Input petitions on web site.
12/14/03	4.5	0	\$0.00	Review of First International Bank documents received per subpoena.
12/15/03	1.5	0	\$0.00	Review web stire and outline revisions to format and presentation. Additional link.
12/15/03	2.5	0	\$0.00	Detailed review of First National Bank documents.
12/15/03	3.0	0	\$0.00	Castle hearing/legal arguments on plan.
12/15/03	2.0	0	\$0.00	Web stire update for court filings and hearing date.
12/16/03	4.0	0	\$0.00	Review of First International Bank documents.
12/16/03	4.0	0	\$0.00	Review of receivership files for First International Bank related transactions.
12/17/03	2.0	0	\$0.00	Hearing in Gama court for Secluded Lane.
12/17/03	3.5	0	\$0.00	Meeting at Larry's with Wayne Jones.
12/17/03	2.5	0	\$0.00	Review of documents related to hearing petitions. Preparation for hearing.
12/18/03	6.5	0	\$0.00	Review of First International Bank documents.
12/19/03	3.5	0	\$0.00	Review of bond information and Delheim suit.
12/19/03	4.0	0	\$0.00	Update web site with new petitions.
12/20/03	3.0	0	\$0.00	Update web site with new petitions.
12/29/03	3.5	0	\$0.00	Review of correspondence and pleadings.
12/29/03	2.5	0	\$0.00	Review of loan histories nonCastle.
TOTAL	87.5	0	\$0.00	

JANE ARRIAGA-EXECUTIVE SECRETARY

DATE	TIME	MILES	EXPENSES	FUNCTION
12/3/03	1.5	0	\$0.00	ANMP-Open mail. Review & file.
12/9/03	1.0	0	\$0.00	ANMP-Prepare fee app.
12/10/03	3.5	0	\$0.00	ANMP-Prepare fee app.
12/12/03	8.0	0	\$0.00	ANMP-Database maintenance.
12/16/03	5.5	0	\$0.00	ANMP-Enter documents into database
12/17/03	5.5	0	\$0.00	ANMP-Enter documents into database.

12/22/03	2.5	0	\$0.00	ANMP-Data entry.
12/23/03	2.0	0	\$0.00	ANMP-Enter documents into database.
12/31/03	5.0	0	\$0.00	ANMP-Prepare bate numbering labels. Database entry.
	34.5	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
12/1/03	8.0	0	\$0.00	Continue preparing spreadsheet to breakout receivership invoices by entity for accountant, continue researching Joe Colosimo and family K-1 and prepare letter with copies of supporting checks and documents
12/2/03	8.0	0	\$0.00	Continue researching Joe Colosimo and family K-1's and preparing letter with copies of supporting checks and documents, update payoff detail spreadsheets on various outstanding loans, begin preparing year end 2003 investor income spreadsheet for K-1's and 1099 int forms
12/3/03	8.0	0	\$0.00	Continue preparing year end 2003 investor income spreadsheet for K-1's and 1099 Int forms, research correspondence to investors regarding investment program, research, pull files and answer Receivers questions during meeting with Attorney's and Investor Committee, research wire transfer received from Mark Kesler & contact Nat'l Bk of AZ for detail on the wire
12/4/03	8.0	0	\$0.00	Continue preparing year end 2003 investor income detail for partnership returns, K-1's and 1099 Int forms
12/5/03	6.0	0	\$0.00	Research loan repayments on Irene Segura and Luther Durant for Receiver, continue preparing year end 2003 investor income detail for partnership returns, K-1s and 1099 Int forms.
12/8/03	6.75	0	\$0.00	Review general ledgers for necessary adjustments and/or corrections in preparation for year end reporting.
12/9/03	8.0	0	\$0.00	Continue reviewing general ledgers for necessary adjustments and/or corrections in preparation for year end reporting, begin researching Darrell Coulter records and set up folder
12/10/03	8.0	0	\$0.00	Continue researching Darrell Coulter records, make copies & set up folder, prepare and send detail information on 3303 Medina Rd. Trust to Receiver, prepare final 941 reports for Corporate Mgmt Solutions and Deer Valley II, L.L.C.
12/11/03	8.0	0	\$0.00	Review and reconcile American Money Power, Inc. and Federal Capital, L.L.C. investments on general ledger and year end interest detail for 1099-Int reporting, reconcile Western + Gulf Capital bank statement, research Paul Meka records, make copies and set up folder
12/12/03	8.0	0	\$0.00	Research Luther Durant records, make copies and set up folder, reconcile Corporate Management Solutions banks statements (March - June, 2003), review Corporate Mgmt Solutions general ledger and make necessary adjustments to properly reflect reimbursed shared expenses, verify employee name and address & social security numbers for W-2 reporting, determine 1099 Misc recipients for 2003, update loan payoff detail on all loans
12/15/03	8.0	0	\$0.00	Affix bate numbers on loan file documents and those documents received from 1 st International Bank regarding Larry & Sheila Dunning and Robert Rehm, research Sheila Dunning loan for \$200,000 from 1 st International Bank, research Copper Canyon Trust loan file to verify trustee status

