THE COURTS.

Fourth District Court.

Heirs of John Slidell vs. Germania National Bank; W. R. Fish, defendant in warranty.—The exception filed by the defendant, that he held the property under a decree of the District Court of the United States for the Eastern District of Louisiana, and a marshal sale made thereunder, came up for argument on yesterday before Judge Theard. Clarke, Bayne & Renshaw, for the plaintiffs, maintained that the paper filed was not an exception, but an answer to the merits. Judge Hawkins took the position that the paper filed was a peremptory exception, or in common law phraseology was a plea in bar. That the decree of the District Court of the United States under which the property was sold, was absolute in its terms, and conveyed the property in fee, for all time and against all persons.

That in the present action the court must pass on the validity and effect of this decree before it could go further in the case. That this could not be done collaterally, and therefore it was estopped until the decree was set aside by direct action. That this court had not jurisdiction to inquire into the nullity or limitations of a judgment of another court of competent jurisdiction. Mr. E. C. Billings, on the same side, somewhat elaborated the same views in maintaining the exception.

After the arguments were concluded, Judge Theard held that the paper filed was an exception, which had been properly pleaded as such, and ordered that it be cumulated with and tried at the same time with the merits of the case. At the same time, the rule discharging the lessee, the Germania National Bank, from further connection with the suit, came on for trial. This motion for discharge by the bank was presented and argued by their attorney, Mr. Budeke, and Messrs. Hawkins and Billings, attorneys for defendant, Fish. It was opposed by Mr. Clarke, attorney for plaintiff. The motion was sustained, and the Germania National Bank was dismissed from the suit.

The Customhouse.

The *Times* of last evening contains the following statistics:

Below we give as a matter of commercial interest a tabular statement of domestic exports for the calendar years of 1866 to 1871, inclusive:

1866.	
Cotton, 499,329 bales; 224,797,822 pounds.	$85,234,239
Tobacco, 14,505,214 pounds	1,256,749
Other exports	2,601,174
Total exports for 1866	$89,092,141
1867.	
Cotton, 631,773 bales, 285,197,814 pounds.	$74,075,979
Tobacco, 19,689,495 pounds	1,268,503
Other exports	2,531,424
Total exports for 1867	$77,815,906
1868.	
Cotton, 693,431 bales, 313,413,176 pounds.	$65,062,990
Tobacco, 19,857,109 pounds	1,419,193
Other exports	3,312,535
Total exports for 1868	$70,824,688
1869.	
Cotton, 644,247 bales, 290,625,571 pounds.	$72,818,418
Tobacco, 39,543,019 pounds	3,940,665
Other exports	3,920,817
Total exports for 1869	$80,679,900
1870.	
Cotton, 1,020,935 bales, 456,043,991 pounds	$95,016,723
Tobacco, 25,344,824 pounds	2,560,833
Other exports	3,307,638
Total exports for 1870	$101,385,194
1871.	
Cotton, 1,272,009 bales, 557,857,819 pounds	$86,110,653
Tobacco, 24,630,407 pounds	2,154,671
Other exports	4,767,468
Total exports for 1871	$93,032,792

The above statement is of interest to the commercial world for several reasons: First, it will be seen by reference to it, that the exportation of cotton in 1866 was less than any of the succeeding years, and yet that its value was greater than any of them, with the exception of 1870 and 1871, when the exportations were ove double, and yet the difference in value between 1866 and 1870 was only $9,791,488, and the difference between it and 1871, when the exportations were the largest of any year since 1866, is but $885,314.

This will show the fact that the average price of cotton was greater in 1866 than in any of the succeeding years.

By further reference it will be seen that with the exception of 1869, when there was a falling off of a little over 50,000 bales between the exportations of that and the previous year, that the exportations of cotton have been steadily on the increase, while the average price has been steadily on she decline, with the exception of 1869, when there was a rise.

The tobacco statement will show that the value of the exportations, as well as the quantity, has been steadily declining since the year 1869, and that the largest exportations in any of the given years was made in that year.

A Glimmer of Hope for New Orleans.

[From the St. Louis Democrat.]

The Philadelphia *North American*, in the closing paragraph of an extended editorial upon the progress of the past three years, says:

"The truth is that the whole lake country is thus exposed, and latterly foreign interests have been concentrating anew at New Orleans, to operate in the Mississippi valley."

