

Security Abstract + Title
Service, Inc.
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Montgomery, IA
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DELAWARE COUNTY IOWA
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2000 JUL 17 AM 10:50
BOOK 2000 PAGE 2153
DEONWILL PENTON
DELAWARE CO RECORDER
\$6.00

Preparer Information: Mark C. Palumbo, Closing Manager
First Preston Foreclosure Specialists 12240 Inwood Rd #400, Dallas TX, 75063
Phone: (972) 788-0026

LIMITED POWER OF ATTORNEY

Know all men by these presents that the United States Department of Housing and Urban Development (HUD), an agency of the United States of America, does hereby make, constitute, and appoint Robert R. English, Brian E. Denson, Kelly Oswald, Mary Mills, Larry E. Basinger and Brian Everheart of First Preston Management, Inc., 12240 Inwood Road, Suite 400, Dallas, Texas 75244, (Contractor) as its true and lawful attorneys-in-fact to act in the name, place, and stead of HUD for the purposes set forth below:

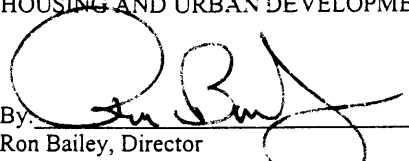
To sell and convey for cash or credit, real properties located in the states of Colorado, Iowa, Minnesota, Montana, Nebraska, New Mexico, North Dakota, South Dakota, Texas, Utah, Wisconsin and Wyoming; to execute, acknowledge, seal, and deliver any agreements of sale, special warranty deeds, HUD-1 closing statements, and any other instrument that may be essential or required for the proper conveyance of such property; to receive on behalf of the HUD checks or cash in connection with the sale of such properties; to negotiate, make, execute, sign, seal, acknowledge, and deliver in the name of HUD as lessor leases of such properties and collect rents on such properties.

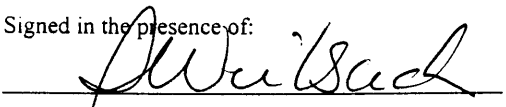
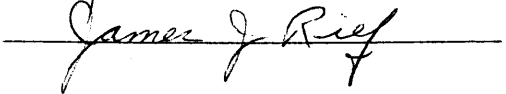
The rights, powers, and authority of the attorneys-in-fact granted in this instrument shall commence and be in full force and effect on the date hereof and such rights, powers, and authority shall remain in full force and effect until 11:59 p.m., Washington, D.C. time, on March 29, 2001 (the "Termination Date") unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted (the "Revocation").

Any third party may rely upon this document as evidence of Contractor's authority to continue to exercise the powers granted herein until the Termination Date, unless a Revocation has been recorded in the public records of the county where the property is located, or unless such third party has actual notice of the Revocation.

Executed this 14 day of Feb, 2000.

UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

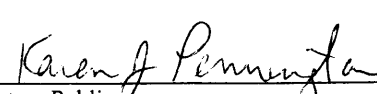
By: 
Ron Bailey, Director
Denver Single Family Homeownership Center

Signed in the presence of:



STATE OF COLORADO }
CITY AND COUNTY OF DENVER }

This 14 day of Feb, 2000, personally came before me Ron Bailey, to me known personally, who being duly sworn, says that he is Director, Denver Single Family Homeownership Center of the United States Department of Housing and Urban Development (HUD), said writing was signed by him on behalf of HUD by its authority duly given, and he acknowledged the said writing to be the act and deed of HUD.

Witness my hand and official seal this 14 day of Feb, 2000.


Notary Public
My Commission Expires 9-29-2001

AFTER RECORDING
RETURN TO:
First Preston Management, Inc.
12240 Inwood Road, Suite 400
Dallas, Texas 75244