12/16/03	8.0	0	\$0.00	Prepare warranty deed on Lot 14 Copper Canyon Trust for Receiver, research \$200,000 loan to Sheila Dunning from 1 st Intern ^t l Bank, Affix bate numbers on loan file documents
12/17/03	8.0	0	\$0.00	Affix bate numbers on loan file documents and 1 st International Bank documents
12/18/03	8.0	0	\$0.00	Research loan file documents and make bate number list in file order, affix bate numbers on loan file documents
12/19/03	8.0	0	\$0.00	Research Creative Financial Funding 941 report versus W-3 for questionnaire to IRS, Set up new general ledger for Creative Financial Funding Trust and re-enter all cash transactions and reconcile bank statements, complete EIN application for new CFF Trust, research \$50,000 transaction between Corp Fiducial and ANMP for receiver
12/22/03	4.0	0	\$0.00	Set up new general ledger for American National Mortgage Partners Trust and re-enter all cash transactions.
12/23/03	4.0	0	\$0.00	Continue setting up ANMP Trust general ledger and re-entering cash transactions, enter journal entries from prior receiver, Michael Crook, and reconcile Northern Trust account to-date
12/24/03	4.0	0	\$0.00	Prepare letter to City of Tempe for cancellation of Sales/Use License on Corporate Fiducial Services, Inc., prepare letters to IRS regarding 941 forms on various companies, prepare letter to AZ Dept of Revenue regarding American Money Power receivership
12/30/03	4.0	0	\$0.00	Complete EIN application for ANMP 74 th Street, LLC Trust, up-date general ledgers to reflect Michael Crook transactions on various companies.
12/31/03	4.0	0	\$0.00	Review general ledgers, prepare and post adjusting entries on Creative Financial Funding & ANMP for closeout as of March 10, 2003
	136.75	0	\$0.00	

BRIAN SELL-COMPUTER OPERATOR

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

TOM CRAWFORD-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
	0.0	0	\$0.00	
	0.0	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

December 3, 2003

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

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

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	16450.00	436.41	16,886.41	13160.00	436.41	13596.41
Computer System Analyst	0.00	0.00	0.00	0.00	0.00	0.00
Executive Assistant	1050.00	0.00	1,050.00	840.00	0.00	840.00
Computer Operator	6097.50	0.00	6,097.50	4878.00	0.00	4878.00
Computer Operator	270.00	0.00	270.00	216.00	0.00	216.00
Clerk	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	23867.50	436.41	24,303.91	19,094.00	436.41	19,530.41
			24,303.91	TOTAL 80% DUE		<u>19,530.41</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

December 3, 2003

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

RE: November 2003

TIME:

JAMES C. SELL:

117.5 Hours @ \$140.00 = \$16,450.00

COMPUTER SYSTEMS ANALYST:

0 Hours @ \$90.00= \$ 0.00

EXECUTIVE ASSISTANT/

COMPUTER OPERATOR:

15 Hours @ \$70.00= \$1,050.00

COMPUTER OPERATOR:

135.5 Hours @ \$45.00= \$6,097.50

COMPUTER OPERATOR:

6 Hours @ \$45.00= \$ 270.00

CLERKS:

0 Hours @ \$20.00= \$ 0.00

TOTAL AMOUNT DUE:

\$23,867.50

OTHER EXPENSES:

Postage \$ 136.15

Mileage [0 @ \$.345] 0.00

Copies [1164 @ \$.10] 116.40

Envelopes [348 @ \$.10] 34.80

[0 @ \$.25] 0.00

Letterhead [296 @ \$.10] 29.60

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 119.46

TOTAL

\$ 436.41

TOTAL AMOUNT D2UE:

\$24,303.91

JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
10/20/03	\$5.00	Phoenix Plaza-Parking.
11/4/03	\$3.00	411 North Central-Parking.
11/14/03	\$7.00	Bank One Center-Investor Meeting-Parking (Jane).
11/14/03	\$7.00	Bank One Center-Investor Meeting-Parking (Jim).
11/5/03	\$60.67	Lunch with investor volunteers helping with mailer.
11/19/03	\$33.04	Sell Corp CK#4194-APS-Secluded Lane.
11/25/03	\$3.75	Phoenix Corporate Center-Parking.
TOTAL	\$119.46	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
11/3/03	4.0	0	\$0.00	Review and revise net investor calculations, insiders and undecided.
11/4/03	4.0	0	\$0.00	Meeting at Larry's with Dow and Gremlich.
11/5/03	4.5	0	\$0.00	Review and revision of net loss calculation to investors. Review of individual calculations before mailing. Insider list and on the fence list.
11/5/03	1.5	0	\$0.00	Lunch meeting with investor volunteers for mail.
11/5/03	2.5	0	\$0.00	Review of data needed to be pulled and entered into database for third party actions.
11/6/03	1.5	0	\$0.00	Net loss calculation discussion with investors.
11/6/03	2.5	0	\$0.00	Motion to approve settlement Gamma.
11/6/03	1.0	0	\$0.00	Investor calls regarding net investment calculations.
11/6/03	3.0	0	\$0.00	Meeting on Valley Financial.
11/7/03	3.0	0	\$0.00	Review documents for investor meeting, analysis of transactions and third party targets.
11/7/03	1.5	0	\$0.00	Meeting with investors at Larry's.
11/7/03	3.5	0	\$0.00	Review of files, accumulate documents for third party actions.
11/10/03	2.5	0	\$0.00	Return investor calls regarding net investment. Telecon with North regarding AG Edwards. Lunch meeting with Larry to discuss Guccione and insider and on the fence letters. Status of Gordon issues.
11/10/03	2.5	0	\$0.00	Final review of Friends documents and related files and related settlement agreement on 998 E. Indian School.
11/11/03	1.0	0	\$0.00	Return investor phone calls regarding Castle.
11/11/03	2.0	0	\$0.00	Review of Strasser files for interview regarding Guccione
11/11/03	3.5	0	\$0.00	Interview of Eric Strasser re: Guccione loans.
11/12/03	1.5	0	\$0.00	Return investor phone calls regarding Castle settlement.
11/12/03	2.0	0	\$0.00	Insider letters and investor telephone calls.
11/12/03	3.0	0	\$0.00	Meeting at Larry's with investors.
11/13/03	4.0	0	\$0.00	Preparation for investor meeting interspersed with phone calls from investors.
11/13/03	3.5	0	\$0.00	Analysis of Secura Mortgage Management.
11/14/03	2.0	0	\$0.00	Review of Guccione documents and cash flow. Telecon with Larry re: Guccione loan and telephone calls from investors regarding Castle meeting.
11/14/03	5.0	0	\$0.00	Castle/investor meeting preparation.
11/14/03	4.5	0	\$0.00	Investor meeting to discuss Castle Plan.
11/17/03	1.0	0	\$0.00	Internet data searches.
11/17/03	.5	0	\$0.00	Telecon with Betty re: Net investment calculation.
11/17/03	1.0	0	\$0.00	Review and sign various tax reports.
11/17/03	1.5	0	\$0.00	Review of Meka documents.
11/18/03	3.0	0	\$0.00	Set up meetings with investors/insiders. Review of documents for meetings. Telecons with investors. Read legal correspondence.
11/18/03	1.5	0	\$0.00	Tax and accounting issues to be resolved.
11/19/03	1.5	0	\$0.00	Review of Tim Weule.

11/19/03	4.0	0	\$0.00	Analysis and review of Guccionne loan doc's and funds flow.
11/20/03	4.0	0	\$0.00	Meeting with Larry and Mike.
11/20/03	1.0	0	\$0.00	Review of K-1 challenges.
11/20/03	2.5	0	\$0.00	Review of Meka documents.
11/24/03	3.0	0	\$0.00	Castle Bankruptcy/Gramlich motion to extend vote deadline/meeting with attorneys to discuss Friends and MMM.
11/24/03	4.0	0	\$0.00	Review of MMM documents to determine if I should agree to Castle settlement agreement with them.
11/25/03	2.5	0	\$0.00	Meeting with Paul Meka.
11/25/03	1.5	0	\$0.00	Return investor phone calls regarding Castle plan.
11/25/03	3.0	0	\$0.00	Bankruptcy hearing re: Fee Application contest by Miller.
11/26/03	4.5	0	\$0.00	Analysis of oddball loans, status of demands and calculation of amounts due. Telecon re: Guccionne loans and Guccionne investors, Frank Caspare.
11/26/03	4.0	0	\$0.00	Ponzi analysis by transaction.
11/28/03	1.5	0	\$0.00	Investor telephone calls re: Castle plan.
11/28/03	2.5	0	\$0.00	Accounting and tax issues analysis resulting from discussion with Hubbard.
TOTAL	117.5	0	\$0.00	

JANE ARRIAGA-EXECUTIVE SECRETARY

DATE	TIME	MILES	EXPENSES	FUNCTION
11/5/03	2.0	0	\$0.00	ANMP-Work on mailer.
11/11/03	1.0	0	\$0.00	ANMP-Write checks to Az Dept of Rev. File.
11/12/03	5.0	0	\$0.00	ANMP-Prepare October Fee App.
11/14/03	3.5	0	\$0.00	ANMP-6:00PM-9:30PM-Assist in investor meeting with ballots.
11/24/03	3.5	0	\$0.00	ANMP-Filing.
	15.0	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
11/3/03	8.0	0	\$0.00	Book journal entry to AMP to void outstanding checks due to receivership, update Net Investment statements and master spreadsheet on Bill Boomers, Irene Segura and Joseph Colosimo to delete non-cash transfers to 67 th Street Trust , prepare payoff worksheets on notes to CFF from Frank Caspare and Robert Rehm, print check register and copy bank statements of all receivership accounts for accountant, begin updating vendor listings on all companies.
11/4/03	8.0	0	\$0.00	Continue inputting unpaid invoices and updating vendor listings on all companies, review and make corrections to net investment statements, type draft letter to investors regarding net investment statements.
11/5/03	8.0	0	\$0.00	Make changes to investor letter and make copies, prepare and stuff letters and net investment statements to investors, reconcile receivership bank accounts in Quickbooks.
11/6/03	8.0	0	\$0.00	Input outstanding invoices for all receivership companies, write letter to Seymour Rosen for status update on his investment, reconcile bank statements on Receivership companies, forwarded Net Investment Statements and Spreadsheet to Corp Commission via e-mail after trying unsuccessfully to put on floppy disks.