It is undoubtedly true that foreign interests are concentrating at New Orleans with a view of organizing a colossal carrying trade between the populations of Europe and the cities of the Mississippi basin. Under the present favorable importing law there is no reason why Pittsburg, Wheeling, Evansville, Cincinnati, Louisville and Cairo, on the Ohio; Omaha, Council Bluffs, Leavenworth, Kansas City, Jefferson City and St. Charles, on the Missouri; Minneapolis, St. Paul, Winona, La Crosse, Dubuque, Burlington, Davenport, Keokuk, Quincy, St. Louis and every other city on the Mississippi; Beardstown, on the Illinois; Shreveport, on the Red, or Camden, on the Ouachita, should not import their foreign goods directly from foreign ports, via New Orleans, in water craft adapted to the condition of the streams which flow past their doors.

This being true, there is no reason, save the lack of facilities for so doing, why the cereals and staples of the Mississippi basin should not move cheaply down to New Orleans by water and meet the foreign goods needed by the cities mentioned, and bring them cheaply back. Steamships built of iron, drawing less than fifteen feet loaded, are now easily enough built, and they are the kind needed for this business; and we believe that in less than two years' time several lines of such steamers will be plying between Liverpool and New Orleans, adapted for carrying grain in bulk, cotton, tobacco, flour, or whatever the exporters of the Mississippi basin might desire to export, and to bring back dry goods, all manner of general merchandise and emigrants. To insure success, we believe English grain merchants will open houses in New Orleans, and English importing houses be opened there, and that lines of properly constructed iron steamboats and barges will in time penetrate every navigable water course of the Mississippi valley.

Pleasant Sight in Alabama.

The St. Louis *Journal of Commerce* says:

Alabama was ruined twice, but is now saved as by fire. Her first ruin came upon her in the shape of the great Nullifier's doctrines; and her second when she joined herself to the Southern cause to fight it out. Now she has six cotton factories, which we trust will increase to six dozen, and her forty thousand spindles to four hundred thousand. If the spirit of Calhoun is permitted to revisit the neighborhood of his unrest, what dismay he must feel at the wonders wrought in Alabama by the political antagonism which he fought so bitterly, the contagion of which, we are glad to learn, is spreading to South Carolina, his native State. Civilization works in a mysterious way its wonders to perform.

A Washington special to the Louisville *Courier-Journal* says:

The President, it is understood, has sent instructions to the district attorney in New York to secure the indictment of all persons who are implicated in bribery, corruption and perjury by the recent evidence taken by the Senate investigating committee in New York. This is preliminary merely, it is understood, to the complete abolition of the present cartage bureau and general order system, and the establishment of a new or a return to the old system.

AUCTION SALES.

By Nash & Hodgson.

A NEAT COTTAGE RESIDENCE, NO. 261 WASHINGTON STREET, BETWEEN CARONDELET AND BARONNE STREETS.

SUCCESSION OF MRS. HARRIET PRICE, DECEASED.

Second District Court for the parish of Orleans—Docket No. 34,738.

BY NASH & HODGSON—W. I. HODGSON, Auctioneer—Office No. 170 Gravier street.—On SATURDAY, March 2, 1872, at twelve o'clock M., at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, in this city, by virtue and in pursuance of an order of the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, dated January 30, 1872, docket No. 34,738, for account of the above succession, at public auction, will be sold—

ONE VALUABLE LOT OF GROUND, with the improvements thereon, situated in the Fourth District of this city, in the square bounded by Washington avenue, Carondelet, Baronne and Fourth streets, designated as No. 9, measuring 29 feet 2 inches front on Washington avenue by a depth of 100 feet, between parallel lines, according to a plan made by Louis H. Pilie, surveyor, dated February 6, 1872.

The improvements consist of a very neat and new slate roof Frame Cottage Residence, known as No. 261 Washington street, containing three rooms; also two-story frame back building, containing four rooms. The main house has white marble mantels, the rooms are handsomely finished, and there are gas pipes throughout. There is a large cistern in the yard, privy, and chicken house. The yard is paved, has side entrance, etc., and is sold subject to a lease, expiring in October next, 1872, at the rate of $40 per month, to a good tenant.

Terms—Cash on the spot in United States treasury notes.

Act of sale before Andrew Hero, Jr., notary public, at the expense of the purchaser, including the stamps, and the taxes for the current year, 1872.

fe1 10 17 24 mh2

TWO VALUABLE LOTS OF GROUND ON LOUISIANA AVENUE.

