AUCTION SALES.

By C. E. Girardey & Co.

LARGE AND UNRESERVED SALE

AT AUCTION.

ON EASY TERMS AND LONG CREDIT, OF

CHOICE CENTRAL, COMMERCIAL AND

DWELLING PROPERTY.

COMPRISING

SEVENTEEN SPLENDID TWO, THREE AND

FOUR-STORY BRICK STORES.

Superior business locations, none safer as investments, or more reliable as productive rentals.

Situated in the most commanding portions of the city, on Canal, Common, Camp, Gravier, Magazine, Tchoupitoulas and New Levee streets.

TOGETHER WITH RESIDENCES AND DWELLINGS,

On Rampart and Royal streets.

AND CHOICE BUILDING SITES, IN THE

Fourth District, East Boulingny and Carrollton.

SUCCESSION OF THE LATE HART M. SHIFF

MRS. BAZILICE SHIFF, WIDOW OF HART M. Shiff and als., vs. Mrs. Emily L. Shiff, Tutrix.

SUIT IN PARTITION.

Fourth District Court for the Parish of Orleans—

No. 14,720.

AND

SUCCESSION OF EDWARD SHIFF.

Second District Court for the Parish of Orleans—

No. 17,346.

BY C. E. GIRARDEY & CO.—NICHOLAS J. Hoey, Auctioneer—Office No. 17 Exchange Place—THURSDAY, April 28, 1870, at 12 o'clock M., at the Merchants and Auctioneers' Exchange, on Royal, between Canal and Customhouse streets, in this city of New Orleans, by virtue of a judgment in partition rendered in the first above entitled matter, by the Honorable the Fourth District Court for the parish of Orleans, on the seventeenth March, 1870, and signed on the twenty-second March, 1870, and by virtue of a judgment rendered in the second above entitled matter by the Honorable the Second District Court for the parish of Orleans, on the nineteenth March, 1870, will be sold by public auction, in order to effect the partition decreed as above, the following described valuable property belonging to the succession of the late Hart M. Shiff, to wit;

Stocks.

11 SHARES St. Charles Hotel Company.
6 SHARES Louisiana State Bank.
2 SHARES Bank of Louisiana.
36 SHARES Opelousas and Great Western Railroad Company.
2 WATERWORKS BONDS of the city of New Orleans, for $500 each, bearing five per cent interest.

Stores on Camp and Gravier Streets.

1. THAT CHOICE COMMERCIAL PROPERTY, No. 44 Camp, corner of Gravier street, in the square bounded by Camp, Gravier, Common and Magazine streets. The lot measures 22 feet 5 inches front on Camp street, 21 feet 4 inches width in the rear, 67 feet deep on the nine dividing line toward Gravier, and 63 feet 7 inches depth and front on Gravier street, together with all the improvements thereon, comprising a substantially built four-story brick store, known and designated by the No. 44 Camp street, leased to Messrs. Ball, Lyon & Co., wholesale druggists, until the thirty-first October, 1870, at the rate of $4,250 per annum, payable monthly.

2. THE CHOICE COMMERCIAL PROPERTY No. 42 Camp, next adjoining to the above described store, in the same square, and measuring 21 feet 8 inches front on Camp street, 20 feet 6 inches in width in the rear, by a depth on the upper side line of 67 feet, and on the lower division line toward Common street, of 70 feet 8 inches 8 lines, together with all the improvements thereon, comprising that substantially built four-story brick store designated by the No. 42 Camp street, leased to Messrs. Ball, Lyon & Co., wholesale druggists, until the thirty-first October, 1870, at the rate of $3500 per annum payable monthly.

3. THAT CHOICE COMMERCIAL PROPERTY, known as No. 40 Camp street, in the same square, and next adjoining the above described property, and measuring 21 feet 8 inches front on Camp street, 20 feet 6 inches width in the rear, 70 feet 8 inches 6 lines on the upper division line, 74 feet 5 inches 4 lines depth on the lower division line toward Common street; together with the improvements thereon, comprising that substantially built four-story brick store known as No. 40 Camp street, the ground floor leased to E. Newhall until the thirty-first of October, 1870, at the rate of $2500 per annum, payable monthly.

4. THAT CHOICE COMMERCIAL PROPERTY, designated and known by the No. 38 Camp street, in the same square, and next adjoining the property above described. The lot measuring 21 feet 8 inches front on Camp street 20 feet 6 inches width in the rear, 74 feet 5 inches 4 lines deep on the upper division, and 78 feet 2 inches 2 lines depth on the lower division line toward Common street. Together with all the improvements thereon, comprising that substantially built four-story brick store known as No. 38 Camp street, leased and occupied by Christian & Hyatt, until the thirty-first October, 1870, at the rate of $3500 per annum, payable monthly.