11/7/03	5.5	0	\$0.00	Print and bind Investment Net Investment Statements for Receiver, continue entering outstanding invoices and prepare vendor listings for all companies.
11/10/03	8.0	0	\$0.00	Complete application for new tax ID # for American National Mortgage Partners Trust, update payoff worksheets on Richard Shear, United Equity Holding and Chris Dedmon for attorney, answer Investor inquiries regarding Net Investment letters.
11/11/03	8.0	0	\$0.00	Prepare delinquent quarterly AZ W/H reports, AZ Use Tax reports and Unemployment tax reports, write letter to Frank Caspare regarding copier lease.
11/12/03	8.0	0	\$0.00	Continue preparing delinquent payroll tax reports and Use tax returns, make copies and prepare for mailing, prepare and mail out letter to Insider Investors for Receiver, research delingquent tax due notices for Secura MM and ANMP.
11/13/03	8.0	0	\$0.00	Make 3 sets of Net Investment Statement booklets for Receiver, research property tax statements to determine borrower for Receiver, Label all partnership returns & K-1 booklets for alphabetic filing, revise net investment letter to those investors with negative net investment for receiver, research corporate filings on RiskTx and American Investment Services, Inc. for Receiver.
11/14/03	8.0	0	\$0.00	File old payroll tax and insurance documents, research 941 overpayment on ANMP and followup with letter to IRS to make corrections, research Zurich insurance policy and send cancellation request to Cheeney Insurance Co., open and sort mail from ANMP post office box, reconcile bank statements for various ANMP companies.
11/17/03	8.0	0	\$0.00	Prepare current payroll tax returns & use tax reports to City of Tempe, research and prepare missing 6/30/01 AZ unemployment tax return, enter into Quickbooks new vendor invoices on ANMP & other entities, go to National Bank of AZ to order photocopy of back of canceled check payable to Duane Wolf.
11/18/03	8.0	0	\$0.00	Research 1999 & 2000 cash account activity for better descriptions of transactions due to missing bank statements.
11/19/03	8.0	0	\$0.00	Research and make copies of documents showing Paul Meka, Marshall Boyce and Tim Weule involvement in the various ANMP entities for Receiver, research Joe Colosimo and brothers Michael & James 2002 1099 & K-1 reporting.
11/20/03	5.5	0	\$0.00	Continue researching Joe Colosimo and brothers Michael & James 2002 tax reporting and review with accountant, also review with account necessary adjustments to various LLC returns and individual K-1's to investors for 2002.
11/21/03	6.0	0	\$0.00	Pick up photocopy of back of check payable to Duane Wolf from National Bank of AZ, make deposit to Western + Gulf Capital account at Northern Trust.
11/24/03	8.0	0	\$0.00	Research Duane Wolf Net Investment and make copies of all canceled checks for investor, continue research of 2002 K-1 reporting for Joe Colosimo and brothers Michael & James, make copies of mailed in ballots to be deliver to Bankruptcy Court, Reconcile Flynn Jackson Second PF Bank Statement, pull files and make copies of original documents for Attorney.

11/25/03	8.0	0	\$0.00	Review with Accountant ANMP financials to determine necessary entries to set up ANMP Trust General Ledger, pull files and make copies of receivership expenses, research and prepare spreadsheet to breakout Receivership expenses by entity, deliver last minute ANMP Investor elections and ballots to Attorneys office
11/26/03	6.5	0	\$0.00	Review receivership invoices and prepare spreadsheet to breakout by entity for accountant.
	135.5	0	\$0.00	

BRIAN SELL-COMPUTER OPERATOR

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

TOM CRAWFORD-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
11/12/03	6.0	0	\$0.00	Repair server backup.
	6.0	0	\$0.00	

Gary J. Jaburg
Roger L. Cohen
Mitchell Reichman***
Kathi M. Sandweiss
Lauren L. Garner
Scott J. Richardson
Valerie L. Marciano
Jennifer S. Lee
James B. Reed
Kelly Brown
Peter M. Gennrich

* ARIZONA CERTIFIED SPECIALIST, BANKRUPTCY
** ARIZONA CERTIFIED SPECIALIST, TAX LAW
*** ARIZONA CERTIFIED SPECIALIST, FAMILY LAW



Jaburg & Wilk, P.C.

ATTORNEYS AT LAW

3200 N. Central Ave., Suite 2000
Phoenix, AZ 85012

Tel 602/248-1000
Fax 602/248-0522

www.jaburgwilk.com

Lawrence E. Wilk
*Randy Nussbaum
**Beth S. Cohn
Mervyn T. Braude
Susan R. Gilman
Kraig J. Marton
Maria C. Speth
Mark D. Bogard
Kevin S. Rattay
Gregory S. Fisher

Writer's Direct Line

602 / 248-1008

Writer's E-mail

lew@jaburgwilk.com

November 25, 2003

Trudy Nowak
U.S. Trustee's Office
P.O. Box 36170
Phoenix, AZ 85067-6710

Wendy Coy
Arizona Corporation Commission
1300 W. Washington
Phoenix, Az 85007

*Re: ANMP/James C. Sell, Mike Carmel, Jaburg & Wilk, Bob Hubbard and
Anderson & Rottenberg, P.C., costs and fees*

Dear Trudy and Wendy:

Enclosed herewith you will find the most recent billings for Jim Sell, Jaburg & Wilk, Mike Carmel and Bob Hubbard. The time periods covered are shown below. The enclosed fee statements are being delivered pursuant to the Amended Order.

James Sell	10/01/03 thru 10/31/03
Jaburg & Wilk, P.C.	10/22/03 thru 11/24/03
Mike Carmel	10/20/03 thru 11/14/03
Bob Hubbard	09/26/03 thru 10/13/03
Anderson & Rottenberg, P.C.	09/03/03 thru 10/31/03

Should you have any questions regarding the enclosures, please feel free to contact me.

