AUCTION SALES.

By Christian & Paul.

GREAT UNRESERVED SALE AT AUCTION

OF

CHOICE IMPROVED AND VACANT PROPERTY,

SITUATED IN THE

FOURTH AND SIXTH DISTRICTS OF THIS CITY,

AND COMPRISING

TEN VALUABLE SQUARES OF GROUND,

Immediately adjoining the elegant mansions of

Miss M. A. May, Mrs. Burbanks, Madison L. Day,

P. R. Fell and others.

ALSO,

THE SPLENDID SQUARE OF GROUND

Adjoining the German Orphan Asylum, and bounded

by Magazine, State and Camp streets.

THE NEAT COTTAGE RESIDENCE AND LARGE GROUNDS, CORNER OF JEANNETTE AND OCTAVIA STREETS.

THE BEAUTIFUL AND VERY VALUABLE RAISED COTTAGE RESIDENCE AND LARGE SQUARE OF GROUND, ON BROADWAY, BETWEEN PINE AND ESTHER STREETS.

THE DESIRABLE DOUBLE TENEMENT ONE-STORY FRAME HOUSE, Nos. 53 AND 55 JACKSON STREET.

AND

A CHOICE SQUARE OF GROUND

On Peters avenue, bounded by Pitt, Boudousquie

and Leontine streets.

BY CHRISTIAN & PAUL—ALBERT PAUL, Auctioneer.—Office, No. 50 Carondelet street.—SATURDAY, December 23, 1871, at twelve o'clock M., will be sold at public auction, at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, the following very valuable and rapidly improving properties, situated in the Fourth and Sixth Districts of this city, viz—

1. THE ELEGANT RESIDENCE AND SQUARE OF GROUND, situated in the Sixth District of this city (formerly Greenville), bounded by Broadway, Pine, Esther and Wall streets, and measuring, English measure, 300 feet front on each of Broadway and Pine streets, 240 feet front on each of Esther and Wall streets. The improvements comprise an elegant one-story frame residence, elevated on brick pillars about seven feet, having four large and airy rooms in main building, two basement rooms, neatly finished, closet, etc., gallery in front and on sides; one-story frame kitchen with four rooms, carriage house and stables, three cisterns, etc., ground high, and planted with shrubbery, fruit and other trees; neighborhood excellent, and near the fine properties of Messrs. Roselius, Gogreve, Francke and others. Rented by the month at $50, and improvements insured in the Merchants' Insurance Company for $4000.

2. THE NEAT AND DESIRABLE ONE-STORY FRAME HOUSE, with large grounds, forming the corner of Octavia and Jeannette streets, in square bounded by Peters avenue, St. Charles, Jeannette and Octavia streets, and measuring 185 feet front on Octavia street, by a depth between parallel lines and front on Jeannette street of 120 feet. The improvements comprise a neat one-story frame house, having four rooms and closet, gallery in the rear, cistern, privy, etc. Rented at fifteen dollars per month; improvements insured in the Merchants' Mutual Insurance Company for $1500.

3. THE ONE-STORY DOUBLE TENEMENT FRAME HOUSE, designated by the Nos. 53 and 55 Jackson street, in the square bounded by Jackson, Josephine, Fulton and Rousseau streets. The lot measures 32 feet front on Jackson street, by 190 feet in depth. Rented at $30 per month. Improvements insured in the Merchants' Insurance Company for $1500.

4. THAT HIGH AND VERY VALUABLE SQUARE OF GROUND, together with the improvements thereon, immediately adjoining the German Orphan Asylum, and opposite Dr. Pope's elegant residence and square of ground, and comprised within Magazine, Camp and State streets, and the line of Burthe's property, and divided into eighteen lots.

5. THE CHOICE SQUARE OF GROUND fronting on Peters avenue, and bounded by Leontine, Pitt and Boudousquie streets; divided into ten large lots of ground, and fronting on each of Peters avenue and Leontine streets.

ALSO

THAT RAPIDLY IMPROVING and very valuable property, comprising ten squares of ground, and adjoining the elegant residences of Miss M. A. May, Mrs. Burbanks, Madison L. Day, P. R. Fell and others, viz:

1. A CERTAIN SQUARE OF GROUND, bounded by Cornelius or St. Denis, St. Patrick, Arabella and Joseph streets, and designated on a plan of Hurtaville as square No. 65. The improvements on said square comprise a neat and desirable two-story frame house, etc., forming the corner of Cornelius and Joseph streets.

2. A CERTAIN SQUARE OF GROUND, designated by the No. 66, and bounded by Nashville avenue, Arabella, Cornelius and St. Patrick streets.

3. A SQUARE OF GROUND, designated by the No. 69, and bounded by Nashville avenue, St. Patrick, St. David and Arabella streets. The improvements on said square comprise a two story frame house, outhouses, etc.