TWO SHARES JEFFERSON CITY GASLIGHT STOCK.

SUCCESSION OF W. J. WILSON, DECEASED.

Second District Court for the parish of Orleans—Docket No. 35,168.

BY NASH & HODGSON, W. I. HODGSON, Auctioneer—Office No. 170 Gravier street.—On SATURDAY, March 23, 1872, at twelve o'clock M., at the St. Charles Auction Exchange, in the basement rotunda of the 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, dated February 13, 1872, docket No. 35,168, for account of the succession of W. J. Wilson, deceased, at public auction, will be sold—

TWO VALUABLE LOTS OF GROUND in the Second District of this city, in the square bounded by Louisiana avenue, Prytania, Delachaise and Plaquemine (now Coliseum) streets, designated as lots Nos. 12 and 13, which adjoin each other and measure as follows; to wit:

Lot No. 12 measures 30 feet 6 inches front on Louisiana avenue, by a depth of 160 feet. Lot No. 13 measures 31 feet 10 inches and 7 lines front on Louisiana avenue, by a depth of 160 feet, all between parallel lines American measure.

Also,

TWO SHARES of the capital stock of the Jefferson City Gas Light Company.

Terms—Cash on the spot in United States treasury notes.

Act of sale before John F. Coffey, notary, at the expense of the purchaser, including the stamps and the taxes for the current year.

fe17 mh2 9 16 23

ELEGANT FOURTH DISTRICT PROPERTY.

THE TWO-STORY BRICK RESIDENCE AND TWO LOTS OF GROUND, NO. 571 ST. CHARLES STREET, CORNER OF PHILIP STREET.

SUCCESSIONS OF ROBERT WALLACE BOYD AND HIS WIFE, CLARA CECILIA DUFFEL, BOTH DECEASED.

Second District Court for the parish of Orleans—Nos. 26,794 and 35,035.

BY NASH & HODGSON—W. I. HODGSON, Auctioneer—Office No. 170 Gravier street—On SATURDAY, March 2, 1872, at twelve o'clock M., at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, in this city, by virtue and in pursuance of an order of the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, dated January 22, 1872, docket Nos. 26,794 and 35,035, in the matter of the successions of Robert Wallace Boyd and his wife, Clara Cecilia Duffel, both deceased, at public auction, will be sold—

TWO VALUABLE LOTS OF GROUND, together with the buildings and improvements thereon, situated in the Fourth District of this city, in the square bounded by St. Charles avenue, Carondelet (late Nyades), Philip, Carondelet (late Apollo) and Jackson streets, and designated as Nos. 13 and 19, measuring as follows, to wit:

Lot No. 13 measures 31 feet 6 inches front on St. Charles street, by a depth of 120 feet, between parallel lines.

Lot No. 19 adjoins lot No. 18, and measures 35 feet 3 inches front on St. Charles street, by a depth of 120 feet on the side of lot No. 18, and 120 feet 3 inches and 6 lines on the other side line and front on Philip street, forming the corner of St. Charles and Philip streets, all American measure, according to a plan made by Louis H. Pilie, surveyor, dated February 12, 1872, taken from a plan drawn by Hugh Grant, city surveyor of Lafayette, dated April 3, 1843, and deposited in the office of J. R. Beard, late a notary public.

The improvements consist of a stylish and well-built two-story and attic brick residence, known as No. 571 St. Charles street, with two story brick back buildings, all under slate roof. The house is retired from the street, has front and side ornamental verandahs, with Corinthian columns in front, and contains a wide hall, two large parlors, library and dining room down stairs, and hall and four large, comfortable bedrooms on the second floor, and large room in the attic, all in the main building, with bathroom, three bedrooms, kitchen, ironing room, washroom and water closets in the back building. The house has gas throughout, with handsome marble mantels in the principal rooms, parlors papered, etc. There are two large cisterns; bath supplied with hot and cold water. There is a wood and coal house; back yard paved with brick; the front banquette is handsomely flagged; the front and side yards are also very handsomely laid out and flagged, and embellished with choice shrubbery, fruit and shade trees. The whole in very good order and repair, and is leased until October 31, 1872, at an annual rent of $1800, payable monthly; or earlier possession may be had, at the option of the purchaser.