Sincerely,

JABURG & WILK, P.C.

Lawrence E. Wilk

Enclosure

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

November 13, 2003

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

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

	100% Fees	Costs	Total	80% Fees	Costs	Total
Receiver	17360.00	258.35	17,618.35	13888.00	258.35	14146.35
Computer System Analyst	0.00	0.00	0.00	0.00	0.00	0.00
Executive Assistant	490.00	0.00	490.00	392.00	0.00	392.00
Computer Operator	7987.50	0.00	7,987.50	6390.00	0.00	6390.00
Computer Operator	1170.00	0.00	1,170.00	936.00	0.00	936.00
Clerk	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	27007.50	258.35	27,265.85	21,606.00	258.35	21,864.35
			27,265.85	TOTAL 80% DUE		21,864.35

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 17, 2003

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

RE: October 2003

TIME:

JAMES C. SELL:

124 Hours @ \$140.00 = \$17,360.00

COMPUTER SYSTEMS ANALYST:

0 Hours @ \$90.00= \$ 0.00

**EXECUTIVE ASSISTANT/
COMPUTER OPERATOR:**

7 Hours @ \$70.00= \$ 490.00

COMPUTER OPERATOR:

177.5 Hours @ \$45.00= \$7,987.50

COMPUTER OPERATOR:

26 Hours @ \$45.00= \$1,170.00

CLERKS:

0 Hours @ \$20.00= \$ 0.00

TOTAL AMOUNT DUE:

\$27,007.50

OTHER EXPENSES:

Postage \$ 122.83

Mileage [0 @ \$.345] 0.00

Copies [641 @ \$.10] 64.10

Envelopes [171 @ \$.10] 17.10

[23 @ \$.25] 5.75

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 48.57

TOTAL

\$ 258.35

TOTAL AMOUNT D2UE:

\$27,265.85

JAMES C. SELL, Receiver

EXPENSES

DATE	EXPENSES	DESCRIPTION
10/14/03	4.0	Parking-Phoenix Corporate Center. (paid cash).
10/20/03	\$44.57	Sell Corp Ck#4154-APS-Secluded Lane.
TOTAL	\$48.57	

JAMES C. SELL

DATE	TIME	MILES	EXPENSES	FUNCTION
10/1/03	2.0	0	\$0.00	Deadmon/AG Edwards review of transaction timing.
10/1/03	2.0	0	\$0.00	Review of Owens transactions and cash flow.
10/1/03	2.0	0	\$0.00	Review of Fisher transactions.
10/2/03	4.0	0	\$0.00	Review of loan files on Deadmon.
10/2/03	3.5	0	\$0.00	Meeting with Investors.
10/2/03	2.0	0	\$0.00	Review of Friend's loan timing.
10/3/03	1.0	0	\$0.00	Review of Friend's documents.
10/3/03	2.5	0	\$0.00	Review of Barreras loans.
10/3/03	1.0	0	\$0.00	Receivership documents for Wendy Coy related to Sedona Property and Rehm.
10/6/03	1.5	0	\$0.00	Review of Barreras files.
10/6/03	2.5	0	\$0.00	Meeting with Barreras.
10/6/03	3.0	0	\$0.00	Search of computer files.
10/8/03	4.0	0	\$0.00	Review of revisions to disclosure statement.
10/9/03	4.0	0	\$0.00	Review of demand letters and related documents. All loans but Castle and Guccione.
10/9/03	4.0	0	\$0.00	Calculation of net investment value and principal amount of loans outstanding.
10/10/03	3.0	0	\$0.00	Net investment value calculations and revisions.
10/10/03	2.0	0	\$0.00	Meeting with Larry, Jerry and Lyman regarding disclosure statement revisions.
10/10/03	1.5	0	\$0.00	Meeting with Larry and Mike regarding disclosure statement.
10/10/03	1.5	0	\$0.00	Review and revise disclosure statement.
10/13/03	4.0	0	\$0.00	Analysis of Ponzi transactions.
10/13/03	5.0	0	\$0.00	Meeting with Brian, schedule work to be done, review of specific transactions with him (High Chapparel). Analysis of person loan transactions to develop data for demand letters. Telecons with investors related to Castle.
10/15/03	4.5	0	\$0.00	Review of revised disclosure on Castle settlement and related data, telecom w/Lyman, Vern re: Alaska property and telecom with resident broker regarding client who wants to buy property and the need to secure the property for winter.
10/15/03	3.0	0	\$0.00	Bankruptcy hearing and post hearing discussions.
10/16/03	3.5	0	\$0.00	Review of nonstandard loans.
10/17/03	4.5	0	\$0.00	Telephone conference with Miller regarding Creditors Committee's demands for agreement. Larry, Jerry, Lyman, Dow, investor committee meeting regarding several outstanding issues.
10/17/03	1.5	0	\$0.00	Telephone calls with investors re: Guccione status, and Futurecom status.
10/17/03	1.0	0	\$0.00	Pull documents on Futurecom.
10/20/03	2.0	0	\$0.00	Review of Lurch/Dunning Lollywood Secrets plan.
10/20/03	3.0	0	\$0.00	Castle hearing re: Alternate plans.
10/21/03	2.0	0	\$0.00	Administrative issues.
10/21/03	1.0	0	\$0.00	Bounced Castle checks for MMM covered by CFF.
10/21/03	2.5	0	\$0.00	Review of net investment calculations.
10/21/03	1.5	0	\$0.00	Peter Davis lunch meeting.
10/21/03	1.5	0	\$0.00	Friends Castle loan meeting with Gordon and attorney.
10/21/03	2.5	0	\$0.00	Meeting with Deadmon at Larry's.

