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LIMITED POWER OF ATTORNEY
(CORPORATION)

KNOW ALL MEN BY THESE PRESENT:

That Mortgage Investment Corp.

residing at 1145 East Ridge Rd

in the City of Griffith, County of Lake and

State of Indiana has made and appointed, pursuant to a properly presented and adopted resolution of the Board of Directors of the aforementioned Corporation or pursuant to properly authorized and delegated authority, and BY THESE PRESENT do make, constitute and appoint any duly authorized employee of Loan America Financial Corporation, whose headquarters is at 8100 Oak Lane, in the City of Miami Lakes, County of Dade and in the State of Florida as my true and lawful attorney for and in my name and stead to execute any and all documents for the purpose of assigning and transferring a certain mortgage, deed of trust, security deed, security instrument and note, including but not limited to, an assignment of mortgage, deed of trust, security deed, security instrument, assignment of documents, and issuing an endorsement to or allonge of the note for the following transaction:

Borrower(s) Name(s): Patricia D. Litavec
Margret D. Helm

Address of Property: 26401 81st St
City, State, Zip Code: Highland Indiana 46322
LAFC Loan Number: 50-522695-6

giving and granting unto my said attorney full power and authority to do and perform all and every act whatsoever, requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and delegation, hereby ratifying and confirming that my said attorney shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I have hereto set my hand and seal this 1st day of December, 1993.

ATTESTED BY:

Patricia R. Smigla
Patricia R. Smigla

Mortgage Investment Corp.

Suzanne Augustyn
Suzanne Augustyn

TITLE: Loan Processor
Loan Processor



TITLE: Secretary-Treasurer
Secretary-Treasurer

STATE OF: Indiana

COUNTY OF: Lake

BE IT REMEMBERED, that on December 1, 1993, before me, the subscriber, a Notary Public, State of Indiana, authorized to take acknowledgements and proofs in said county and state, personally appeared, Suzanne Augustyn, to me known, who, being by me duly sworn according to law, on her oath depose and make proof of my satisfaction, that she is Secretary-Treasurer and acknowledged that she signed, sealed and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of December, 1993.

Affix Corporate Seal

David R. Black
NOTARY PUBLIC
David R. Black
My Commission Expires: 1/24/97
Lake County Resident



MFCD9210-08/93

This instrument prepared by David R. Black

Dec 28 10 44 AM '93
SAVANNAH, OKLAHOMA
RECORDER

STATE OF INDIANA, S.S. NO. LAKE COUNTY FILED FOR RECORD

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