This most eligible and desirable property, situated in the most delightful portion of the city, adjoining the elegant homestead of K. A. Tyler, Esq., and surrounded by beautiful residences, will be sold on the following easy and acceptable—

Terms and Conditions—One-third cash in United States treasury notes, and the balance in equal payments at 1 one and two years, with eight per cent interest and special mortgage, with vendor's privilege, from date until final payment; the act of mortgage to include renunciation of appraisement and confession of judgment, with five per cent for attorney's fees in case of suit on any of the credit notes; the improvements to be kept insured by the purchaser, to the satisfaction of the executor, and the policy transferred to the holders of the credit notes; in addition to which the purchaser will assume all the taxes for the year 1871, and up to the day of sale, over and above the price of adjudication.

Act of sale before P. D. Seghers, notary public, at the expense of the purchaser, including the United States revenue stamps.

ja25 fe3 17 24 mh2

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, Armoires, 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. no9

By Hoffman, Marks & Co.

ASSIGNEES' SALE.

CLOTHING, FURNISHING GOODS, HATS, TRUNKS, VALISES, SHELVINGS, SAFE, COUNTERS AND OFFICE FURNITURE, ETC.

BY HOFFMAN, MARKS & CO.—A. LEVY, Auctioneer.—Will be sold, on THURSDAY, February 22, at 10 A. M., by order of the official assignees, at store No. 17 Magazine street, the entire stocks in trade of Messrs. Gretzner, Winehill & Co., consisting of—

CLOTHING, FURNISHING GOODS, HATS, TRUNKS, VALISES, SHELVINGS, SAFE, COUNTERS and OFFICE FURNITURE, etc.

The above without any reserve whatever, by order of the official assignees. fe16 18 20 22

AUCTION SALES.

By E. A. Deslonde.

SALE ON TWELVE MONTHS CREDIT, BY AUCTION, OF ENGINES, BOILERS, MACHINERY AND FIXTURES ATTACHED TO AND FORMING THE RICE MILLS LATELY ERECTED BY O. E. HALL.

Also,

THE UNEXPIRED LEASES OF THE LOTS AND BUILDINGS NOS. 59, 61, 63, 65, 67 AND 69 ST. JOSEPH STREET, AND OF CERTAIN MACHINERY, ETC.

SUCCESSION OF ORSON E. HALL.

Second District Court for the Parish of Orleans—Docket No. 34,964.

BY E. A. DESLONDE, AUCTIONEER—Office No. 45 Baronne street.—TUESDAY, February 27, 1872, at twelve o'clock M., on the premises, Nos. 59, 61 and 63 St. Joseph street, between Peters and Commerce streets, by virtue and in pursuance of an order of the Hon. Louis Duvigneaud, Judge of the Second District Court for the parish of Orleans, dated New Orleans, November 17, 1871, and February 2, 1872, docket No. 34,964, will be sold for account of the succession of Orson E. Hall, deceased—

THE ENGINES, BOILERS, SHAFTINGS, PULLEYS, BELTING, MORTARS, POUNDERS, GRIST MILLS, MILL STONES, BINS, FIXTURES, etc., composing or forming part of the rice and grist mills erected and put up by the late Orson E. Hall (exclusive of such parts of machinery, engines and fixtures in said mills as belong to Mrs. Rosina Prague and D. M. Hollingsworth, and which are set forth in the leases made by Mrs. Prague and D. M. Hollingsworth to Orson E. Hall).

Also,

THE UNEXPIRED LEASE of the lots and buildings Nos. 59, 61, 63, 65, 67 and 69, on St. Joseph street, together with certain machinery, engine, boiler, etc., as set forth and described in said lease executed by Mrs Rosina Prague in favor of the late Orson E. Hall, for a term of five years from the first day of April, 1871, until the thirty-first day of March, 1876, at an annual rent of $3500, payable monthly on the first day of every month; the original of said lease will be read at the sale.

Also,

THE UNEXPIRED LEASE of certain machinery and fixtures, leased by D. M. Hollingsworth to Orson E. Hall for a term of five years from the first day of April, 1871, until the thirty first day of March, 1876, at an annual rent of $300, payable monthly, which machinery as set forth in the lease will be fully indicated on the day of sale.