4. A SQUARE OF GROUND, designated by the No. 70, bounded by Arabella, Joseph, St. Patrick and St. David streets.

5. A CERTAIN SQUARE OF GROUND, designated by the No. 71, bounded by Arabella, Joseph, St. David and Green streets, and divided into twelve lots of ground.

6. A CERTAIN SQUARE OF GROUND, designated by the No. 72, bounded by Nashville avenue, Arabella, St. David and Green streets, and divided into twenty-one lots of ground.

7. A CERTAIN SQUARE OF GROUND, designated by the No. 75, bounded by Nashville avenue, Green, Arabella and St. George streets, divided into twenty-four lots of ground.

8. A CERTAIN SQUARE OF GROUND, designated as square No. 76, bounded by Arabella, Joseph, Green and St. George streets, divided into twelve lots of ground.

9. A CERTAIN SQUARE OF GROUND, designated as square No. 77, bounded by Arabella, Joseph, St. George and Long streets, divided into large lots of ground, and fronting on each of Arabella and Joseph streets.

10. A CERTAIN SQUARE OF GROUND, designated by the No. 78, bounded by Nashville avenue, Arabella, St. George and Long streets, and divided into twenty lots of ground.

The whole situated in one of the finest and most rapidly improving sections of the Sixth District, near the New City Park and State House. The grounds high, well drained and never overflowed, and planted with a great variety of orange, plum and other trees. The Carondelet street cars will shortly pass on St. David street. The first, second, third and fourthly described squares will be divided and sold in quarter squares. The balance of the squares will be sold in lots.

Terms—One-third cash, balance at one, two and three years credit for notes secured by special mortgage on the property sold, bearing eight per cent per annum interest from date till final payment; the mortgage to contain the five per cent attorneys' fee clause, in case of suit to enforce payment of the notes; improvements to be kept insured until final payment of the notes, and policies transferred to vendor; the taxes of 1871 to be assumed by the purchasers.

Acts of sale and United States revenue stamps at the expense of the purchasers, before Messrs. Gottschalk & Fay, notaries public. de5

VALUABLE IMPROVED PROPERTY IN THE TOWN OF LEWISBURG, PARISH OF ST. TAMMANY, LOUISIANA.

SUCCESSION OF L. H. PLACE.

Second District Court for the Parish of Orleans—

No. 26,787.

BY CHRISTIAN & PAUL—ALBERT PAUL, Auctioneer.—SATURDAY, December 23, 1871, at twelve o'clock M., at the St. Charles Auction Exchange, in the rotunda of the St Charles Hotel, will be sold at public auction, by virtue and in pursuance of an order of the Hon. L. Duvigneaud, Judge of the Second District Court for the parish of Orleans, dated November 16, 1871, in the above entitled matter, viz:

1. A CERTAIN LOT OF GROUND, together with all improvements thereon, situated in the town of Lewisburg, parish of St. Tammany, Louisiana, and designated, on a plan by Bongeral, deputy surveyor, on the fourteenth March, 1834, and deposited in the office of William Christy, then a notary of this city, by the No. 8, and measuring half an arpent front on Lake avenue, having a like front on Copal avenue, by depth, between parallel lines, of seven arpents and fifty feet.

2. THREE CERTAIN LOTS OR PARCELS OF LAND, situated on the north shore of Lake Pontchartrain, town of Lewisburg, parish of St. Tammany, in this State, designated by the Nos. 7, 9 and 10, on the same plan as lot No. 8, herein firstly described, said lots measuring each half an arpent front on Lake avenue, same front on Copal avenue in the rear, by eleven arpents and fifty feet deep, between parallel lines.

Terms—One-third cash, balance at one, two and three years' credit, in notes secured by mortgage on the property sold, bearing eight per cent per annum interest from date until final payment. Act of sale to contain the five per cent attorney's fee clause, in case of suit to enforce payment of said notes.

Act of sale and United States revenue stamps at the expense of the purchaser, before Thomas J. Beck, notary public. no23 de2 9 16 23

By Louis Stern & Bros.

EIGHT HUNDRED CASES BOOTS, SHOES AND BROGANS.

BY LOUIS STERN & BROS.—M. STERN, Auctioneer.—FRIDAY, December 8, at ten o'clock A. M., at their salesroom, No. 16 Chartres street, will be sold—

300 CASES BOOTS, SHOES AND BROGANS, comprising an assortment adapted to city and country trade.

Terms—At sale. de3

AUCTION SALES.

By S. Guinault.

SUCCESSION OF JEAN DULHOM.

BY S. GUINAULT, AUCTIONEER—FRIDAY, December 15, 1871, will be sold, at ten o'clock A. M., at the corner of Exchange alley and Bienville street, by virtue of an order from the honorable the Second District Court for the parish of Orleans, dated November 27, 1871—

ONE MULE, CART AND HARNESS. Also, ONE WATCH.

