

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: March 21, 2006



Randolph J. Haines

RANDOLPH J. HAINES
U.S. Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

In re
ANMP 74th ST., LLC,
Debtor.

Chapter 11
Case No. 2-03-bk-03799-RJH
Case No. 2-03-bk-03803-RJH
(Substantively Consolidated)

In re
AMERICAN NATIONAL MORTGAGE
PARTNERS, LLC,
Debtor

NATIONAL BANK OF ARIZONA,
Movant,
v.

**ORDER APPROVING STIPULATION
MODIFYING ANY STAYS OF LIEN
ENFORCEMENT AGAINST REAL
PROPERTY THAT IS NOT PROPERTY OF
THE ESTATE**

ANMP 74th ST., LLC, AMERICAN
NATIONAL MORTGAGE PARTNERS, LLC,
JAMES C. SELL, RECEIVER, AND NP
INVESTMENTS, INC.,
Respondents.

This matter comes before the Court upon the Motion for Approval of Stipulation Modifying Any Stays of Lien Enforcement Against Real Property That Is Not Property of the Estate, Including the Automatic Stay of § 362 If Applicable (the "Motion") filed by National Bank of Arizona ("NBA") respecting the stipulation to the relief requested of Wells Fargo Bank, N.A., the Receiver, and the

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1 Debtors as controlling entities of the affiliated non-debtor NP Investments, Inc.. The Motion seeks a
2 modification of the automatic stay and any other stays of lien enforcement regarding property
3 familiarly known as 7000 North 47th Street, Paradise Valley, Arizona 85253 (the "Property").¹ The
4 Court finds: (a) that notice of the proposed relief was served on all interested parties in accordance
5 with Rule 4001(d), Federal Rules of Bankruptcy Procedure, and Rule 4001-1, Local Rules of
6 Bankruptcy Procedure for the District of Arizona; (b) no objection to the Motion was timely filed; and
7 (c) the Property is not necessary to an effective reorganization of the Debtors and/or their non-debtor
8 affiliates, specifically including NP Investments, Inc.. For the foregoing reasons, and good cause
9 appearing therefore, it is hereby

11 ORDERED modifying any stays of lien enforcement with respect to the interests of NBA and
12 Wells Fargo, including the automatic stay of 11 U.S.C. § 362, and permitting NBA and Wells Fargo to
13 pursue their non-bankruptcy remedies with respect thereto; it is further

14 ORDERED that any proceeds remaining from any sale of the Property after payment in full of
15 any expenses and the retirement of the superior lien positions of NBA, Wells Fargo, and Larry Noon,
16 as detailed in the Motion, shall be paid to the Chapter 7 Trustee in the bankruptcy proceedings of the
17 current fee owner of the Property, Timothy K. Isaac, Case No. 2-04-bk-21610-RTB, for distribution
18 only upon further order of the bankruptcy court.

19 DATED this _____ day of March, 2006.

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RANDOLPH J. HAINES
UNITED STATES BANKRUPTCY JUDGE

¹ The Property is described with particularity as "Lot 20, of Cholla Gardens Unit Two According to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 160 of Maps, Page 1".

Janet K. Forster

From: ecf_support@azb.uscourts.gov
Sent: Wednesday, March 22, 2006 8:49 AM
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Subject: 2:03-bk-03799-RJH Order on Motion to Approve

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U.S. Bankruptcy Court

District of Arizona

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Order Granting Motion to Approve (Related Doc # [411]) signed on 3/21/2006 . (Kobet, Mary)

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