

Mrs Francis O. Angne
By, J. Paul White, Sub-Stituted
Trustee.
To/Deed
Mrs LULA HAWKINS

TRUSTEE'S SALE OF LAND

Filed for record the 12th day of
Mch., 1924 at 5:35 P.M.
Recorded the 17th day of Mch., 1924
W. B. Jones, Chancery Clerk

Whereas, on February 21, 1923, Mrs Francis O. Angne, executed a certain deed of trust on the lands hereinafter described to D. L. Hawkins, trustee, to secure an indebtedness therein named, to Mrs Lula Hawkins, which said deed of trust is of record in Book A.R. on page 350 in the Chancery Clerk's office of Madison County, Mississippi; and whereas the said D. L. Hawkins on December 4, 1923, refused to act as trustee in said deed of trust, which said refusal was duly recorded in said office on December 6, 1923, in Book B.U. on page 554; and whereas the said Mrs Lula Hawkins did on the 4th day of December, 1923, appoint in writing J. Paul White, trustee, in the place and stead of said D. L. Hawkins as trustee in said deed of trust, which said substitution and appointment is duly recorded in Book B.U. on pages 554 and 555, in said office, on December 6, 1923, both said refusal and said appointment have been duly and fully recorded as aforesaid before this notice of sale was posted and published by J. Paul White, substituted trustee.

Now, by virtue of the rights, powers and privileges vested in me, J. Paul White, substituted trustee, by the terms and provisions of said deed of trust, and by virtue of said refusal and of said appointment the indebtedness secured thereby being past due and unpaid, and I having been requested by the proper authority to execute said trust by a sale of the property therein conveyed, I, J. Paul White, substituted trustee, in said deed of trust to execute and enforce the same, will on Monday, the 14th day of January, A.D. 1924, between the hours of 11 A. M. and 4 P. M. o'clock, at the south door of the court house in the City of Canton, Mississippi, sell at public, to the highest bidder for cash, the following described land, being, lying and situated in the County of Madison, and State of Mississippi towit:- The

The S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ Section 34, T. 10, Range 3 East.

Witness my signature this the 19th day of December, 1923.

J. PAUL WHITE, Substituted Trustee

Posted south door court house, Canton, Miss., Dec. 19, 1923.

J. Paul White.

PROOF OF PUBLICATION

The State of Mississippi
Madison County

In Chancery Court

Personally appeared before me, the undersigned Notary Public of said County, C. N. Harris, Jr., the Publisher of The Madison County Herald, a newspaper published in the City of Canton, in said County and State, do, on oath, say the publication of which the instrument herewith annexed is a true copy, was published in said newspaper as follows:

In Volume 31 number 51 dated Dec 21, 1923
In Volume 31 number 52 dated Dec 28, 1923
In Volume 32 number 1 dated Jan 4, 1924
In Volume 32 number .2 dated Jan 11, 1924

Signed, C. N. Harris, Jr., Publisher

Sworn to and subscribed before me, this the 4 day of March, A.D. 1924.
(Seal) W. B. Whitney, Notary Public.
(\$0.50 revenue stamp attached & cancelled)

Sold to Mrs Lula Hawkins for \$300.00 cash, at 3:00 o'clock P.M. January 14th, A.D. 1924..

Whereas, on the 21st day of February, A.D. 1923 Mrs Francis O. Angne executed to D. L. Hawkins, Trustee, a certain deed of trust which is recorded in Book A.R. on page 350 in the Chancery Clerk's office of Madison County, Mississippi, and the said D.L. Hawkins refused to act as trustee, see book B. U. on page 554; and whereas, the beneficiary in said deed of trust appointed me, J. Paul White, as substituted trustee, see book B.U. pages 454 and 455; and whereas, the indebtedness secured thereby was on the 1st day of October, A.D. 1923, past due and unpaid; and whereas, I have been requested by the proper authority to execute and enforce said trust by a sale of the property hereinafter described; and whereas, I did write or have printed two notices that I, to execute and enforce said trust, would on the 14th day of January, A.D. 1924, between the hours of 11 A.M. and 4 P. M. o'clock, before the South door of the Court House in Canton, Mississippi, sell at public outcry to the highest bidder, for cash, the property hereinafter described; and whereas, I did post one of said notices on the 19th day of December, 1923, at the South door of the Court House in Canton, Mississippi, which is a convenient public place in said County, and did cause the other to be published in the Madison County Herald, a newspaper published in said County, on December 21st & 28th, A.D. 1923 & January 4th & 10th, A.D. 1924; and whereas, on this the 14th day of January, A.D. 1924, before said Court House door, at the hour of 3:00 o'clock P. M., did offer the said 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, when Mrs Lula Hawkins appeared and bid therefor the sum of Three Hundred Dollars, cash, which was the highest bid for cash, and said property was struck off to the said Mrs Lula Hawkins and she declared to be the purchaser thereof; and whereas, said Mrs Lula Hawkins has paid to me in cash the sum of Three Hundred Dollars, the amount of said bid, the receipt whereof is hereby acknowledged; and whereas, I have fully complied with the law, said deed of trust and notice, both precedent and subsequent, to said sale, and I have credited said sum on said debt and expenses of sale; and whereas, I did first offer the said property in subdivisions in accordance with the constitution and laws of this State, and the price bid for the whole was more than the aggregate of the bids for the several subdivisions.

Now therefore, in consideration of the premises, and of the payment to me of said purchase money by the purchaser thereof, I, J. Paul White, substituted trustee, as aforesaid, do by these presents convey and warrant specially unto the said Mrs. Lula Hawkins all of the rights, title, interest, claim and demand of the said Mrs Francis O. Angne of, in and to the following described land being, lying and situated in the County of Madison, and State of Mississippi, towit:-