

Alfred S. Howard
Ellen Howard, BY TIP RAY SUB. TRUSTEE
To/Substituted Trustee's Deed
I. Hesdorffer

Filed for record the 11th day of
Mch., 1925 at 5:30 P.M.
Recorded the 13th day of Mch., 1925.

W.B. Jones, Chancery Clerk
H. D. Lane, D.C.

WHEREAS, on the 1st day of March, 1917, Alfred S. Howard, and Ellen Howard, Husband and wife, executed and delivered to E.B. Harrell, Trustee, their certain deed of trust, to secure I. Hesdorffer an indebtedness described therein; which said deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book A.U., at page 307; And,

WHEREAS, the said E.B. Harrell, Trustee, has failed, and refused in writing, to act as trustee in said deed of trust, and I have been duly appointed substituted trustee in the place and stead of said E.B. Harrell; which said refusal to act as Trustee and appointment of Substituted Trustee was duly filed, and spread upon the records of the Chancery Clerk's office of Madison County, Mississippi, on the 4th, day of February, 1925, the same being before the first publication of the notice of the sale under said deed of trust, in record book B.V., at page 307 of the records of said office; And,

WHEREAS, I have been requested by the proper party, to execute said trust, and enforce the payment of the indebtedness secured thereby, the same being past due and unpaid by a sale of the property therein conveyed; And,

Whereas, I did advertise the sale of the land described in said deed of trust by posting a notice of said sale at the South Door of the Court House in the City of Canton, Mississippi, on the 5th day of February, 1925; which notice remained so posted until taken down by me, on the day and hour of said sale; And,

Whereas, I did, also, advertise said sale by having a copy of said notice published in the Madison County Herald, a Newspaper published in Canton, Mississippi, and having a general circulation in Madison County, Mississippi, in the issues of February 6th, 13th, 20th and 27th., 1925;

Said Notice so posted, and proof of publication thereof being hereto attached as Exhibits "A" and "B" to this deed, and are made a part hereof; And,

Whereas, I did advertise said sale as required by law, and the terms of said deed of trust, and did fully comply with all the requirements of law relative to the sale of lands under deeds of trust; And,

Whereas, I did offer said property for sale, at the South Door of the Court House, in Canton, Mississippi, at 2:00 o'clock P.M., on the 2nd day of March, 1925, the day of the date of said sale, to the highest bidder for cash, at public outcry, when I. Hesdorffer appeared, and bid, for said lands, the sum of \$1,500.00; the said lands having first been offered in sub-divisions of less than 160 acres each, and then as a whole; which bid of the said I. Hesdorffer being the highest and best bid offered; and being higher than the aggregate of all the bids on the subdivisions of less than 160 acres; I did knock the same off to and sell the same to the said I. Hesdorffer; Now,

Therefore, in consideration of the premises, and the payment to me of \$1,500.00 by the said I. Hesdorffer, the receipt of which is, hereby, acknowledged, and which amount has been duly credited upon the indebtedness of the said Alfred S. and Ellen Howard, after first deducting the expenses of said sale, I, TIP RAY, Substituted trustee, hereby, convey, and warrant SPECIALLY unto the said I. HESDORFFER the following described lands, lying and being situated in the County of Madison, State of Mississippi, to wit:-

W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 31 and SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 30, ALL in Township 11, Range 4 East; And
E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 36, and SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 35, ALL in Township 11, Range 3 East.

Witness my signature this the 2nd day of March, 1925.

State of Mississippi)
Madison County
District Number One)

Tip Ray, Substituted Trustee.

Before me, the undersigned authority duly commissioned and qualified to take and certify acknowledgements in and for said District County, and State, personally appeared Tip Ray, Substituted Trustee, who acknowledged that 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 substituted Trustee.

Given under my hand and official seal this the 2nd day of March, 1925.

(Seal)

R.E. Spivey, Jr., Notary Public.

NOTICE OF SUBSTITUTED TRUSTEE'S SALE

WHEREAS, on the 1st day of March, 1917, Alfred S. Howard and Ellen Howard, Husband and wife, executed and delivered to E.B. Harrell, Trustee, their certain deed of trust, to secure I. Hesdorffer an indebtedness described therein; which said deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book A.U. at page 307; And,

WHEREAS, the said E.B. Harrell, Trustee has failed, and refused in writing, to act as Trustee in said deed of trust, and I have been duly appointed substituted trustee in the place and stead of said E.B. Harrell; which said refusal to act as trustee and appointment of substituted trustee was duly filed, and spread upon the record of the Chancery Clerk's office of Madison County, Mississippi, on the 4th day of February, 1925, in Record Book B. V., at page 307 of the records of said office; And,

WHEREAS, I have been requested, by the proper party, to execute said trust, and enforce the payment of the indebtedness secured thereby, the same being past due and unpaid, by a sale of the property therein conveyed; Now therefore,

NOTICE is hereby, given that I, Tip Ray, Substituted Trustee in said deed of trust to execute said trust, and enforce the payment of the indebtedness secured thereby, will, on Monday the 2nd day of March, 1925, at the South Door of the Court House in Canton, Mississippi, between the hours of 11:00 A.M. and 4:00 P.M. o'clock, offer for sale, and sell, to the highest bidder, for cash the following described land, lying, being, and situated in Madison County, Mississippi, to wit:-

W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 31 and SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 30, all in Township 11, Range 4 East;
and E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 36, and SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 25, all in Twp. 11, Range 3 East: