

W. H. Powell, Trustee
To/ TRUSTEE'S DEED
F. J. ROEMER

Filed for record on the 15th day
of Oct 1923 at 2:30 o'clock P.M.
Recorded on the 15th day of Oct.
1923.

D.C. McCool, Clerk
By A.O. Sutherland, D.C.

WHEREAS, on the 26th day of March 1920, Josh Penquite executed to me, W. H. Powell, Trustee, a certain Deed of Trust, which is recorded in Book B.H. on page 228, in the Chancery Clerk's office of Madison County, Mississippi, and-

WHEREAS, the indebtedness secured thereby was, on the 18th day of September, 1923, past due and unpaid; And-

WHEREAS, I have been requested, by the proper Authority, to execute and enforce said Trust by a sale of the property hereinafter described; And-

WHEREAS, I did write or have printed two written notices that I, to execute and enforce said Trust, would, on the 15th day of October, 1923, between the hours of 11:00 A.M. and 4:00 P.M. o'clock, before the South Door of the Court House in the City of Canton, Mississippi, sell, at public auction, to the highest bidder, for Cash, the property hereinafter described; and-

Whereas, I did post one of said Notices at the South door of the Court House in Canton, Mississippi, which is a convenient Public Place in said County, on the 18th day of September 1923, and did have published in the Madison County Herald, a Newspaper published in said County, the other Notice, in the Issues of September 21, September 28, October 5, and October 12, 1923; and

Whereas, on this, the 15th day of October 1923, I did offer the property hereinafter described for sale, at Public Outcry, to the Highest bidder for cash in the manner and form provided by law and said deed of trust and notice, at 11:30 A.M. offering same first in tracts of less than 160 acres; and then as a whole, when one F. J. Roemer appeared and bid therefor the sum of \$4000.00 which was the highest bid for cash, and which bid was higher than the aggregate of the bids offered for same when offered in tracts of less than 160 acres, and said Property was knocked off to said F. J. Roemer, and he declared to be the purchaser thereof; And

Whereas, said F. J. Roemer has paid to me the amount of said bid, the receipt of which is hereby acknowledged; And-

WHEREAS, I have fully complied with the law, said deed of trust, and notice, both precedent and subsequent to said sale; and said amount has been duly credited upon the indebtedness secured by said deed of trust, after first deducting the expenses and attorney's fees incident thereto;

Now, Therefore, in Consideration of the Premises and the payment to me of said purchase money by the purchaser thereof, I, W. H. Powell, Trustee, as aforesaid, do, hereby CONVEY and WARRANT specially unto the said F. J. ROEMER all of the right, title, claim, interest, and demand of the said JOSH PENQUITE of, in, and to the following described property lying, and being situated in Madison County, Mississippi, to-wit:

LOT NUMBER One of the Federal Live Stock Farm, as shown by Plat of said Subdivision, which Plat is duly of record in the Chancery Clerk's office of Madison County, Miss., reference being here made thereto.

WITNESS my signature and Seal this, the 15th day of October 1923.

W. H. Powell, Trustee.

State of Mississippi
Madison County
Dist One

Personally appeared before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said District, County and State, the within named W. H. Powell, Trustee, who acknowledged to me that, as such Trustee, he signed and delivered the above and foregoing instrument, on the day and year therein written, and as and for his act and deed as such trustee.

Given under my hand and official seal this, the 15th day of October 1923.

(SEAL)

R. E. Spivey Jr.,
Notary Public

TRUSTEE'S NOTICE OF SALE:

By virtue of the rights, powers and privileges vested in me, W. H. Powell, Trustee, by the terms and provisions of that certain Deed of Trust, executed on the 26th day of March 1920, by Josh Penquite, which Deed of Trust is of record in the Chancery Clerk's office of Madison County, Mississippi, in Book B.H. at page 228, and the indebtedness secured thereby being past due and unpaid, and I having been requested by the proper authority to execute said trust by a sale of the property conveyed therein, I, W. H. Powell, Trustee, named in said Deed of Trust, to execute and enforce the same, will, on the 15th day of October, 1923, between the hours of eleven A.M. and four P.M. O'clock, before the south door of the court house, in the City of Canton, Mississippi, sell at public auction, to the highest bidder, for cash, the following described property, lying, being and situated in the County of Madison, State of Mississippi, to-wit: Lot Number One of the Federal Live Stock Farm, as shown by plat of said subdivision, which plat is duly of record in the Chancery Clerk's office of Madison County, Mississippi, reference being here made thereto.

Witness my signature this 18th day of September 1923.

W. H. Powell, Trustee

The State of Mississippi
Madison County

IN CHANCERY COURT

Personally appeared before me, the undersigned Notary Public of said County, C.N. Harris, Jr., the Publisher of THE MADISON COUNTY HERALD, a newspaper published in the City of Canton, in said County and State, who, on oath, says the publication of which