5. THAT CHOICE COMMERCIAL PROPERTY known and designated by the No. 36 Camp street, in the same square and next adjoining the above described property. The lot measures 21 feet 7 inches front on Camp street 20 feet 6 inches width in the rear, by 78 feet 2 inches 2 lines deep on the upper side line, and 81 feet 11 inches depth on the lower side line toward Common street. Together with all the improvements thereon, comprising that substantially built four story brick store known as No. 36 Camp street, leased to H. D. McGinnis until the thirty first of October, 1870, at the rate of $3600 per annum, payable monthly.

6. THAT CHOICE COMMERCIAL PROPERTY, known as No. 113 Gravier street, situated in the same square, and adjoining the stores as above described. The lot measures 21 feet front on Gravier street, 21 feet 1 inch width in the rear, 103 feet 4 inches depth on the side line toward Camp street, and 102 feet 4 inches deep on the side line toward Magazine street. Together with all the improvements thereon, comprising that substantially built four story brick store, known as No. 113 Gravier street; leased to Messrs. Ball, Lyons & Co. until the thirty-first October, 1870, at the rate of $1300 per annum, payable monthly.

7. THOSE THREE CHOICE THREE STORY BRICK STORES, with partial iron fronts, known and designated by the Nos. 93, 95 and 97 Camp street, in the square bounded by Camp, St. Charles, Gravier and Poydras streets. The lots measure each 21 feet 4 inches and 8 lines front on Camp street by a depth of 120 feet 6 inches. The improvements comprise on each lot a well built three-story brick store, lower story iron front, with a large brick warehouse to each lot in the rear, the entire now occupied by Messrs. E. C. Palmer & Co., and leased to them until the thirty-first October, 1871 at $10,500, or 3500 each per annum, payable monthly. The improvements were constructed specially with a view to their adaptation to the wholesale and retail trade of this leading and popular thoroughfare and great business centre of our city. Near the City and St. Charles Hotels; nearly opposite the principal banks and insurance companies of our city. No locations in this city are more commanding and desirable, either for business, or as a safe, reliable and productive investment.

Canal Street Property.

8. THAT VERY VALUABLE AND CHOICE COMMERCIAL PROPERTY, known and designated by the No. 130 Canal street, in the square bounded by Canal, Common, St. Charles and Carondelet streets. The lot measures 29 feet and 2 lines front on Canal street, by a depth, between parallel lines, of 160 feet 4 inches. Together with all the improvements thereon, comprising that large and spacious three-story brick store and dwellings, No. 130 Canal street, leased until the thirty-first October, 1870, at the rate of six thousand dollars per annum, payable monthly.

Common Street Stores.

9. THOSE VERY VALUABLE THREE-STORY BRICK STORES, known and designated by the Nos. 166 and 168 Common street, in the square bounded by St. Charles, Carondelet, Gravier and Common streets. The lots measure each, 21 feet 2 inches front on Common street, 19 feet 2 inches 4 lines in rear, by a depth of 62 feet 11 inches and 2 lines together with all the improvements thereon, comprising, on each lot, a well built three story brick store. Store No. 166 is leased until the thirty-first October, 1870, ground floor and front office on second floor, for $2200 per annum, payable monthly; and No. 166 is leased for the same period at $2600 per annum, payable monthly.

10. A CERTAIN LOT OF GROUND, in the First District of this city, in the square bounded by Tchoupitoulas, St. Joseph, North Market, and New Levee streets, measuring 20 feet 10 inches 7 lines front on Tchoupitoulas street, 20 feet 2 inches in the rear, 47 feet 6 inches 7 lines depth on the side toward St. Joseph street, and 42 feet 6 inches depth on the upper side line, together with the use of an alleyway opening on Tchoupitoulas street. The improvements comprise a three-story brick store known as No. 200 Tchoupitoulas street.

11. ANOTHER LOT OF GROUND, situated in the same square, bounded by North Market, New Levee, Tchoupitoulas and St. Joseph streets. Said lot measures 17 feet 10 inches 9 lines front on North Market street, by a depth of 55 feet, to the measurement all more or less. Together with the right to use an alleyway in the rear, opening on Tchoupitoulas street in common with other property. The improvements comprise a three-story brick store, known as No. 79 North Market street, opposite St. Mary's Market.

12. TWO LOTS OF GROUND in the First District of this city, in the square bounded by Commerce, New Levee, Julia and St. Joseph streets, described as follows:

A lot of ground measuring 64 feet 10 inches front on Commerce street, 65 feet 2 inches 2 lines wide in rear by a depth of 106 feet 4 inches on the side line toward Julia street and 106 feet 6 inches in depth on the dividing line toward St. Joseph street; the improvements comprising a two story brick warehouse known as No. 88 Commerce street, and a one-story building adjoining.

The three-story brick building No. 180 New Levee street adjoins the above property in the rear. The lot measures 21 feet 2 inches front on New Levee street by 106 feet 2 inches in depth.