Terms—Cash. d e2 3 15

SUCCESSION OF VICTOIRE BONNECAZE.

FOR A PARTITION.

Second District Court for the parish of Orleans—

No. 34,346.

BY S. GUINAULT, AUCTIONEER—OFFICE corner of Exchange alley and Bienville street—SATURDAY, December 9, 1871, will be sold at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal street, between Canal and Customhouse streets, by virtue of a judgment rendered and signed November 4, 1871, by L. Duvigneaud, judge of said court—

1. TWO LOTS OF GROUND, situated in the square comprised between St. Philip, Royal, Dumaine and Chartres (formerly Conde) streets, in the Second District of this city, designated by the letters A and B on a sketch thereof made by Arthur DeArmas, surveyor, according to which sketch the said lots have, American measure, to wit:

Lot A, 30 feet 10 inches and 4 lines front on St. Philip street, by 63 feet 11 inches and 3 lines in depth, between parallel lines; together with a two-story brick house, No. 48, having four rooms, back galleries, two closets and pantry under the staircase, a two story brick kitchen of four rooms, privy, hydrant, paved yard, etc.

Lot B has 33 feet and 7 lines front on said St. Philip street, by 63 feet 11 inches and 3 lines in depth, between parallel lines; together with a one-story brick house of four rooms, back gallery and cabinet, a two-story brick kitchen of four rooms, privy, hydrant, paved yard, etc.

2. A LOT OF GROUND, situated in suburb Marigny, on Goodchildren street between St. Antoine and Columbus streets; said lot is designated as No. 1, on a plan made by Antoine Bourgeroi, then deputy surveyor general, dated April 23, 1831, and annexed to act passed September 30, 1831, before Felix de Armas, then a notary public in this city. Said lot of ground having 50 feet front on said Goodchildren street, by 150 feet 7 inches in depth, all American measure; together with a frame house, No. 398, and a two-story kitchen, both slate roofed, the house having three rooms, side gallery, and a large cabinet, a large room in the attic, all the lower rooms being papered; the kitchen contains four rooms. Another frame building of one room in the back yard; paved yard between house and kitchen; a splendid brick well with chain pump; privy, two cisterns, etc.

3. A CERTAIN LOT OF GROUND situated in the Second District of this city, in the square comprised within Burgundy, Toulouse, Rampart and St. Peter streets, measuring 33 feet 4 inches front on Burgundy street by 127 feet 10 inches in depth, together with a one-story brick house No. 171 and 173, and a two-story brick kitchen. The house contains four rooms, closed gallery and cabinet; the kitchen contains four rooms, double brick privy, hydrant; paved yard between kitchen and house, and a large back yard.

Plans of the above property will be exhibited at said Exchange before the day of sale.

Also, one gold snuff box, eight silver forks, and four silver spoons.

Scrip No. 2265 of the Sun Mutual Insurance Company of New Orleans, for the year 1858, for $62 50.

Scrip No. 1513 of the Crescent Mutual Insurance Company of New Orleans, for the year 1860, for $140.

Three scrips, Nos. 341, 426 and 757, of the Citizens' Mutual Insurance Company of New Orleans, one for $510, another for $430, and the third for $1380.

Terms—For the real estate, one-third of price of adjudication cash, and the balance at a credit of one and two years in notes drawn by the respective purchasers to their own order, and by them indorsed, divided into coupons to suit the vendors, bearing eight per cent interest per annum from day of sale until final payment, and made payable at one and two years from date, at the domicile of the Bank of America, in this city. The said notes to be secured on the properties sold by a mortgage thereon; vendor's privilege retained; purchasers to pay lawyer's fees at the rate of ten per cent in case of suit for the recovery of the amount of any of said notes; purchasers to keep properties purchased by them respectively constantly insured for amount of said notes, and the policies of insurance to be transferred to vendors in collateral security, and the said purchasers to assume the payment of the taxes of 1871 on the above price of adjudication on the properties purchased by them respectively.

Acts of sale before Joseph Cuvillier, notary public, at the expense of the purchasers, including United States revenue stamps. no7 16 23 30 de9

SUCCESSION OF WIDOW MANES.

Second District Court for the parish of Orleans—

No. 34,917.

BY S. GUINAULT, AUCTIONEER—OFFICE corner Exchange alley and Bienville street—SATURDAY, January 6, 1871, will be sold at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal street, between Canal and Customhouse streets, by virtue of an order from the honorable the Second District Court for the parish of Orleans, dated twenty ninth of November, 1871, the following properties to wit—

1. TWO CONTIGUOUS LOTS OF GROUND, situated in this city, in the square comprised between Bienville, Customhouse, Telemachus and Genois streets; said lots designated by the Nos. 14 and 15 of square No. 100, according to a plan drawn by L. H. Pilie, surveyor, on the fifteenth of December, 1849, said lots measuring each 34 feet 7 inches and 4 lines front on Bienville street, by 102 feet in depth; together with a cottage house, slate roofed, of three rooms, closet, with gallery in front and on the side, cistern, privy, chicken house, garden, etc.

2. A LOT OF GROUND, situated in the Second District of this city, on Burgundy street, measuring 34 feet front on said street, between St. Philip and Dumaine streets, by 90 feet deep, bounded on one side by the property of Mrs. Cauchoix and on the other side by that of François Auguste, together with a frame house Nos. 226 and 228, having six rooms, a two-story kitchen, slate roofed, of four rooms, privy, waterworks, etc. The whole agreeably to plan to be exhibited at the Exchange.

Terms—One-half cash, and the balance at six and twelve months' credit, with interest at eight per cent per annum from date until paid, secured by mortgage on the property sold; the purchaser to keep the buildings insured for their value and the policies transferred to the testamentary executor, with five per cent attorney's fees if it should become necessary to sue on the same.

Acts of sale before Joseph Cuvillier, notary public, at the expense of the purchasers, including the United States stamps, as well as the taxes for the running year, 1871, due in 1872. de6 14 22 30 ja6

By Charles E. Fortier.

SALE BY AUCTION OF VALUABLE FOURTH DISTRICT PROPERTY.

TWO-STORY BRICK STORE, NO. 620 MAGAZINE STREET, NEAR THE MAGAZINE MARKET.

NEAT FRAME SLATED COTTAGE, NO. 329 CONSTANCE STREET, BETWEEN JACKSON AND JOSEPHINE STREETS.

SUCCESSION OF BERNARD McKENNA.

Second District Court for the parish of Orleans—

No. 34,737.

BY WILLIAM DE LACY, AUCTIONEER—Office, No. 25 Commercial place—SATURDAY, December 16, 1871, at twelve o'clock M., at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, by virtue and pursuant to two orders of sale from the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, both dated November 10, 1871, No. 34,737 of the docket of said court, will be sold by public auction, for account of said succession, the following described property, to wit—

1. A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in the Fourth District of this city, in the square bounded by Constance (formerly Live Oak), Jackson, Magazine and Josephine streets, and measuring, commencing at a distance of 84 feet from the corner of Magazine and Josephine streets, 19 feet front on Magazine street, by 126 feet 6 inches and 6 lines in depth, between parallel lines. Said portion of ground forms part of four certain lots of ground in said square, designated by the Nos. 19, 20, 21 and 22, as per plan drawn by W. T. Thompson, surveyor, November 3, 1844, deposited in the office of D. I. Kneale, late a notary in this city, which said lots adjoin each other, and measure each 31 feet 7 inches and 6 7-10 lines front on Josephine street by 127 feet 10 inches and 5 lines in depth, between parallel lines, English measure; lot No. 22 forming the corner of Josephine and Magazine streets. The improvements consist of a two-story brick store, known as No. 620 Magazine street, and now used as a confectionery.

2. A CERTAIN LOT OF GROUND, with all the buildings and improvements thereon, situated, lying and being in the said Fourth District of this city, in the aforementioned square, bounded by Constance (formerly Live Oak), Jackson, Magazine and Josephine streets. Said lot measures 32 feet, 11 inches and 5 lines front on said Constance street, by a depth of 130 feet, between parallel lines, English measure. The improvements consist of a frame slated cottage, retired from the street, and known as No. 329 Constance street, with gallery in front and rear, and containing four rooms in main building, two rooms in rear building, and a kitchen, detached from other buildings, cistern, sheds, paved yard and alley way, garden in front, etc.

Terms and Conditions—For the property firstly described, cash; and for the property secondly described, one-third cash, balance on a credit of one and two years, in the notes of the purchaser, bearing eight per cent interest per annum from date of sale until paid, secured by mortgage on the property sold, the mortgage to embrace the clause of five per cent attorney's fees in case of suit to enforce payment of notes, the buildings to be kept insured by purchaser, and policy transferred to vendor; the purchaser to assume the payment of all taxes on this property, as well as the preceding one, for the year 1871.

Acts of sale, including the United States revenue stamps, at the expense of the purchasers, before William J. Castell, notary public.

no15 13 25 de2 9 16

AUCTION SALES.

By G. De Feriet.

IMPROVED AND UNIMPROVED REAL ESTATE IN THE THIRD DISTRICT.

SUCCESSIONS OF MRS. WIDOW ELIZABETH MOORE ET AL., ON PETITION OF MRS. ANNE MOORE, FOR A PARTITION, NO. 34,714.

