

Anderson, Examiner Bank of Goodman in Liquidation, did on April 17th, 1922 appoint me, A.K.Foot, Substituted Trustee under the terms of said trust deed in lieu of the said H. I. Cowsert, and directed me to execute said trust by sale of the lands described in said trust deed, which said refusal of H.I.Cowsert to act as trustee and my appointment as substituted trustee in his stead, all of which was in writing and said appointment signed and acknowledged by the said E.F. Anderson, Examiner Bank of Goodman in Liquidation on the 18th day of April, 1922, were filed for record on the 21st day of April, 1922 at 12 o'clock, in the Chancery Clerk's Office of Madison County, Mississippi, and on the same day duly spread upon the records in said Office, on Page 66 of Book B.U.; and whereas, acting on said direction of the said E. F. Anderson, Examiner Bank of Goodman in Liquidation, the legal holder of said indebtedness, and for the purpose of executing the trust imposed upon me by the terms of said trust deed, I did on the 26th day of April, 1922 write or have printed a notice of the sale of said property and posted same upon the South Door of the Court House in the City of Canton, County of Madison, State of Mississippi on the 26th day of April, 1922, and did cause said notice to be printed and published in the Madison County Herald, a newspaper published in the City of Canton, said County and State, for four consecutive weeks, viz; the issues of April 28th, May 5th, May 12th, and May 19th, all in the year 1922, prior to the date of said sale as required by law and the provisions of said trust deed; a copy of said notice being attached to this deed and made a part hereof to be recorded herewith, together with proof of said posting at the South Door of the Court House and said publication in the Madison County Herald as aforesaid;

And whereas, on this the 20th day of May, 1922, in pursuance of said notice of said sale and the provisions of said deed of trust, before the South Door of the Court House in the City of Canton, Madison County, State of Mississippi, at the hour of 12 Noon, 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, and E.F. Anderson, Examiner Bank of Goodman in Liquidation, appeared and bid therefor the sum of Three Hundred (\$300.00) Dollars, which was the highest bid, and said property was knocked off to the said E.F. Anderson, Examiner Bank of Goodman in Liquidation, and he declared to be the purchaser thereof;

And whereas the said E.F. Anderson has paid the sum of Three Hundred (\$300.00) Dollars, the amount of said bid, the receipt of which is hereby acknowledged; and whereas I have fully complied with the law and said deed of trust, both precedent and subsequent; and whereas I have credited the indebtedness secured by said trust deed with the sum of Three Hundred Dollars, less ten per cent attorney's fees amounting to Twenty-Five Dollars, and costs of advertising amounting to Sixteen and 97/100 Dollars, and costs of substitution of trustee and trustee's deed;

Now, therefore, in consideration of the premises and the payment to me of said purchase money by the purchaser thereof, I, A.K.Foot, Substituted Trustee as aforesaid, do convey and warrant specially unto the said E.F. Anderson, Examiner Bank of Goodman in Liquidation, the following described land, lying and being situate in the County of Madison, State of Mississippi, towit:-

W $\frac{1}{2}$  of SW $\frac{1}{4}$ , Section 28, Township 12, Range 5 East.

Grantee shall have immediate possession and shall be entitled to the rents for the year 1922 and shall pay the taxes for the year 1922.  
Witness my signature, this the 20th day of May, 1922.

A. K. Foot, (Seal)  
Substituted Trustee.

State of Mississippi),  
County of Madison,

Personally appeared before me, the undersigned authority in and for said County and State, the within named A.K.Foot, Substituted Trustee, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned as his act and deed.

Given under my hand and official seal, this the 25 day of May, 1922.

(SEAL) Janet Lehmann, Notary Public.

#### NOTICE OF SUBSTITUTED TRUSTEE'S SALE

Whereas on the 5th day of November, 1920, J.L.Gauthen and wife executed to H.I.Cowsert, Trustee, a trust deed to secure the Bank of Goodman an indebtedness therein mentioned, which trust deed was duly filed for record in the Chancery Clerk's Office of Madison County, Mississippi, on the 12th day of January, 1921, and was recorded in Trust Deed Book A.X., at page 459 thereof;

And whereas, the Bank of Goodman went into liquidation and all the assets of same are now held by E.F. Anderson, Examiner, Bank of Goodman in Liquidation, and the power of appointment of another trustee instead of the said Cowsert is vested in the said E.F. Anderson, Examiner, Bank of Goodman in Liquidation;

And whereas default has been made in the payment of the note evidencing said indebtedness, and the said E.F. Anderson, Examiner, Bank of Goodman in Liquidation, is desirous of having the property described in said trust deed sold for the payment of said indebtedness; and whereas the said H. I. Cowsert, the said Trustee, has in writing refused to execute said trust, and the said E.F. Anderson, Examiner, Bank of Goodman in Liquidation, has in writing appointed me, A. K. Foot, Substituted Trustee in the place and stead of the said H.I.Cowsert, with all the rights, powers and privileges as were originally in the said H.I. Cowsert as Trustee, which refusal and appointment were on the 21st day of April, 1922, filed for record in the Chancery Clerk's Office of Madison County, Mississippi, and on the same day were duly spread upon the records in Land Book B.U., at page 66;

And whereas I have been requested by the said E.F. Anderson, Examiner Bank of Goodman in Liquidation, to execute said trust by the sale of the lands described therein;

Now, therefore, I, A.K.Foot, Substituted Trustee, will, during legal hours, on Saturday, the 20th day of May, 1922, at the South door of the Court House in Canton, Madison County, Mississippi, offer at public outcry and sell to the highest bidder for cash, the following described lands lying and being situated in the County of Madison, State of Mississippi, towit:-

W $\frac{1}{2}$  of SW $\frac{1}{4}$  Section 28, Township 12, Range 5 East.