Terms and Conditions—1. The engines, boilers, machinery above described as belonging to the succession of Orson E. Hall, and as forming part of the rice and grist mills, having been offered at public sale on Monday, February 12, 1872, after the legal and regular advertisements, and not having brought the appraised value, nor two thirds of the same, as required by law, will now be offered and sold to the last and highest bidder on a credit of twelve months, payable in the bond of the purchaser, bearing eight per cent interest, and secured to the satisfaction of the executor. 2. The purchaser of the unexpired leases to assume, to the extent of his bid, payment of the rent as the same becomes due, and balance of price, if any, to be paid in twelve months thereafter, with interest at eight per cent from the day of sale, and with security according to law. This being the second offering of the leases, the same having been offered at public sale on the fourth day of January, 1872, and not having brought the appraised value, they will now be sold to the highest bidder, according to law. The purchaser of the engines, boilers, machinery and mill will pay in cash sufficient to defray cost of advertising and charges of auction sale.

fe17 20 24 27

By S. Guinault.

SUCCESSION OF JOSEPH MILLON.

Second District Court for the Parish of Orleans—No. 35,006.

BY S. GUINAULT, AUCTIONEER—OFFICE corner of Exchange alley and Bienville street—SATURDAY, March 9, 1872, 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 Second District Court for the parish of Orleans, dated January 22, 1872, the following described property, to wit—

A LOT OF GROUND situated in the Third District of this city, in the square comprised within Columbia, Villere, Lafarpe and Robertson streets, designated by No. 77, on a plan made by L. Brigier, on the twenty-seventh of September, 1836, and annexed to an act passed on the third of June, 1844, before C. Pollock, then notary in this city. Said lot of ground measures, in French measure, 30 feet front on Robertson street by 120 feet deep, together with the buildings and improvements thereon, consisting of a frame house, No 73, having five rooms, two closets, double kitchen, two cisterns, well, privy, etc.

This property is sold subject to a lease ending July 3, 1873, at the rate of $26 per month, with privilege of renewing for two years longer at the same rate.

Terms—Cash.

Act of sale before O. Drouet, notary public, at the expense of the purchaser, including the United States stamps. fe7 17 24 mh2

By C. E. Girardey & Co.

FIVE LOTS CORNER MAGAZINE AND THIRD STREETS.

SUCCESSION OF DAVID ROSENBERG.

Second District Court for the Parish of Orleans—No. 34,891.

BY C. E. GIRARDEY & CO., AUCTIONEERS—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange place.—SATURDAY, March 2, 1872, at twelve 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 an order of the Second Division recorded by the honorable the Second District Court for the parish of Orleans, in the above entitled matter, will be sold by public auction, the following described property, to wit—

FIVE LOTS OF GROUND in the Fourth District of this city, in the square bounded by Magazine, Calliope, Third and Fourth streets, designated by the Nos. 1 to 5 on plan made by C. A. Hedin, thirtieth November, 1871, deposited in the office of T. O. Stark, notary public, as plan No. 190. Said lots adjoin each other, and measure as follows, to wit: Lots Nos. 1 and 2 measure each 21 feet 9 inches front on Magazine street, and lots Nos. 3 and 4 measure each 31 feet 10 inches front on Magazine street, the depths of said lots varying regularly from 123 feet 4 inches and 5 lines on the upper or Fourth street side of lot No. 1, to 128 feet 4 inches and 7 lines in depth and front on Third street; the lot No. 5 forming the corner of Magazine and Third streets. Lot No. 5 adjoins the above described lots in the rear, and measures 32 feet front on Third street by 127 feet 2 inches in depth, between parallel lines.

Terms of sale—Cash.

Acts of sale and United States stamps at the expense of the purchasers, before W. J. Castell, notary public. ja28 fe10 17 24 mh2

VALUABLE IMPROVED PROPERTY CORNER OF CARONDELET AND FOURTH STREETS.

IN THE MATTER OF THE MINOR AMOS P. KLEIN.

Second District Court for the parish of Orleans—No. 34,931.

BY C. E. GIRARDEY & CO.—NICHOLAS J. Hoey, auctioneer—Office No. 17 Exchange place.—SATURDAY, March 2, 1872, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal street, between Canal and Customhouse streets, by virtue of an order of the honorable the Second District Court for the parish of Orleans, dated October 26, 1871, will be sold by public auction, in the matter of the minor Amos P. Klein, the following described property, to wit—

The undivided one half interest in and to—

TWO LOTS OF GROUND with all the buildings and improvements thereon, in the Fourth District of this city, in the square bounded by St. Charles, Carondelet, Fourth and Washington streets, designated by the Nos. 12 and 13. Said lots adjoin each other, and measure each 29 feet 8 inches front on Carondelet street, by a depth of 120 feet, between parallel lines; the lot number twelve forming the corner of Carondelet and Fourth streets. The improvements on said property comprise a two-story slate-roofed building, having front galleries, two rooms and hall below and above; a one-story addition, which comprises kitchen, pantry, servants' rooms, etc. The grounds are planted in shrubbery, fruit trees, etc.

