

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

Whereas I did offer said land for sale at the South Door of the Court House in Canton, Miss., at 11:30 A. M. o'clock on the 23rd day of February, A.D. 1926, the day of the date of said sale, to the highest bidder for cash at public outcry, when one Fred Bosse appeared and bid therefor the sum of Fifteen Hundred (\$1500.00) Dollars, which was the highest bid for cash offered for said property, and same was knocked off to Fred Bosse, and he declared to be the purchaser thereof; And

Whereas the said Fred Bosse 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, terms of said deed of trust, and notice, both subsequent and precedent, 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 by the purchaser thereof, of said purchase money, I, F. S. Dunning, Substituted Trustee, hereby CONVEY AND WARRANT SPECIALLY unto said FRED BO SSE the following described land lying and being situated in the County of Madison, State of Mississippi, towit:-

LOTS ONE AND TWO (1 and 2) BLOCK FORTY-FIVE (45) VILLAGE OF RIDGELAND.

Witness my signature this the 23rd day of February, A.D. 1926.

F. S. Dunning,
Substituted Trustee.

State of Mississippi)

County of Madison.)

Personally appeared before me, W. B. Jones, Chancery Clerk in and for the aforesaid County and State, F. S. Dunning, Substituted Trustee, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned:

Given under my hand and seal of office on this the 23rd day of February, A.D. 1926.

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

EXHIBIT * A *
NOTICE OF TRUSTEE'S SALE

Whereas on the 15th day of July, 1925, W. D. Riley and Dorsey Riley, husband and wife, executed their deed of trust, to W. R. Shearer, Trustee, to secure Fred Bosse in an indebtedness therein described, which deed of trust is recorded in Book A.R. at page 419 of the Land records of Madison County, Mississippi;

And whereas the said W. R. Shearer, Trustee has failed and refused to execute the trust conferred on him by said deed of trust, and the undersigned has been duly appointed Substituted Trustee by appointment in writing which is duly recorded in Book C.F. at page 155 of the Land deed records of Madison County, Mississippi;

And whereas the indebtedness secured by said deed of trust is past due and unpaid and I have been requested by Fred Bosse, the owner of said indebtedness to execute said trust and enforce the payment of said indebtedness by a sale of the property described in said deed of trust;

Now therefore notice is hereby given that I, F. S. Dunning, Substituted Trustee, will on Tuesday the 23rd day of February, 1926 within legal hours, at the South Door of the Court House in Canton, Mississippi, offer for sale and sell to the highest bidder for cash the following described real property lying and being situate in the village of Ridgeland, County of Madison, State of Mississippi, towit:-

LOTS ONE AND TWO (1 and 2) BLOCK FORTY-FIVE (45) VILLAGE OF RIDGELAND.

Witness my signature this the 27th day of January, 1926.

F. S. Dunning, Substituted Trustee.

State of Mississippi)

Madison County) In Chancery Court

Personally appeared before me, the undersigned Notary Public of said County, C. N. Harris, 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 the instrument herewith annexed is a true copy, was published in said newspaper as follows:

In Volume 34 number 5 dated Jan 29, 1926
In Volume 34 number 6 dated Feb 5, 1926
In Volume 34 number 7 dated Feb 12, 1926
In Volume 34 number 8 dated Feb 19, 1926.

C. N. Harris, Publisher A.D.
Sworn to and subscribed before me, this the 20th day of February, 1926.

May Belle Harris
(SEAL) Notary Public
My commission expires Feb 5, 1928.