This property is well adapted for warehousing or manufacturing purposes.

13. THREE CERTAIN LOTS OF GROUND in the First District of this city, in the square bounded by Magazine, Foucher, Julia and St. Joseph streets, designated by the Nos. 1, 2 and 3, measuring each 21 feet 3 inches, 6½ lines front on Magazine street, by 127 feet 10 inches 5 lines depth, between parallel lines. Together with the improvements thereon, comprising a double one-story frame house, with kitchen to rear tenement, and stabling.

Second District Property.

14. THOSE TWO DESIRABLE THREE STORY BRICK STORES AND DWELLINGS Nos. 122 and 124 Royal street, in the square bounded by Royal, Chartres, St. Louis and Toulouse streets. The lots measure each 24 feet 10 inches 5 lines front on Royal street, by 121 feet 8 inches 4 lines depth, between parallel lines. Together with the improvements thereon, comprising on each lot a well built and conveniently arranged three-story brick dwelling, having stores below, hall leading up stairs into the second story, with parlors and drawing rooms on the second floor, and three pleasant bed rooms on the third floor; a two-story brick rear building attached to the main house, having dining, bath and bed rooms, beside kitchen; yard paved; hydrant, cistern, etc. These properties are each leased until the thirty-first of October, 1870, at the rate of $1320 per annum, payable monthly.

15. THAT SPLENDID RESIDENCE, No. 76 Rampart street, with handsome, ornamental garden, in the Second District of this city, and in the square bounded by Rampart, Basin, Bienville and Conti streets. The residence is a stylish two-story brick dwelling, having wide corridor or hall, with fine large parlors; drawing and library in the main house, with kitchen, beside a large dining room at the end of the hall. On the second floor are three handsomely finished and well lighted bed rooms, besides others over the dining room, kitchen and laundry.

In the rear, fronting on Basin street, is a well built, two-story brick stable and carriage house, having ample accommodation for a full equipment. Above the stable are several well finished apartments, suitable for a billiard saloon and a gymnasium.

The yard is laid off as an ornamental garden; the walks flagged with German stone, and the entire property one of the most stylish in the center of the city.

The property has been unoccupied for some time, requiring some repairs. The streets, which is now rapidly being square-block paved, when finished, will be one of the finest residence avenues of the city.

The lot measures 65 feet 9 inches front on Rampart street, 65 feet 9 inches front on Basin street, by a depth between parallel lines of 129 feet, running through from Rampart to Basin streets.

16. TWO LARGE AND MOST DESIRABLE building lots, in the same square, and adjoining the above described property, designated by the Nos. 2 and 3, and measuring each 53 feet 4 inches front on each of Rampart and Basin streets, by 129 feet depth, between parallel lines. The improvements on these two lots comprise a good two-story brick building, fronting on Basin street. These lots afford one of the most desirable building sites for fashionable dwellings in the centre of the city, and well worth the attention of those seeking really a choice location—eligible and of easy access to business therefrom.

Fourth District Property.

17. A SQUARE OF GROUND in the Fourth District of this city, bounded by Camp, Chestnut, Eighth and Ninth, or Harmony streets, designated as square No. 81 or 142, and subdivided into twenty lots, numbered from 1 to 20 inclusive.

Lots No. 1 to 10 front on Eighth street, Nos. 1, 2, 9 and 10 measuring each 32 feet front on Eighth street, by 125 feet in depth. The lot No. 1 forms the corner of Chestnut and Eighth streets, and the lot No. 10, that of Camp and Eighth streets.

Lots No 3 to 8, adjoin each other and the above lots, and measure each 21 feet 11 inches front on Eighth street by 125 feet in depth, between parallel lines.

Lots Nos. 11 to 20 front on Ninth or Harmony street—Nos 11, 12, 19 and 20 measuring each 32 feet front on Ninth or Harmony street, by 125 feet in depth; lot No. 11 forming the corner of Camp and Ninth, and lot No. 20 forming the corner of Chestnut and Ninth streets. Lots Nos. 13 to 18 adjoin each other and the above lots, and measure, each, 31 feet 11 inches front on Ninth or Harmony street, by 125 feet in depth, between parallel lines.

The ground is high throughout this square, requiring no filling for immediate building. The neighborhood is handsomely improved by very stylish residences.

The square will be sold in lots to suit purchasers. No liquor sites in the Garden District for dwelling purposes.

18. ONE LOT OF GROUND, in the Fourth District of this city, in the square bounded by Camp, Chestnut, Seventh and Eighth streets, designated by the No. 10, and forming the corner of Camp and Seventh streets, measures 32 feet front on Seventh street, by a depth and front on Camp street of 127 feet.

19. TWELVE LOTS OF GROUND, in the Fourth District of this city, in the square bounded by St. David, St. Patrick, Toledano and Harmony streets, designated by the Nos. 1 to 12 inclusively.