And, at the same time and place, and upon the same terms and conditions, the other undivided half of the property will be sold in block with the interest of said minor.

AND,

For other interests, and upon the same terms and conditions—

A PORTION OF GROUND in the Fourth District of this city, in the square bounded by St. Charles, Carondelet, Fourth and Washington streets, measuring 60 feet front on Fourth street, by 57 feet 4 inches in depth, between parallel lines, and forming part of lots Nos. 10 and 11, which portion of ground adjoins the rear of the property firstly described.

Terms—One-third cash, and the remainder at one and two years' credit in notes of the purchasers, secured by special mortgage and vendor's lien, and bearing interest of eight per cent per annum from date of sale until final payment; further secured by the clauses of five per cent attorneys' fees in event of suit, and of the insurance of the improvements by the purchasers and the transfer of the policies to the vendors, and purchasers to assume payment over and above the amounts of adjudication of all taxes for the year 1871.

Acts of sale and United States stamps at the expense of the purchasers, before O. Merel, notary public. ja28fe10 17 24 mh2

AUCTION SALES.

By C. E. Girardey & Co.

GREAT UNRESERVED SALE OF CENTRAL AND well improved commercial property, situated nearly opposite the Poydras Market, one of the best locations for business and permanent investments in this city. This extensive sale comprises upward of twenty-three well built and commodiously arranged two and three-story brick stores, designated by the Nos. 188, 190, 192, 194, 196, 198 193 bis, 200 and 202 Poydras, including the corner of Poydras and Baronne streets, the entire front of the square on Baronne street, including the corner of Baronne and Lafayette streets, being Nos. 129 to 151, inclusively, and Nos. 179 and 181 Lafayette street; and the large and substantially built warehouse known as "The Milladon Tobacco Warehouse," all popular business stands, under lease and yielding remunerative and profitable incomes; and a building lot on New Levee street, in the triangle square. The entire without reserve, on easy terms and long credit.

IN THE MATTER OF THE SUCCESSION OF Widow Jos. Abat, L. J. Auguste Cordier et al. vs. Mrs. A. Tambourry et al., for a partition.

Second District Court for the Parish of Orleans—No. 35,143.

BY C. E. GIRARDEY & CO., AUCTIONEERS—Nicholas J. Hoey, Auctioneer—Office No. 17 Exchange place.—SATURDAY, March 9, 1872, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal street, between Canal and Customhouse streets, in this city of New Orleans, by virtue of a judgment in partition rendered in the above entitled matter, by the honorable the Second District Court for the parish of Orleans, on January 24, 1872, and signed January 29, 1872, will be sold by public auction, in order to effect a partition of the property of the succession of said Mrs. Widow Joseph Abat, the following described valuable property, to wit—

ALL THAT PORTION OF GROUND, comprising nearly two-thirds of the entire square of ground, situated in the First District of this city, and bounded by Poydras, Baronne, Carondelet and Lafayette streets, and subdivided on and to be sold according to plan thereof by L. H. Pilie, surveyor, as follows to wit—

1. THAT WELL KNOWN COFFEEHOUSE of Isidore Giraud's, forming the corner of Poydras and Baronne streets; the lot, being designated as No. 1, measures 19 feet 3 inches front on Poydras street by 100 feet 2 inches in depth and front on Baronne street, and 19 feet 11 inches in width in the rear and front on an alley 7 feet 8 inches wide, extending from lot No. 9 to and opening on Baronne street, and common to said nine lots. The improvements thereon comprise a two-story brick house, having a coffeehouse below with dwelling above, and a two-story brick rear building attached, in which are kitchen, etc. The property is leased to Mr. Isidore Giraud until the thirty-first of August, 1872, at the rate of $2100 per annum, or $175 per month, payable monthly. This property is known as No. 202 Poydras street.

2. THE TWO-STORY BRICK STORE next adjoining the above described property, designated as No. 200 Poydras street, being one of the two stores leased to and occupied by Messrs. Davis & Jackson as a large cloth emporium. The lot is designated as No. 2, and measures 20 feet 10 inches and 6 lines front on Poydras street by 100 feet 2 inches in depth, and 21 feet 2 inches in width in the rear and fronting on the common alley opening on Baronne street, leased to and occupied by Messrs. Davis & Jackson at the rate of $1200 per annum, or $100 per month, payable monthly, until the thirtieth of September, 1872.

