

SHERIFF'S SALE

By virtue of a Special Execution in Foreclosure directed to me from the Clerk of the District Court of Pottawattamie County, Iowa on a judgment obtained on the **15TH** day of **June, 2004** in favor of **WELLS FARGO BANK MINNESOTA, NA F/K/A NORWEST BANK MINNESOTA, NA AS TRUSTEE FOR SALOMON BROTHERS MORTGAGE SECURITIES VII, INC., FLOATING RATE MORTGAGE PASS THROUGH CERTIFICATES, SERIES 1999-LB1 95-2318940**, as Plaintiff **S**, and against **JERRY T EPPERSON AND CANDICE S EPPERSON; AMERICAN ROOFING OF IOWA, INC.; BRADLEY J FESER; DEBORA L FESER**; as Defendants for the sum of **\$51,153.47** and costs, taxed at **\$173.00 COSTS OF SUIT AND \$900.00 ATTORNEY'S FEES AND \$200.00 ABSTRACTING FEES, WITH INTEREST AT 10.75% PER CENT PER ANNUM FROM AND INCLUDING 7/1/02** and accruing cost, I have levied upon the following described Real Estate taken as the property of said defendant**S**, to satisfy said execution, to-wit:

THE SOUTH 50 FEET OF LOT 9, AND THE SOUTH 50 FEET OF THE EAST 10 FEET OF LOT 8, BLOCK 15, WILLIAMS FIRST ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA,

THIS PROPERTY LOCALLY KNOWN AS: 1326 PLEASANT STREET, COUNCIL BLUFFS, IA 51503

and will offer the same for sale, to the highest bidder for cash in hand, on the **17TH** day of **December a.d. 2004**, at the south door of the Pottawattamie County Sheriff's Office, 1400 Big Lake Road in Council Bluffs, Iowa, at the hour of 10:00 a.m. of said day.

THIS PROPERTY IS NOT SUBJECT TO THE RIGHT OF REDEMPTION (SIX MONTH DELAY OF SALE)

Dated at Council Bluffs, Iowa **06-22-04**

Jefferey D. Danker

Sheriff of Pottawattamie County

Attorney for Plaintiff: **BENJAMIN W. HOPKINS 515-222-9400**