

Perry Davis and Mamie Davis  
By Tip Ray, Substituted Trustee  
To/ Trustee's Deed  
E. C. Kraft.

Filed for record on the 24th day of Feb.,  
1923 at 11 o'clock A.M.  
Recorded on the 24th day of Feb., 1923.  
D.C. McCool, Clerk

### SUBSTITUTED TRUSTEE'S SALE

WHEREAS, Perry Davis and Wife, Mamie Davis, did, on the 6th day of February, 1922 Execute a Deed of Trust to H.B. Greaves, Trustee, to secure E.C. Kraft in an indebtedness therein mentioned, which indebtedness is past due and unpaid. Said deed of trust being duly recorded in Madison County, Miss., in Book BQ page 299; and

WHEREAS, said H. B. Greaves, Trustee, has refused, in writing, to act as Trustee, and the said E.C. Kraft, has appointed me as Substituted Trustee in said Deed of Trust, - said Appointment being duly of Record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book F U on page 198; and-

WHEREAS, the Holder of said Notes, secured by said Deed of Trust, has requested me to Execute said Trust by a sale of the Property therein described; NOW

THEREFORE, I, Tip Ray, Substituted Trustee, in said Deed of Trust, - Will, on the 15th day of January 1923, before the South door of the Court House in the City of Canton, Madison County, Mississippi, offer for sale, and sell, within legal hours, to the Highest bidder for cash, at public outcry, the following described Property, lying and being situated in Madison County, Mississippi, to-wit:

W $\frac{1}{2}$  NW $\frac{1}{4}$  Section 16, Township 10, Range 5 East, less all lands lying North of Sulphur Springs Road, and 7 acres at Sulphur Springs, known as the J. R. Brook Homestead, and being an East Lot out of W $\frac{1}{2}$  NW $\frac{1}{4}$  Section 16, Township 10, Range 5 East; and E $\frac{1}{2}$  NW $\frac{1}{4}$  Section 16, Township 10, Range 5 East, and being further described as the NW $\frac{1}{4}$  less 7 acres in N.W. Corner North of Sulphur Springs Road, Section 16, Township 10, Range 5 East; and being the same lands conveyed Perry Davis by E. C. Kraft and wife, by deed in Book Y.Y.Y. page 26, said County, reference being here made thereto;

Also

One gray horse about 5 years old, named Dan;  
One blue mare mule about 10 years old, named Beryd;  
Three Head of Cattle & their increase.  
One Studebaker wagon; & being all cattle & wagons & horses & mules owned by said Perry Davis and wife.

Said land will be sold Subject to a Prior Deed of Trust.

Witness my signature this, the 7th day of December 1922.

Tip Ray, Substituted Trustee.

WHEREAS, Perry Davis and Wife, Mamie Davis, did, on the 6th day of February 1922, execute a Deed of Trust to H. B. Greaves, Trustee, to secure E. C. Kraft in an indebtedness therein described; which indebtedness was on the 7th day of December 1922, and prior thereto, past due and unpaid; and which Deed of Trust was recorded in the Chancery Clerk's Office of Madison County, Mississippi, in Book B.Q., at page 299; And

WHEREAS, after default in the payment of said Notes had been made, the said H. B. Greaves, Trustee, did refuse, in writing, to act as Trustee, and the said E.C. Kraft appointed me as Substituted Trustee in said Deed of Trust; said Appointment being duly of record in the Chancery Clerk's Office of Madison County, Mississippi, in Book B.U., at page 198; and the Appointment and Refusal to act being duly of record before the foreclosure proceedings were instituted; and

WHEREAS, the holder of said notes has requested me to execute said Trust by a sale of the Property therein described; and-

WHEREAS, I did advertise the sale of the land and Personal Property 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 7th day of December 1922, and by posting one Notice, on said date, on the Bulletin Board of the People's Garage, formerly a Livery Stable, on the North side of West Peace Street; which Notices 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 note published in the Madison County Herald, a newspaper published in Canton, Mississippi, in the Issues of December 8th., 15th., 22nd., and 29th., 1922, and January 5th., and 12th., 1923, proof of said Publication and one of said Notices being hereto attached as Exhibits "A" and "B" to this Deed; And-

Whereas, I did advertise said Property as required by law and by the Terms of said Deed of Trust, and offer said Property for sale, at the South door of the Court House in Canton, Miss., at 11:15 o'clock A.M., on the 15th day of January 1923, the day of said sale, to the highest bidder, for cash, at public outcry, - When E.C. Kraft appeared, and bid, for the land, the sum of \$500.00; which Bid being the highest and best bid offered, I did knock the same off to and sell to the said E. C. Kraft the said lands; which lands are in Madison County, Mississippi, and described as follows, - to-wit

W $\frac{1}{2}$  NW $\frac{1}{4}$  Section 16, Township 10, Range 5 East, less all lands lying North of Sulphur Springs Road, and 7 acres at Sulphur Springs, known as the J. R. Brook Homestead, and being an East Lot out of W $\frac{1}{2}$  NW $\frac{1}{4}$  Section 16, Township 10, Range 5 East; and E $\frac{1}{2}$  NW $\frac{1}{4}$  Section 16, Township 10, Range 5 East, and being further described as the NW $\frac{1}{4}$ , less 7 acres in N.W. Corner, North of Sulphur Springs Road, Section 16, Township 10, Range 5 East; And being the same lands conveyed Perry Davis, by E. C. Kraft and Wife, by deed in Book Y.Y.Y. Page 26, said County, Reference being here made thereto.