Lot No. 1 forms the corner of St. Patrick and Harmony streets, measuring 30 feet front on St. Patrick street, by 122 feet 3 inches 3 lines depth and front on Harmony.

Nos. 2 to 4 measure 30 feet front on St. Patrick street, by 122 feet 2 inches 3 lines depth, between parallel lines.

No. 5 forms the corner of St. Patrick and Toledano streets, and measures 48 feet 7 inches on St. Patrick, by a depth and front on Toledano of 122 feet 8 inches 1 line, and 42 feet 2 inches and 3 lines on the dividing line from lot No. 4.

Lot No. 6 forms the corner of St. David and Toledano street, measuring 29 feet 10 inches and 2 lines front on St. David street, 36 feet 6 lines wide in the rear, by a depth and front on Toledano street of 120 feet 1 inch.

Lot No. 12 forms the corner of St. David and Harmony streets, measuring 30 feet front on St. David street by a depth and front of 120 feet on Harmony street.

Lots Nos. 6 and 7 measure each 30 feet 1 line front on Toledano street, and 30 feet front on Harmony street, by depths ranging from 156 feet 6 lines to 160 feet 6 lines.

Lots Nos. 8 10 and 11 measure each 30 feet front on St. David by a depth of 120 feet, between parallel lines.

20. A CERTAIN LOT OF GROUND in the Fourth District of this city, bounded by St. Charles, Eighth, Apollo and Harmony streets, designated by the lot No. 8 in square No. 174 or 202, and forming the corner of Apollo and Harmony streets, measuring 31 feet 2 inches and 2 lines front on Apollo street, 42 feet 5 inches and 6 lines width in the rear, by a depth and front on Harmony of 100 feet 7 inches and 5 lines, and 100 feet in depth on the other side line.

21. THREE CERTAIN LOTS OF GROUND in the Fourth District of this city, in the square bounded by Harmony, Ninth, Laurel and Live Oak streets, designated by the Nos. 4, 5 and 6.

Lot No. 4 measures 25 feet 2 inches and 3 lines front on Harmony street, 25 feet and 3 lines front on Ninth street, by a depth of 87 feet 10 inches and 3 lines toward Laurel street, and 95 feet 8 inches and 6 lines toward Live Oak street.

Lot No. 5 measures 30 feet 2 inches 6 lines front on Harmony, 30 feet 4 lines front on Ninth, by 95 feet 6 inches 6 lines depth on the line dividing it from lot No. 6, and 96 feet 6 inches on the other side line.

Lot No. 4 measures 34 feet 9 inches 5 lines front on Harmony, 34 feet 6 inches 6 lines front on Ninth street, by a depth of 91 feet 8 lines on the line dividing it from No. 5, by 89 feet 3 inches 3 lines on the upper line toward Live Oak street.

In East Boulingy.

22. TEN CERTAIN LOTS OF GROUND, situated in East Boulingy, and in the square bounded by Bellecastle, Dufossat, Piaquemine and Perrier streets, designated by the numbers one to ten inclusively. Lot No. 1 forms the corner of Bellecastle and Piaquemine streets, measuring 30 feet front on Piaquemine, by 101 feet depth and front on Bellecastle street. No. 6 forms the corner of Perrier and Bellecastle streets measuring 30 feet front on Perrier, by 103 feet 10 inches in depth and front on Bellecastle street. Lots Nos. 2, 3, 4 and 5 measure each 30 feet front on Piaquemine street, by 101 feet in depth. Lots Nos. 7, 8, 9 and 10 measure each 30 feet front on Perrier street, by 100 feet 10 inches in depth.

Carrollton Property.

23. A CERTAIN SQUARE OF GROUND, in the town of Carrollton, parish of Jefferson, designated by the square A, No. 112, bounded by Dublin, Madison, Eighth and Moore streets, measuring 300 feet front on each of said streets, and containing twenty-six lots.

24. ANOTHER SQUARE OF GROUND, in the town of Carrollton, designated by the No. 112, B, and bounded by Dublin, Madison, Ninth and Moore streets, and measuring on each of said streets 300 feet. Said ground is subdivided into twenty-six lots.

25. ANOTHER SQUARE OF GROUND, situated in the town of Carrollton, designated by 112 A, and bounded by Madison, Cambrone, Eighth and Moore streets, measuring, on each of the said streets, 300 feet front.

26. ANOTHER SQUARE OF GROUND, in the town of Carrollton, designated by the No. 112, B, and bounded by Cambrone, Madison, Ninth and Moore streets, measuring 300 feet front on each of the said streets.

27. ANOTHER SQUARE OF GROUND, in the town of Carrollton, designated by the No 114 A, bounded by Jefferson, Cambrone, Eighth and Moore streets, measuring 300 feet front on each of the said streets.

