

TRUSTEE'S SALE.

WHEREAS, Mark M. Priddy, of the County of Prowers and State of Colorado, did by his certain deed of trust dated the fifteenth day of March, A. D. 1894, which is duly recorded in book 3 at page 23 of the records of said Prowers County, convey to Henry J. Page, as trustee, certain real estate situated in the County of Prowers and State of Colorado, to-wit: The northwest quarter of Section No. Six (6), in Township No. Twenty-three (23) North of Range No. Forty-four (44) West of the Sixth Principal Meridian, containing one hundred and sixty (160) acres more or less according to United States government survey, together with one full paid perpetual water right out of the main canal of the Lamar Canal Company's canal and applied to the south half of said quarter section above described, to secure the payment of one certain promissory note of even date with said trust deed and being for the principal sum of Three Hundred and Seventy-five Dollars with six coupon notes for Eighteen and 75-100 Dollars each attached, payable semi-annually on the fifteenth day of September and March of each year payable to The Lamar Canal Company;

Whereas, said deed of trust provides among other things, that in case of default of payment of said promissory note, or coupon notes thereof, according to the tenor and effect of said note, or upon failure to pay taxes or assessments levied against said above described property before the same shall become delinquent it shall be lawful for the trustee to sell and dispose of said premises at public auction at the front door of the Court House in the Town of Lamar, County of Prowers and State of Colorado, for cash first giving four weeks public notice of the time, terms and place of sale and of the property to be sold by advertisement in one of the newspapers published in the County where the premises are situated; and

Whereas, default has been made in the payment of the coupon note of said above described note due September fifteenth, A. D. 1894, and the same is past due and unpaid, and the legal holder of said note has declared the whole amount due and payable.

Whereas, said Henry J. Page has resigned as trustee and refuses to act as such, whereby the undersigned John Q. Hagerman, acting sheriff of Prowers County, Colorado, has become and is successor in trust;

Now THEREFORE, Notice is hereby given that I, the undersigned John Q. Hagerman, acting sheriff of Prowers County, Colorado, successor in trust, as aforesaid, at the request of the present legal holder and owner of said note, and under and by virtue of the power and authority in me vested by the terms of said deed of trust will on Wednesday, the 10th day of January, A. D. 1895, at the hour of one o'clock, in the afternoon of said day, sell the above described property and all the right, title, benefit and equity of redemption of the said Mark M. Priddy his heirs and assigns therein, at public auction for the highest and best price the same will bring in cash, at the front door of the court house, in the town of Lamar, in the county of Prowers and state of Colorado, for the purpose of paying said principal note, all interest due thereon up to the time of sale and all costs and expenses of executing this trust.

Dated Lamar, Colo., December 18th, 1894.
JOHN Q. HAGERMAN,
Acting Sheriff of Prowers County, Colorado, Successor in Trust and new Trustee.

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