10/22/03	4.0	0	\$0.00	Meeting with Lyman, Jerry, Dave & Co., with Vern regarding financial projections.
10/23/03	1.5	0	\$0.00	Review of revised net investment calculations.
10/27/03	5.0	0	\$0.00	Review and modification of net investment calculations.
10/28/03	4.5	0	\$0.00	Review and revision of net investment schedules.
10/28/03	3.5	0	\$0.00	Meeting at Larry's re: Futurecom loans and review of status of all demand letters.
10/29/03	2.0	0	\$0.00	Review of updated Castle financials from Vern.
10/29/03	3.5	0	\$0.00	Assembly of data for Ponzi scheme presentation.
10/30/03	2.0	0	\$0.00	Telecons with investors re: Castle.
10/31/03	5.0	0	\$0.00	Net investment calculations, review and revise. Revise list of insiders and calculate impact.
10/31/03	3.0	0	\$0.00	Meeting with investor committee at Larry's.
TOTAL	124.0	0	\$0.00	

JANE ARRIAGA-EXECUTIVE SECRETARY

DATE	TIME	MILES	EXPENSES	FUNCTION
10/1/03	3.0	0	\$0.00	ANMP-Send out K-1s. Fold stuff & meter.
10/27/03	2.0	0	\$0.00	ANMP-Prepare fee app & fax to LEW.
10/27/03	2.0	0	\$0.00	ANMP-Set up files and file. Pay U.S. Trustee.
	7.0	0	\$0.00	

SUSAN RUTLEDGE

DATE	TIME	MILES	EXPENSES	FUNCTION
10/1/03	7.0	0	\$0.00	Continue researching Federal Way Trust for more detail on the closing transactions for receiver, input end of year adjusting journal entries to receivership companies, print end of year reports and close out general ledgers, Check in loan files from attorney's office, review and pull additional loan files to be checked out to attorney for preparation of demand letters to borrowers.
10/2/03	8.0	0	\$0.00	Assist in mailing out partnership returns and K-1 forms to investors, prepare loan detail spreadsheet on Dr. Richard Gordon for Receiver, review Amsterdam file with Receiver to determine actual loan balance and to updated payoff information for Attorney, pull files and answer Receivers questions regarding Chris Dedmon, Rancho Aroyo and Commercial Mortgage & Associates, Update all loan payoff detail for Attorney in preparing demand letters
10/3/03	8.0	0	\$0.00	Reconcile ANMP, CFS, CFF etc... bank accounts through date of receivership and set up receivership contra cash accounts to reflect funds held by receiver, research inquiries by accountant regarding 2002 investor interest payments for partnership returns.
10/6/03	8.0	0	\$0.00	Continue reconciling company bank accounts through receivership date, research inquiries by accountant regarding 2002 investor interest payments for partnership returns, review and make changes to the Lenders Net Investment spreadsheet
10/7/03	8.0	0	\$0.00	Research Richard Shear and Sandi Turley loans, look for current address so that attorney can prepare demand letters, review Amsterdam LLC return for discrepancies reported on Investor K-1's, contact Accountant for disposition
10/8/03	8.0	0	\$0.00	Review American National Mortgage Partners 2002 financials with Account for preparation of tax return, prepare and mail out 2002 K-1's to Investors, update Castle Megastore Loan list for Receiver, pull 67 th Street Trust files for attorney's review.

10/9/03	8.0	0	\$0.00	Prepare and mail out 2002 Partnership Returns, make copies of various 67 th Street Trust documents for attorney, Post year end adjusting journal entries to American National Mortgage Partners, L.L.C. and print reports, post journal entry to void outstanding checks due to receivership to American National Mortgage Partners, L.L.C.
10/10/03	8.0	0	\$0.00	Set up Receiver Accounts on all company general ledgers, input transactions and reconcile bank statements to new Receiver accounts, post journal entries to void outstanding checks due to receivership on company general ledgers
10/13/03	6.5	0	\$0.00	Prepare and mail out 2002 K-1 Forms to Investors, begin preparing Investor Net Investment Statements for Receiver.
10/14/03	8.0	0	\$0.00	Research transaction history of High Chaparral loan for Receiver, prepare and mail out 2002 Partnership Returns, Deliver packet of documents for demand letters to individual borrowers to attorney's office, post year end audit adjustments to Federal Capital, L.L.C., close general ledger and print reports, continue preparing Investor Net Investment Statements for Receiver
10/15/03	8.0	0	\$0.00	Continue preparing Investor Net Investment Statements for Receiver, research Joseph Courtney loans for payoff to Tribeca Financial
10/16/03	8.0	0	\$0.00	Continue preparing Investor Net Investment Statements for Receiver
10/17/03	5.0	0	\$0.00	Continue preparing Investor Net Investment Statements for Receiver.
10/20/03	8.0	0	\$0.00	Continue preparing Investor Net Investment Statements for Receiver
10/21/03	8.0	0	\$0.00	Continue preparing Investor Net Investment Statements for Receiver
10/22/03	8.0	0	\$0.00	Continue preparing Investor Net Investment Statements for Receiver
10/23/03	8.0	0	\$0.00	Continue preparing Investor Net Investment Statements for Receiver
10/24/03	8.0	0	\$0.00	Continue preparing Investor Net Investment Statements and master spreadsheet for Receiver
10/27/03	8.0	0	\$0.00	Prepare Net Investment Statements and print envelopes for mailing. update master spreadsheet for Receiver, prepare corrected 1099 int forms to go to investors and the IRS.
10/28/03	8.0	0	\$0.00	Search through Valley Financial document storage for year 2000 bank statements on Creative Financial Funding, L.L.C., Update Corporate Fiducial Services payment detail for Net Investment Statement
10/29/03	8.0	0	\$0.00	Prepare updated investor address listing, update Western + Gulf Capital, L.L.C. and print cash account detail for Receiver, review with Accountant tax correspondence from IRS for disposition, prepare quarterly 941 tax returns for ANMP, BB&B, SMM, CFF, DV II L.L.C. and FCG Partners, LLC, make copies of original Flynn Jackson, Inc. assigned notes for our files
10/30/03	7.0	0	\$0.00	Review files with Attorney and make copies of document for notice of trustee sales to borrowers, make additional copies of FutureCom Global loan detail for Receiver, review with Accountant tax correspondence regarding EIN applications for LLC's.

10/31/03	8.0	0	\$0.00
	177.5	0	\$0.00

Prepare and mail IRS 941 forms, complete EIN application forms for various LLC's, write letter to IRS regarding Corporate Management Solutions receivership

BRIAN SELL-COMPUTER OPERATOR

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

TOM CRAWFORD-COMPUTER OPERATOR

DATE	TIME	MILES	EXPENSES	FUNCTION
10/9/03	4.0	0	\$0.00	Repair server backup.
10/14/03	8.0	0	\$0.00	Repair server backup.
10/15/03	8.0	0	\$0.00	Repair server backup.
10/24/03	6.0	0	\$0.00	Repair server backup.
	26.0	0	\$0.00	