28. ANOTHER SQUARE OF GROUND situated in the town of Carrollton, designated by the No. 114-B, and bounded by Jefferson, Cambrone, Ninth and Moor streets; the said square measures 300 feet front on each of the aforesaid streets, near Canal avenue, and but a few squares from St. Charles street line of cars. The ground is high and well drained, and well adapted for gardening and dairy purposes.

This list of property is one of the choicest offered to the public this season, and as the same is peremptorily to be sold without regard to appraisement, limit or reserve, to effect a partition and settlement of the estate, the attention of the public is specially invited to the above described real estate.

TERMS AND CONDITIONS OF SALE.

For the stocks and bonds, cash; and for the real estate, one-quarter cash, the remainder on a credit of one, two, and three years for notes specially secured by mortgage and vendor's lien on the property sold, bearing interest at the rate of eight per cent per annum from the date of sale until final payment, the mortgage to contain the five per cent attorney's fee clause, binding the purchasers to pay in the event that the notes given in part payment should have to be sued upon to enforce payment thereof. The improvements to be kept insured and the policies transferred, at the purchasers' expense, to the vendors or holders of the notes, until final payment of the notes. The unexpired portion of the present policies of insurance to be refunded pro rata to the vendors by the purchasers, and the taxes for the year 1869 and up to the day of sale to be assumed and paid over and above the price of adjudication by the purchasers.

Acts of sale, together with the United States internal revenue stamps attached, at the expense of the purchasers, before P. Charles Cuvillier, notary public. mh23 ap2 16 22 28

VALUABLE RIVER FRONT PROPERTY

IN ALGIERS, OPPOSITE NEW ORLEANS,

Well adapted for Ship Yards and Warehouses.

THOMAS HASSAM vs. MRS. LOUISE B. ANderson, Administratrix, etc., et al.

SUIT IN PARTITION.

Fourth District Court for the Parish of Orleans—

No. 23,716.

BY C. E. GIRARDEY & CO., AUCtioneers—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange place.—SATURDAY, April 23, 1870, at twelve o'clock M., will be sold at public auction, at the Merchants and Auctioneers' Exchange on Royal street, between Canal and Customhouse streets, by and in pursuance of an order from the Honorable Louis Davigneaud, Judge of the Second District Court for the parish of Orleans, dated December 8, 1869, and bearing the No 30,149, on the docket of said court, and rendered in the above entitled matter and of a subsequent order, rendered since, of March, 1870, the following described and valuable property, to wit:

THE WELL KNOWN AND CAPACIOUS STEAM COTTON PRESS, known as Fassman's Press, opposite the New Orleans, Jackson and Great Northern Railroad depot, in the First District of this city, comprising two entire squares, the first of which is formed by Calliope, Euphrosine, Howard and Freret (or Jacobs) street, measuring as follows: 254 feet 2 inches 4 lines front on Calliope and Euphrosine streets, by 301 feet 7 inches 3 lines front on Howard and Freret (late Jacobs) streets. The second square is bounded by Calliope, Euphrosine, Jacobs (or Freret) and Soils (or Locust) streets, and measures as follows: 253 feet 3 inches 4 lines front on each of Calliope and Euphrosine streets and 301 feet 7 inches 3 lines front on each of Freret and Locust (late Jacobs and Soils) streets, as per plans at sale.

The property is under lease, ending on the first of September, 1870, at the rate of $17,000 per annum, payable monthly, represented by notes of the tenant, or lessee, to be transferred to the purchaser for the unexpired portion of the lease; said property to be sold subject to the lease.

The press with all the buildings and improvements thereon, comprising on each square a most substantially built brick warehouse (walls two bricks thick), constructed by the late Mr. Henry Fassman with the best materials, for his own occupation, and expressly arranged and subdivided to suit the convenience and afford every facility for the storage and compressment of cotton. The Press is equipped with a powerful Kyler press, complete in all its appointments.

Situated almost opposite the New Orleans, Great Northern and Jackson Railroad depot, and within one square of the New Canal, the receipts from these two great arteries of commerce, combined, position not only commanding, but superior to any press in the city for a large patronage, which it has steadily enjoyed since its construction. Therefore, either as an investment or a profitable enterprise, no business here is more profitable. Leases of it in one square command $17,000 to $20,000 rental, what must it not pay as a business?

Sixteen Valuable Building Lots in the Square Next to the Presses.

SIXTEEN LOTS OF GROUND, situated in the First District of this city, in the square bounded by Calliope, Euphrosine, Soils and Maunsel streets, designated by the two Nos. 13 to 28 inclusively. Lots Nos. 11, 12 and 13 adjoin each other, and measure each 29 feet front on Maunsel street, by 126 feet 7 inches 2 lines deep. Lots Nos. 14, 15 and 16 adjoin and measure each 29 feet front on Soils street, by 126 feet 7 inches 2 lines deep. Lots Nos. 17 18 and 19, 20, 21 and 22 measure each 25 feet 3 inches 6 lines front on Euphrosine street, by 116 feet 4 inches 3 lines in depth. Lots Nos. 23, 24, 25 and 26 adjoin each other and measure each 25 feet 3 inches 7 lines front on Euphrosine street, by 116 feet 4 inches 3 lines in depth. Lot No. 17 forms the corner of Euphrosine and Maunsel streets, and No. 26, that of Euphrosine and Magnolia.

These lots are situated nearly opposite the Jackson Railroad depot and within one square of the New Canal, and the great trade of both of these leading channels. Adapted for buildings of every description.

Terms and conditions of sale—For the press property, $40,000 cash. The purchaser to assume the payment in principal and interest of two notes, secured by vendor's lien and first mortgage on the property, each for the sum of $12,500, bearing interest at the rate of eight per cent per annum, from the eleventh January, 1869. Said notes are in favor of and held by the Canal Bank, and the payment of said notes to be arranged as may be agreed upon between the Canal Bank and the purchaser, and for the remainder a credit of one, two, three, four, five, six and seven years, for notes secured by mortgage and vendor's lien on the property, bearing interest of six per cent per annum from date of sale until maturity; if not then promptly paid, eight per cent per annum until final payment—the notes to be subdivided at the interest of the purchaser, and held by the Canal Bank.

The mortgage to contain the five per cent attorney's fee clause, binding the purchaser to pay, in the event that the notes given in part payment, should have to be sued upon, and the improvements to be kept insured, and the policies transferred to the purchaser, and the policy annually to be transferred to the vendors or holders of the notes.

For the sixteen lots, the purchaser to assume the payment of the notes, secured by mortgage on the property, for $5500, bearing interest at the rate of eight per cent per annum from the twenty-fourth January, 1869, until paid. These notes are due, and unless extended by the holders, must be paid; and for the remainder of the purchase price the same terms of credit as stated above for the cotton press property.

The purchasers to assume, in addition to the above terms, all the taxes for the year 1869, and up to the day of sale, over and above their bids.

Acts of sale, together with the United States internal revenue stamps attached, at the expense of the purchasers, before R. J. Ker, notary public.

mh17 27 ap2 9 16 23

VALUABLE BATTURE PROPERTY,

With the Right of Accretion.

MRS. JOHN HARRISON ET AL. VS. MAURICE N. Bowman, Curator, etc.

SUIT IN PARTITION.

Second District Court for the Parish of Orleans—

No. 22,792.

BY C. E. GIRARDEY & CO., AUCtioneers—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange Place.—SATURDAY, April 2, 1870, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal, between Canal and Customhouse streets, by virtue of an order of the Honorable the Second District Court for the parish of Orleans, rendered in the above entitled matter of the Honorable Louis Davigneaud, Judge of the Second District Court for the parish of Orleans, dated March 7, 1870, and bearing the No. 22,792, on the docket of said court, and rendered in the above entitled matter, the following described and valuable property, to wit:

TWO CERTAIN LOTS OR PORTIONS OF GROUND, situated on the batture of the First District of this city, together with the right of accretion appertaining to the same, in the square bounded by Front, Water, Terpsichore and Henderson streets. Said lots or portions of ground adjoin each other, and, commencing at the distance of 89 feet 11 inches and 2 lines from the corner of Front and Henderson streets, measure each 62 feet 5 inches 8½ lines front on Front street and running through the square a depth of 300 feet, have each a front of 22 feet 5 inches and 6 lines on Water street.

Term: of sale—One-third cash, the remainder at one and two years' credit, in notes of the purchaser, subdivided to suit the interests involved, and bearing interest of eight per cent per annum, from date of sale until final payment, secured by special mortgage and vendors' lien on the property sold, with the penal clause of five per cent attorney's fees in event of judicial demand to inforce payment of the notes or any of them, and purchasers further to assume payment over and above the price of adjudication, of all taxes on said property for the year 1869 and up to the day of sale.

Acts of sale and United States stamps at the expense of the purchasers, before P. C. Cuvellier, Esq., notary public

And at the same time and place, to effect a settlement of other interests, will be sold on the same terms and conditions—

THREE CERTAIN PORTIONS OR LOTS OF GROUND in the same square as and adjoining the above described property, and having a like right of accretion and measuring together 82 feet 11 inches and 1 line front on Front street, 82 feet 10 inches and 6 lines front on Water street by 300 feet in depth and front on Terpsichore street, and forming the corners of Terpsichore, Front and Water streets, with the first mentioned property, measuring together a total of 127 feet 10 inches and 6 lines on Front street, 127 feet 10 inches and 2 lines on Water street by 300 feet on Terpsichore street, the whole in accordance with plan of survey by J. A. d'Hemecourt, deputy city surveyor, dated New Orleans, February 28, 1870. mh8 19 29 ap2 9

COTTAGE ON MELPOMENE STREET, NEAR KELLER MARKET.

SUCCESSION OF HENRY AND MINERVA SANDMAN.

Second District Court for the Parish of Orleans—

No. 33,474.

BY C. E. GIRARDEY & CO. AUCtioneers—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange Place.—SATURDAY, April 23, 1870, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal between Canal and Customhouse streets, by virtue of an order of the Honorable the Second District Court for the parish of Orleans, dated seventeenth March, 1870, will be sold at public auction for account of said succession, the following valuable property, to wit:

A LOT OF GROUND in the First District of this city, in the square bounded by Melpomene, Magnolia and Clara streets and Felicity road, designated as lot No. 6 and measuring 31 feet 7 inches front on Melpomene street, by a depth of 127 feet 3 inches between parallel lines. The improvements comprise a one-story frame cottage, and has three rooms, hall and cabinet, a kitchen, cistern, etc; is within one square of Keller Market, and adjacent to the Clio and Erato streets.

Terms of sale—Cash in United States treasury notes, and purchaser to assume payment over and above his bid, of all taxes for the year 1869, and up to the day of sale.

Acts of sale and United States stamps at the expense of the purchaser, before E. G. Wolfe, notary public. mh23 ap2 9 16 23

AUCTION SALES.

By C. E. Girardey & Co.

STORE AND DWELLING NO. 216 NEW LEVEE STREET.

SUCCESSION OF BINEL LEVY.

Second District Court for the parish of Orleans—No. 27,311.

BY C. E GIRARDEY & CO., AUCtioneers—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange place.—SATURDAY, April 30, 1870, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal, between Canal and Customhouse streets, by virtue of an order of the Honorable the Second District Court for the parish of Orleans, dated March 22, 1870, will be sold by public auction for account of succession of Binel Levy, the following described property, to wit—

A LOT OF GROUND, in the First District of this city, in the square bounded by New Levee, Commerce, Julia and St. Joseph streets, designated as lot No. 117, and measuring, in American measure, 17 feet 3 inches and 4 lines front on said New Levee street, and 17 feet 4 inches and 4 lines in width in rear by 109 feet in depth, with use of common alley in rear, opening on St. Joseph street. The improvements comprise a three-story Brick Dwelling and Store, known as No. 216 New Levee street.

Terms—Fifteen hundred dollars cash, and the balance in notes at one and two years credit, bearing interest of eight per cent per annum from date of sale until paid. The notes to be secured by mortgage on the property; the purchaser to confess judgment for amount of the notes, costs and attorney's fees of five per cent in case the notes are not paid at maturity, and also to keep the improvements on the property insured to the satisfaction of the administrator of the estate, and transfer the policy of insurance to him until the notes are paid, and assume over and above the bid the payment of all taxes for 1869 and the current year.

Actes of sale and United States stamps at the expense of the purchaser, before John E. Coffey, notary public. mh17 ap2 16 23 30

VALUABLE STEAM COTTON PRESS,

COMPRISING TWO SQUARES OF GROUND,

WITH SUPERIOR BRICK BUILDINGS,

Completely Equipped with a Steam Tyler Press

Well-known as the

"FASSMANN STEAM COTTON PRESS."

With Sixteen Building Lots, opposite the Jackson Railroad Depot.

Succession of the late Henry Fassman.

Second District Court for the Parish of Orleans.

No. 30,149.

BY C. E. GIRARDEY & CO., AUCtioneers—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange Place.—SATURDAY, April 23, 1870, at twelve o'clock M., will be sold at public auction, at the Merchants and Auctioneers' Exchange on Royal street, between Canal and Customhouse streets, by and in pursuance of an order from the Honorable Louis Davigneaud, Judge of the Second District Court for the parish of Orleans, dated December 8, 1869, and bearing the No 30,149, on the docket of said court, and rendered in the above entitled matter and of a subsequent order, rendered since, of March, 1870, the following described and valuable property, to wit:

THE WELL KNOWN AND CAPACIOUS STEAM COTTON PRESS, known as Fassman's Press, opposite the New Orleans, Jackson and Great Northern Railroad depot, in the First District of this city, comprising two entire squares, the first of which is formed by Calliope, Euphrosine, Howard and Freret (or Jacobs) street, measuring as follows: 254 feet 2 inches 4 lines front on Calliope and Euphrosine streets, by 301 feet 7 inches 3 lines front on Howard and Freret (late Jacobs) streets. The second square is bounded by Calliope, Euphrosine, Jacobs (or Freret) and Soils (or Locust) streets, and measures as follows: 253 feet 3 inches 4 lines front on each of Calliope and Euphrosine streets and 301 feet 7 inches 3 lines front on each of Freret and Locust (late Jacobs and Soils) streets, as per plans at sale.

The property is under lease, ending on the first of September, 1870, at the rate of $17,000 per annum, payable monthly, represented by notes of the tenant, or lessee, to be transferred to the purchaser for the unexpired portion of the lease; said property to be sold subject to the lease.

The press with all the buildings and improvements thereon, comprising on each square a most substantially built brick warehouse (walls two bricks thick), constructed by the late Mr. Henry Fassman with the best materials, for his own occupation, and expressly arranged and subdivided to suit the convenience and afford every facility for the storage and compressment of cotton. The Press is equipped with a powerful Kyler press, complete in all its appointments.

Situated almost opposite the New Orleans, Great Northern and Jackson Railroad depot, and within one square of the New Canal, the receipts from these two great arteries of commerce, combined, position not only commanding, but superior to any press in the city for a large patronage, which it has steadily enjoyed since its construction. Therefore, either as an investment or a profitable enterprise, no business here is more profitable. Leases of it in one square command $17,000 to $20,000 rental, what must it not pay as a business?

Sixteen Valuable Building Lots in the Square Next to the Presses.

SIXTEEN LOTS OF GROUND, situated in the First District of this city, in the square bounded by Calliope, Euphrosine, Soils and Maunsel streets, designated by the two Nos. 13 to 28 inclusively. Lots Nos. 11, 12 and 13 adjoin each other, and measure each 29 feet front on Maunsel street, by 126 feet 7 inches 2 lines deep. Lots Nos. 14, 15 and 16 adjoin and measure each 29 feet front on Soils street, by 126 feet 7 inches 2 lines deep. Lots Nos. 17 18 and 19, 20, 21 and 22 measure each 25 feet 3 inches 6 lines front on Euphrosine street, by 116 feet 4 inches 3 lines in depth. Lots Nos. 23, 24, 25 and 26 adjoin each other and measure each 25 feet 3 inches 7 lines front on Euphrosine street, by 116 feet 4 inches 3 lines in depth. Lot No. 17 forms the corner of Euphrosine and Maunsel streets, and No. 26, that of Euphrosine and Magnolia.

These lots are situated nearly opposite the Jackson Railroad depot and within one square of the New Canal, and the great trade of both of these leading channels. Adapted for buildings of every description.

Terms and conditions of sale—For the press property, $40,000 cash. The purchaser to assume the payment in principal and interest of two notes, secured by vendor's lien and first mortgage on the property, each for the sum of $12,500, bearing interest at the rate of eight per cent per annum, from the eleventh January, 1869. Said notes are in favor of and held by the Canal Bank, and the payment of said notes to be arranged as may be agreed upon between the Canal Bank and the purchaser, and for the remainder a credit of one, two, three, four, five, six and seven years, for notes secured by mortgage and vendor's lien on the property, bearing interest of six per cent per annum from date of sale until maturity; if not then promptly paid, eight per cent per annum until final payment—the notes to be subdivided at the interest of the purchaser, and held by the Canal Bank.

The mortgage to contain the five per cent attorney's fee clause, binding the purchaser to pay, in the event that the notes given in part payment, should have to be sued upon, and the improvements to be kept insured, and the policies transferred to the purchaser, and the policy annually to be transferred to the vendors or holders of the notes.

For the sixteen lots, the purchaser to assume the payment of the notes, secured by mortgage on the property, for $5500, bearing interest at the rate of eight per cent per annum from the twenty-fourth January, 1869, until paid. These notes are due, and unless extended by the holders, must be paid; and for the remainder of the purchase price the same terms of credit as stated above for the cotton press property.

The purchasers to assume, in addition to the above terms, all the taxes for the year 1869, and up to the day of sale, over and above their bids.

Acts of sale, together with the United States internal revenue stamps attached, at the expense of the purchasers, before R. J. Ker, notary public.

mh17 27 ap2 9 16 23

VALUABLE RIVER FRONT PROPERTY

IN ALGIERS, OPPOSITE NEW ORLEANS,

Well adapted for Ship Yards and Warehouses.

THOMAS HASSAM vs. MRS. LOUISE B. ANderson, Administratrix, etc., et al.

SUIT IN PARTITION.

Fourth District Court for the Parish of Orleans—

No. 23,716.

BY C. E. GIRARDEY & CO., AUCtioneers—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange place.—SATURDAY, April 23, 1870, at twelve o'clock M., will be sold at public auction, at the Merchants and Auctioneers' Exchange on Royal street, between Canal and Customhouse streets, by and in pursuance of an order from the Honorable Louis Davigneaud, Judge of the Second District Court for the parish of Orleans, dated December 8, 1869, and bearing the No 30,149, on the docket of said court, and rendered in the above entitled matter and of a subsequent order, rendered since, of March, 1870, the following described and valuable property, to wit:

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