

George E. Lundburg
Caroline A. Lundburg
Tip Ray, Trustee.
To/Trustee's Deed.
Federal Land Bank of New Orleans.

Filed for record the 25 day of April, 1933 at
1:45 o'clock P.M. and
Recorded the 25 day of April, 1933.
Karie Sutherland, Clerk.
Cammie Parker, D.C.

WHEREAS, on the 1st day of May, 1926, George E. Lundburg, and wife, Caroline A. Lundburg, executed to the undersigned, as Trustee, for the benefit of THE FEDERAL LAND BANK OF NEW ORLEANS, New Orleans, Louisiana, a certain Deed of Trust on the hereinafter described property, which Deed of Trust is recorded in the Office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Deed of Trust Book C.E., Page 158, to secure an indebtedness therein described, and,

WHEREAS, default has been made in the performance of the conditions of said Deed of Trust and in the payment of the said indebtedness as it became due, and,

WHEREAS, the entire indebtedness secured thereby has been declared due and payable, and,

WHEREAS, the undersigned has been directed to execute the trust therein contained and to sell said property under the provisions of said Deed of Trust for the purpose of raising secured and unpaid indebtedness, including Attorney's and Trustee's fees, and,

WHEREAS, the undersigned, in strict accordance with the terms of the Deed of Trust aforesaid, and the law of the State of Mississippi, did advertise said sale in The Madison County Herald, a newspaper published in the Town of Canton, Madison County, Mississippi, on the following dates, to-wit: the 31st day of March, 1933, the 7th day of April, 1933, the 14th day of April, 1933; and the 21st day of April, 1933, which is more fully shown by the original proof of publication, hereto attached as Exhibit "A" to this Deed and made a part hereof, the same as if fully copied herein in words and figures, and by posting on the 25th day of March, 1933, a copy of said notice on the bulletin board of the Courthouse of Madison County, at Canton, Mississippi, strictly as required by law and by the terms of the Deed of Trust aforesaid, which is more fully shown by the original affidavit of the undersigned, setting forth an exact copy of the notice so posted, and showing the time, place and manner of posting said notice hereto attached as Exhibit "B" to this Deed, and made a part hereof, the same as if fully copied herein in words and figures, and,

WHEREAS, said notice of sale fixed the 24th day of April, 1933, as the date of sale, and the Courthouse of Madison County, at Canton, Mississippi, as the place of sale, and "within legal hours" as the time of sale, and,

WHEREAS, on the day aforesaid, and at the place aforesaid, within legal hours, the undersigned did offer for sale, strictly according to the terms of said Deed of Trust, and as required by law, the land hereinafter described, and received then and there a bid from The Federal Land Bank of New Orleans, in the sum of Twenty Five hundred & No/100 Dollars, which was the highest and best bid therefor, and,

WHEREAS, the land hereinafter described was by said Trustee declared sold to said party at and for said bid, said advertisement and sale having in all manner, form and procedure been had, done and conducted strictly in compliance with all of the requirements of said Deed of Trust, and of the law;

NOW, THEREFORE, in consideration of the premises and the sum of Dollars, cash, in hand paid, the receipt of which is hereby acknowledged, I, Tip Ray, as Trustee, do hereby sell and convey unto The Federal Land Bank of New Orleans, the following described property, located in Madison County, Mississippi, to-wit:

West Half of Northwest quarter section 23, township 9, range 3 east, LESS right-of-way heretofore deeded to Merrill Timber Co. Containing 77 acres more or less.

This sale is made by me as Trustee only and without warranty of any kind whatsoever.

WITNESS MY SIGNATURE, this the 24th day of April, 1933.
Tip Ray, Trustee.

STATE OF MISSISSIPPI,
MADISON COUNTY.

PERSONALLY appeared before me, the undersigned authority, in and for the jurisdiction aforesaid, the above named Tip Ray, Trustee, who acknowledged that he signed and delivered the foregoing instrument on the date, and for the purposes therein mentioned.

Given under my hand and official seal this the 24th day of April, 1933.
(SEAL) Meta Dinkins, Notary Public.
My commission expires April 26, 1936.

NOTICE OF SALE.

WHEREAS, on the 1st day of May, 1926, George E. Lundburg and wife Caroline A. Lundburg executed and delivered to Tip Ray as trustee, a deed of trust for the use and benefit of THE FEDERAL LAND BANK OF NEW ORLEANS on the lands hereinafter described, to secure an indebtedness therein mentioned, which said deed of trust is recorded in the office of the Chancery Clerk of Madison County, Mississippi, in Book C.E. at Page 158, and,

WHEREAS, default has been made in the performance of the conditions of the said deed of trust and THE FEDERAL LAND BANK OF NEW ORLEANS has declared the entire debt fully due and payable, and default continuing, and the debt remaining unpaid, has requested me as trustee to foreclose the deed of trust and make sale of the lands conveyed thereunder.

THEREFORE, notice is hereby given that I, Tip Ray the undersigned trustee, will on the 24th day of April, 1933, offer for sale and sell to the highest and best bidder for cash at the courthouse in Canton, Mississippi, within legal hours of sale, the following described lands, situated in Madison County, Mississippi, to-wit:

West Half of Northwest quarter section 23, township 9, range 3 east, LESS Right-of-way heretofore deeded to Merrill Timber Co. Containing 77 acres more or less.

The title to said property is believed to be good, but I will convey only such title as is vested in me as trustee as aforesaid.

Tip Ray, Trustee.

VVV