BY G. DE FERIET, C. W. CULBERTSON Auctioneer—Office No. 50 Royal street.—SATURDAY, December 23, 1871, at twelve o'clock, M., at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, will be sold by public auction, by virtue of a judgment rendered by the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, on November 8, 1871, and signed on the thirteenth day of the same month and year, the following described real estate, viz—

1. THREE LOTS OF GROUND in the Third District of this city, in the square bounded by St. Ferdinand, Morales, Cotton Press and Urquhart streets, designated by the Nos. 1, 2 and 3, and measuring each 23 feet 6 inches and 4 lines front on St. Ferdinand street, by 120 feet in depth, between parallel lines (lot No. 1 being a corner lot). The buildings and improvements on lots Nos. 1 and 2, which will be sold together, consist of a one-story frame house containing two bedrooms, two cabinets, front and rear galleries, a kitchen, well and cistern, a back building in the rear of lot No. 2, containing two rooms, a cabinet and a gallery, etc. The buildings on lot No. 3 consist of an old stable.

2. FIVE AND A HALF LOTS OF GROUND in the same district, in the square bounded by Louisa Clonet, St. John the Baptist and Claiborne streets, designated by the Nos. 7, 8, 12, 13 and 14, and half of lot No. 6, and measuring as follows, to wit:

Lots Nos. 7 and 8 measure each 30 feet front on Louisa street by 112 feet deep. The half of lot No. 6, adjoining lot No. 7, measures 15½ feet front on Louisa street, by 112 feet in depth, and lots Nos. 12, 13 and 14 measure each 30 feet front on Claiborne street, by 170 feet 6 inches in depth.

Terms—Cash in United States treasury notes.

Acts of sale, with United States revenue stamps attached, before E. Bouny, notary public, at the purchaser's expense.

no21 25 de2 9 16 23

VALUABLE BUILDING LOTS ON CANAL STREET BETWEEN DERBIGNY AND ROMAN STREETS.

SUCCESSION OF CHRISTOVAL TOLEDANO.

Second District Court for the parish of Orleans—

No. 33,490.

BY CHARLES E. FORTIER, AUCTIONEER—Office No. 54 Exchange alley—TUESDAY December 26, 1871, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal street, between Canal and Customhouse streets, will be sold at public auction, by virtue of an order from the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, dated the sixteenth November, 1871, the following described property, viz—

TWO AND A HALF LOTS OF GROUND, situated in the Second District of this city, designated by the Nos 26, 28, and half of No. 24, in square No. 50, bounded by Canal, Rocan, Derbigny and Customhouse streets, and measuring, together, 67 feet 6 inches front on Canal street, by 106 feet 3 inches in depth, between parallel lines.

Terms—Cash in United States treasury notes.

Act of sale before G. LeGardeur, notary public, at the expense of the purchaser, including United States stamps. no25 de2 12 18 26

VALUABLE PROPERTIES IN THE THIRD DISTRICT.

SUCCESSION OF GEORGE D. KAUZ.

Second District Court for the Parish of Orleans

No. 33,477.

BY CHARLES E. FORTIER, AUCTIONEER, Office, No. 54 Exchange place—SATURDAY, December 16, 1871, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal street, between Canal and Customhouse streets, will be sold, by virtue of an order from the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, dated the fourteenth of November, 1871—

1. A CERTAIN LOT OF GROUND, situated in faubourg Franklin, in the Third District of this city, making part of lot No. 15 of square No. 56 on a plan made by J. Pilie, late city surveyor, dated fourteenth of May, 1831, and deposited in the office of C. Pollock, notary in this city, on the thirtieth of May, 1831, and measuring 32 feet front on Marigny street, by 60 feet in depth and front on Girod street, together with all the buildings and improvements thereon.

2. A CERTAIN LOT OF GROUND, together with all the buildings, etc., in faubourg Franklin, in the Third District of this city, in the square comprised within Mandeville, Girod, Urquhart and Marigny streets, designated by the No. 15 of square No. 57 on a plan of J. A. D'Hemecourt of the twenty-seventh of September, 1860, measuring 36 feet front on Mandeville street, by 78 feet in depth, between parallel lines, and front on Girod street, of which street it forms the corner.

3. A CERTAIN LOT OF GROUND, together with the buildings, etc., in faubourg Franklin, designated by the No. 1 of square No. 56 on a figurative plan of J. Pilie, late city surveyor, dated fourteenth of May, 1831, hereinabove mentioned forming the corner of Mandeville and Girod streets, and measuring, American measure, 40 feet front on Mandeville street, by 120 feet in depth and front on Girod street.

Terms—One-half cash, and the balance at a credit of one and two years in notes divided into coupons, secured by mortgage and vendor's privilege on said property, with attorney's fees in case of suit for their collection at five per cent on the amount sued for, and bearing interest at the rate of eight per cent per annum from date until paid; the buildings on the property to be kept insured by the purchasers and the policies of insurance to be transferred to the tutors of said minors until the final payment of said notes.

Plan exhibited at place of sale.

Acts of sale before Alcee J. Ker, notary public, at the expense of the purchasers, including United States stamps. no18 23 de7 16 23

By R. M. & B. J. Montgomery.

HOUSEHOLD FURNITURE, PIANOS, CARPETS ETC., AT AUCTION.

BY R. M. & B. J. MONTGOMERY—R. M. MONTGOMERY, Auctioneer—Will be sold on every SATURDAY, TUESDAY, and THURSDAY, at the Old Auction Mart, 87 Camp street, at eleven o'clock—

A GENERAL ASSORTMENT OF NEW and SECOND-HAND FURNITURE, such as Rosewood Mahogany and Walnut Bedsteads, Armoirs, Bureaus, Washstands, Parlor Furniture, Marble Top Centre Tables, Carpets, French Plate Mirrors Mattresses, Cooking Stoves, etc.

ALSO.

A large invoice of Cottage Beds, Cane and Wood Seat Chairs. Also, Upright and Square Pianos of Pleyel, Favre and other manufactories.

ALSO,

AN IMMENSE STOCK OF NEW FURNITURE of all description at private sale.

Terms—Cash no6

VALUABLE IMPROVED PROPERTY IN THE FIRST DISTRICT.

SUCCESSION OF MARY O'LEARY, WIFE OF JOHN CONNORS.

Second District Court for the parish of Orleans—

No. 33,192.

BY R. M. & B. J. MONTGOMERY, R. M. Montgomery, Auctioneer—Will be sold on SATURDAY, December 16, 1871, at twelve o'clock, at the St. Charles Auction Exchange, basement St. Charles Hotel, by virtue and in pursuance of an order of the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, No. 33,192 of the docket of said court, dated November 16, 1871—

A CERTAIN LOT OF GROUND, together with the buildings and improvements thereon, situated in the First District of this city, in the square bounded by Tchoupitoulas, Girod, Notre Dame and Magazine streets, measuring 29 feet 3 inches and 7 lines front on Girod street, by 114 feet 7 inches and 2 lines in depth, between parallel lines.

Plan exhibited at place of sale.

Terms—Cash in United States treasury notes.

Act of sale, including United States internal revenue stamps, at the expense of the purchaser, before L. Fahey, notary public. no13 26 de3 10 15 16

VALUABLE REAL ESTATE IN GRETNA, PARISH OF JEFFERSON, AT AUCTION.

SUCCESSION OF A. W. JOURDAN—NO. 16,328.

BY R. M. & B. J. MONTGOMERY—R. M. Montgomery, Auctioneer.—Will be sold on SATURDAY, December 16, 1871, at 12 M., at the St. Charles Auction Exchange, basement St. Charles Hotel, by virtue and in pursuance of an order of the Honorable Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, dated November 10, 1871, No. 16,328 of the docket of said court—

A CERTAIN LOT OF GROUND, with the improvements thereon, situated in Gretna, in the parish of Jefferson, designated as lot No. 6 of square B, and measuring 29 feet 2 inches front on Front street by 196 feet in depth on the line of lot No. 5, and 203 feet in depth on the line of lot No. 7, and 25 feet 10 inches and 5 lines in the rear, with any further depth it may have to the Mississippi river, as per plan annexed to an act passed before J. B. Marks, late notary public, on the sixteenth of May, 1840.

Plans exhibited at place of sale.

Terms—Cash in United States treasury notes.

Act of sale, including the internal revenue stamps, at the expense of the purchaser, before A. Hero, Jr., notary public.

no14 19 26 de3 10 15 16

CORPORATIONS.

CHARTER.....CHARTER.

UNITED STATES OF AMERICA, STATE OF LOUISIANA, PARISH OF ORLEANS, CITY OF NEW ORLEANS.

Be it known that on this eighteenth day of the month of November, in the year of our Lord one thousand eight hundred and seventy one, and of the independence of the United States the ninety-sixth, before me, Gustave Le Gardeur, Jr., a notary public duly commissioned and sworn, in and for the parish and city aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared: Messrs. Jose Antonio Fernandez, Octave Hopkins, Antoine D. Voisin, John J. Gidiere, Charles J. Leveque, Leon MacCarthy, J. Martin Villavaso and Gabriel de Feriet, all residing in the parish and city aforesaid, and also the several other parties whose names are hereto subscribed, who severally declared, that availing themselves of the general provisions of the laws of this State concerning the organization of corporations, they have covenanted and agreed to form among themselves, and that they do, by these presents, form and constitute among themselves, and such others as may hereafter become associated with them by mutual consent and by subscription to these articles, or to the books of subscription of the association, or by purchase, transfer or succession, a corporation, under the general laws of the State of Louisiana providing for "the organization of corporations for works of public improvement and for other purposes," and they do hereby declare the following articles to be the constitution and charter of said corporation:

ARTICLE I.

SECTION 1. The name, style and title of said corporation shall be THE NEW ORLEANS CREDIT FONCIER ASSOCIATION, and the domicile of the said corporation is hereby established in the city of New Orleans.

SEC. 2. It shall commence business as soon as one hundred thousand dollars shall have been subscribed for, and shall exist for twenty-five years from the date of this act, unless its affairs should be sooner liquidated, on the vote and with the consent of three fourths of all the stock of said association, at any general meeting of the stockholders thereof, to be convened for that purpose after ninety days' notice in two of the newspapers published in the city of New Orleans.

SEC. 3. It shall have a seal, and the device upon the same shall be the coat of arms of the State of Louisiana, with the name of the association and the date of this act upon the margin.

SEC. 4. The president of this association, or, in his absence, the secretary, is hereby designated as the proper officer on whom citation and all other legal process may be served.

ARTICLE II.

The object and purposes of this association are declared to be the following, to wit: To purchase in the name and for account of said association lands within the limits of the city of New Orleans; to subdivide the same; to build upon and improve said lands, and then to sell and convey the same in such a manner as to afford homes to persons of restricted means and to enable them to become owners thereof by making small monthly payments equivalent to a rent, in accordance with the value of the property, and in order to facilitate the payment of the purchase price, granting them a credit of not less than five and not more than ten years, and also at the request of any good, solvent and responsible owners of lands in this city, and whenever convenient and advisable for said association to do so, to build on such lands for account of said owners on the terms and conditions hereinabove granted to the purchasers of property belonging to said association.

ARTICLE III.

SECTION 1. The capital stock of the said association is hereby fixed at the sum of five hundred thousand dollars, divided into ten thousand shares of fifty dollars each, said capital stock to be increased to one million dollars, as hereinafter provided for in section two of article four, to be paid for by the subscribers to this association by installments not exceeding ten per cent at the time and in the manner hereinafter provided for.

SEC. 2. Ten per cent of each share of the stock subscribed for shall be paid cash to the treasurer of this association at the time the Board of Directors shall determine, and ten per cent additional shall be paid cash respectively each and every following month until the final payment of the stock subscribed for.

SEC. 3. No certificate of stock shall be issued until the same is paid in full.

SEC. 4. The association shall commence its operations when one hundred thousand dollars have been subscribed for, and the two first installments paid.

SEC. 5. In case of non-payment of or refusal to pay any installment as provided for in section two of this article, after due notice by the secretary of this association, and sufficient further putting in default, the stock of the party neglecting or refusing to pay, and all interest and benefit appertaining to the same, shall be forfeited to the said association. Nevertheless the Board of Directors may extend, and they are hereby authorized to extend, the term of payment of any installment due and called for, should they deem it proper or expedient, or to remit the forfeiture on payment of the installment due.

ARTICLE IV.

SECTION 1. At the end of each fiscal year, which is hereby fixed on the thirtieth day of September of each and every year, the president shall cause to be made a statement of the operations of the association, and shall cause the same to be published in two of the newspapers of this city for one month; and at the end of the second fiscal year, and of each and every fiscal year thereafter, dividends from the net profits of the association shall be paid in the following manner, to wit: Ten per cent cash on each and every share, and the balance of said profits shall be divided pro rata between the stockholders, and scrips will be issued to each stockholder for his proportion in the said balance of the net profits.

SEC. 2. Whenever the scrip to be issued by the association, as aforesaid, shall amount to the capital subscribed for, a new issue of certificate of stock shall be made, and for every fifty dollars of scrip one new share shall be issued, and a certificate for the same shall be delivered to the holder or holders of said scrips, on their returning to the association the scrips held by them, and representing said sum of fifty dollars and said new stock, shall be entitled to the dividend hereinabove contemplated, and shall be paid the same in the manner and time provided for in section one, of this article. And, hereafter, whenever the amount of the scrips to be issued, as aforesaid, shall be equal to the capital subscribed for, the same rule shall be observed until the association shall have increased its capital stock to the sum of one million dollars, as hereinabove contemplated in section one, article three.

ARTICLE V.

This association shall have the power and authority to purchase any lot or lots which may be offered to it, at a reasonable price, and pay for the same in stock of the association; also, to purchase lots already improved, with buildings thereon, provided said lots, with buildings thereon, shall not be valued over three thousand dollars, the appraisement and valuation always to be made by two real estate brokers, one by the stockholders and the architect of the association, and to sell, transfer and convey such lot, and, also, to build on lands not belonging to the association, at the request of the owners of such lands.

ARTICLE VI.

SECTION 1. All the corporate powers of this association shall be exercised by a Board of Directors, and such other officers and clerks as they may appoint.

SEC. 2. The Board of Directors shall consist of eight stockholders, five of whom shall form a quorum for the transaction of all the business of the association.

SEC. 3. The election of the Board of Directors shall take place on the second Monday of October of each and every year, at the office of the association, in this city, after the first election, which shall be held on the second Monday of October, 1873, of which the President shall cause at least fifteen days previous notice to be given in two of the newspapers published in this city.

