

Tip Ray, Trustee
R. A. Cepek
Elizabeth Cepek
To/Trustee's Deed
Federal Land Bank of New Orleans.

Filed for record the 5 day of Sept.
1933 at 12 o'clock and
Recorded the 15 day of Sept. 1933.
Aurie Sutherland, Clerk.

WHEREAS, on the 15 day of January, 1927, Rudolph A. Cepek, and wife, Elizabeth Cepek, 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 Record Book C.E., page 194, 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 said 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 11th day of August, 1933, the 18th day of August, 1933, the 25 day of August, 1933, and the 1st day of September, 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 9th day of August, 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 4th day of September, 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 seventeen Thousand & 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 Seventeen Thousand & No/100 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:

All of section 24 except the east half of east half thereof, north half section 25, less the east half of northeast quarter thereof, east half of southwest quarter and all southeast quarter section 25, less northeast quarter of southeast quarter thereof, south half of section 35 less west half of southwest quarter thereof, west half and the west half of northeast quarter section 36, all in township 9, range 3 east, less, the right of way conveyed to Merrill Timber Company, by deed recorded in Book VVV Pages 171 & 241 and 262, and road bed conveyed to Madison County in Book VVV Page 255, and less ~~one~~ off northwest corner of east half of northwest quarter of said section 24, and less 1 square acre on western boundary line of southwest quarter of northeast quarter of said section 24, conveyed to Orion Church by deed recorded in Book DD Page 169. Containing 1430 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 4th day of September, 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 4th day of September 1933.

(SEAL) Meta Dinkins, Notary Public.
My commission expires Apr. 26, 1936.

WHEREAS, on the 15 day of January, 1927, Rudolph A. Cepek and wife Elizabeth Cepek 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 hereinabove 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 record Book C.E. at page 194, 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 4th day of September, 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: