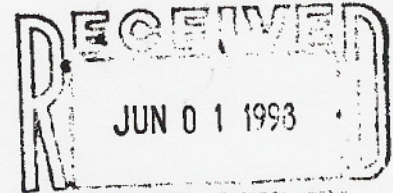


Connie Joiner, Clerk & Recorder, Teller County, Colorado

DISTRICT COURT, TELLER COUNTY, COLORADO
Case No. 97 CV 202, Division No. 11**DECREE OF FORECLOSURE**

Gerhard L. Heller and Mary M. Heller,

Plaintiffs,

vs.

Donald F. Wells and Barbara A. Wells, and Gaynell Holcomb, Public Trustee of Teller County,
Colorado,

Defendants.

THE COURT FINDS:

1. Each Defendants Donald F. Wells and Barbara A. Wells have been properly served and the Court has jurisdiction of all the parties and the subject matter of this action.

2. Gary L. Shupp, Attorney at Law, has appeared for Defendants Donald F. Wells and Barbara A. Wells, who are in, or who may be in, or who may have been ordered to report for induction into, the military service as defined by the Soldiers' and Sailors' Civil Relief Act of 1940, as amended.

3. The allegations of the Complaint are true.

4. Defendants, Donald F. Wells and Barbara A. Wells are in default under the terms of the Promissory Notes and Deeds of Trust described in the Complaint and owe the following amounts:

Principal		\$ 73,100.00
Interest from 1/1/97 to the date hereof		\$ 8,218.26
Per diem interest hereafter	\$ 16.02	
Attorney Fees to date		\$ 950.00
Court costs to date		\$ 91.00
Real property taxes through 1996		\$ 1,681.73
Expenses incurred by Plaintiffs in connection herewith		\$ 266.31
TOTAL		\$ 84,307.30

5. The attorney fees are reasonable and are allowed as a cost of foreclosure.

6. The sum due Plaintiffs from Defendants Donald F. Wells and Barbara A. Wells, \$84,307.30, is secured by Deeds of Trust recorded at Reception No. 0366615 and at Reception No. 467941 of the records of Teller County, Colorado, which together constitute liens prior and superior to all others upon the real property, and the interests of all Defendants in the property are junior and subordinate to the liens of Plaintiffs.

7. There are no other Defendant lien claimants who have established their liens against the property which is the subject of this judicial foreclosure.

Attachment 27