

due and payable on the 25th day of the months of February, March and April, 1924, respectively, when said installments became due and payable, or since no part of said installments, or either of them, has ever been paid, and by virtue of the failure to make payment of said installments of said note, as afore said, the terms and conditions of said Deed of Trust, have been broken, and said owner and holder of said note Charles E. Dent, has, as provided by the terms and tenor of said note and the Deed of Trust, elected to declare and has and does declare all the installments of said note due and payable, and there is now due and owing on said indebtedness at this date the sum of \$2246.12 and interest thereon at the rate of ten per cent per annum from the 25th day of February, 1924, until paid, and also the sum of \$10.00 and ten per cent of that amount additional as attorney's fees, to-wit: the sum of \$234.60. And said Charles E. Dent, party of the second part, has further directed said Trustee, Evangeline Dent, to proceed to sell the property hereinafter described, to the highest bidder for cash, under the terms and conditions of said Deed of Trust, subject, however, to the mortgage lien now existing against said property in the sum of \$2500.00 in favor of O. A. Keithley.

Notice is further given that the undersigned, trustee, in pursuance of the terms of said Deed of Trust, will, on the 28th day of June, 1924, at the hour of ten o'clock a.m. of said day, at the West front door of the County Court House, located in the City of Tulsa, Tulsa County, and State of Oklahoma, sell at public auction, to the highest and best bidder, for cash in hand, the property described in said Deed of Trust, to satisfy said debt of \$2246.12, and interest thereon at the rate of ten per cent per annum, from the 25th day of February, 1924, until paid and also the sum of \$234.60, attorney's fees, and all costs of sale; said property being described as follows, to-wit:

The east forty (40) feet of lot eleven (11) block ten (10)  
in Highlands addition to the City of Tulsa, Oklahoma,  
according to the recorded plat thereof,

Given and advertised in Tulsa County, State of Oklahoma, this 4th day of June, 1924.

Evangeline Dent.

Bicking & Wilson, Attorneys for Trustee, June 5-12-19-26-22da.

Filed for record in Tulsa County, Okla. on July 21, 1924, at 9:35 A.M. and recorded in book 491, page 180, Brady Brown, Deputy. (Publication Fee, \$29.25. Notary Fee, .25 Total \$30.00. Legal rate \$1.00 per square first insertion; 75¢ per square subsequent insertions. A square is 10 lines of type used in this paper.)

(SEAL) O.G. Weaver, County Clerk.

263362 - BH

#### AFFIDAVIT.

State of Oklahoma)  
County of Tulsa ) SS

Lewis J. Bicking, being first duly sworn upon his oath, deposes and says that he is one of the Attorneys representing Evangeline Dent, Trustee, and that as her Agent and Attorney he did in pursuance to her direction and order, cause notice of sale under Deed of Trust, to be advertised in the Tulsa Daily Legal News, and had a copy of said publication notice served upon said Floyd W. Pratt and Clarice Pratt, his wife, within six days after the first publication, as required by the Statutes of the State of Oklahoma, in such cases made and provided, a copy of the Publication Notice together with the proof of the publisher and the return of the Deputy Sheriff, serving said notice is filed herewith in the office of the County Clerk, Tulsa County, State of Oklahoma. And that in pursuance of the terms of a Deed of Trust executed on the 25th day of September, 1923, by Floyd W. Pratt and Clarice Pratt, his wife, Grantors to Charles E. Dent, party of the second part, and Evangeline Dent, Trustee and in pursuance to the said Notice of Sale hereinabove