SEC. 4. The Board of Directors shall appoint three of the stockholders of the association commissioners, and two tellers, to conduct, superintend and report said election, and they shall certify under oath to the correctness of their return. The Board of Directors thus elected shall serve for the term of one year, or until their successors are duly elected, and have qualified.

SEC. 5. The persons receiving a plurality of votes shall be considered elected. In the event of no election taking place on the day aforesaid, the president shall cause another election to take place within ten days thereafter, and give notice of the same by advertisement in two of the newspapers of this city.

SEC. 6. Each and every stockholder shall be entitled at election, either in person or by proxy, to one vote on each and every share of the capital stock which he, she or they may respectively hold, but not to vote on any stock to him, her or them transferred within thirty days previous to said election.

SEC. 7. Transfers of stock shall be made on the books of the association, at its office in the city of New Orleans only.

SEC. 8. The Board of Directors shall, annually at their first meeting elect one of their own members as President, who shall hold his office until his successor is elected and has qualified. The Board of Directors shall also appoint all the other officers and clerks of the association, and shall fix the compensation of the President and of all the officers and clerks employed by said association. The President shall preside at all meetings of the Board of Directors, and at the meetings of the stockholders of the association, and shall conduct the business of the association, generally, under the supervision of the Board of Directors.

SEC. 9. The books of subscription to the capital stock of the association shall be kept opened by the Board of Directors until whole capital stock is taken up.

SEC. 10. No stockholder shall in any event be made liable for the losses of the association beyond his, her or their subscription to the capital stock.

ARTICLE VII.

SECTION 1. The Board of Directors shall have the right, and they are hereby fully authorized to purchase lands, situated in the city of New Orleans, whether vacant or improved, to build thereon, and make all necessary repairs, improvements, and changes, to build on lands not belonging to the association, at the request of the owners of such lands, to make, execute and sign every act or acts of purchase, sale and transfer; to make, execute and sign all building contracts, and all contracts for repairs and improvements as shall or may be necessary and requisite.

SEC. 2. In case of non-payment, they shall have power to foreclose all mortgages granted to secure the payment of the property sold by the association, or granted to secure unto the association the reimbursement of all disbursements made by said association; to build for account of others, and to purchase said property at private sale, or at any forced sale of the same, if, in their opinion, the interest of the association would be promoted thereby, and to sell and convey the same to the best interest of the association.

SEC. 3. They shall have power to adopt such bylaws as they may deem necessary and convenient for the government and regulation of this association not contrary to this charter, and in the absence of the President they shall have the power to appoint one of their own number to act in his place.

ARTICLE VIII.

The following named persons shall constitute the first Board of Directors, to hold their office until their successors are duly elected and have qualified. They are hereby invested with all the rights and powers thereunto belonging, with power to fill any vacancies which may occur in their number, and generally to do and perform all acts and things not herein provided for, which may be necessary to carry into full effect the object and purpose of this association: J. A. Fernandez, J. J. Gidiere, M. C. Randall, L. F. Generes, Thomas D. Miller, A. D. Voisin, F. B. Fleitas, O. Hopkins.

ARTICLE IX.

At the expiration of the charter, or sooner, as hereinabove provided for in section two, of article one, the affairs of this association shall be liquidated, its debts paid, and the balance divided among the stockholders pro rata on the amount by each held of paid up stock, under the charge and superintendence of three commissioners appointed by the Board of Directors for that purpose

ARTICLE X.

This act of incorporation can be altered and amended and modified by a vote of three-fourths of the capital stock represented at any general meeting of the stockholders called for that purpose.

Thus done and passed at New Orleans, in my office, the day, month and year first above written, in the presence of Messrs. Armand Pitot, Jr., and Ambroise G. La Pice, competent witnesses, who have signed with the said appearers and subscribers and me, said notary, after reading the whole.

Original signed:

J. A. FERNANDEZ,	G. PASCAL,
O. HOPKINS,	A. D. VOISIN,
C. M. ILSLEY,	W. PILARD,
J. J. GIDIERE,	D. BORNIO,
A. D. DUPUY,	BRIDGE & SON,
JOSEPH S. GARCIA,	J. M. VILLAVASO,
C. W. BARRIERE,	EUG. DURKL,
G. DE FERRIET,	PUIG BROTHERS
JOHN SPORL,	L. McCARTHY,
F. SCHUMACKER,	C. J. LEVEQUE.

F. B. FLEITAS, per G. H. NORMAN.

A. PITOT, JR., A. G. LA PICE, } witnesses.

G. LeGARDERE, JR., Notary Public.

I, the undersigned, Deputy Recorder of Mortgages for this city and parish of Orleans, State of Louisiana, do hereby certify that the foregoing act of incorporation of the "New Orleans Credit Foncier Association," was