3. THE TWO-STORY BRICK STORE, next adjoining the above described property, and designated by the No. 198 his Poydras street, leased to and occupied by the same tenants as the adjoining property hereinabove secondly described, for the same period and at the same rate of $1200 per annum, or $100 per month. The lot is designated as No. 3, and measures 20 feet 10 inches and 6 lines front on Poydras street, by 100 feet 2 inches in depth, and 21 feet 1 inch in width in the rear, and fronting on the common alley opening on Baronne street.

4. THE THREE-STORY BRICK STORE, next adjoining the above described property, and designated by the No. 196 Poydras street. The lot is designated by the No. 4, and measures 19 feet 5 feet and 3 lines front on Poydras street, by 100 feet 2 inches in depth, and 19 feet 4 inches and 19 feet 4 inches and 1 line in width in the rear, and fronting on the common alley opening on Baronne street.

5. THE THREE-STORY BRICK STORE AND DWELLING, next adjoining the above described property, and designated by the No. 194 Poydras street. The lot is designated by the No. 5, and measures 20 feet and 7 lines front on Poydras street, by 100 feet 2 inches in depth, and 19 feet 11 inches and 4 lines in width in the rear, and fronting on the common alley opening on Baronne street; occupied by and leased to John Harley, until the first of October, 1872, at the rate of $1200 per annum, or $100 per month, payable monthly.

6. THE THREE-STORY BRICK STORE AND DWELLING next adjoining the above described property, and designated by the No. 6, and measures 20 feet and 7 lines front on Poydras street, by 100 feet 2 inches in depth, and 19 feet 11 inches and 4 lines in width in the rear, and fronting on the common alley opening on Baronne street; occupied by and leased to J. C. Lopez until fourteenth January, 1873, at the rate of $1200 per annum, or $100 per month, payable monthly.

7. THE THREE-STORY BRICK STORE AND DWELLING next adjoining the above described property, and designated by the No. 192 Poydras street. The lot is designated by the No 7, and measures 20 feet and 7 lines front on Poydras street, by 100 feet 2 inches in depth, and 19 feet 11 inches and 4 lines in width in the rear and fronting on the common alley opening on Baronne street, occupied by and leased to Mr. Clarence Lamun until first October, 1872, at the rate of $1200 per annum, or $100 per month, payable monthly.

8. THE THREE-STORY BRICK STORE AND DWELLING, next adjoining the above described property, and designated by the No. 190 Poydras street. The lot is designated by the No. 8, and measures 20 feet and 1 inch front on Poydras street, by 100 feet and 10 inches in depth, and 19 feet 11 inches and 2 lines in width in the rear, with the use of the common alley, 7 feet and 8 inches wide, extending from said lot No. 9 to and opening on Baronne street.

Especially adapted to the trade of this populous and active centre. No property in this city, whether for business or rental purposes, can be more desirable for investment than the above described spacious range of stores. Prospective enhancement, besides present advantages and permanent value, are striking features.

Baronne Stree. Property.

10. FOUR LOTS OF GROUND, designated by the Nos. 10, 11, 12 and 13, and measuring each 23 feet 9 inches and 6 lines front on Baronne street, by 72 feet in depth, between parallel lines. The improvements thereon comprise one-story brick houses, or buildings, known as Nos. 129, 131, 133 and 135 Baronne street, rented and leased as follows: No 129 Baronne street rented to S. Bodinat, at $40 per month, to October 1, 1872; Nos. 131 and 133 Baronne street rented to G. W. Fisher, until July 1, 1872, at $175 per month, until and including the month of May, 1872, and $125 for the month of June, 1872; No. 135 Baronne street is leased to Albert Frederick, at $40 per month, until August 31, 1872.

11. THREE LOTS OF GROUND, designated by the Nos. 14, 15 and 16, and measuring each 23 feet front on Baronne street, by 72 feet in depth, between parallel lines. The improvements thereon comprise one-story brick houses or buildings, known as Nos. 137, 139 and 141 Baronne street, rented and leased as follows: Nos. 137 and 139 Baronne street to William Hipper, until August 31, 1872, at $135 per month, and No. 141 Baronne street to P. Contolon, at $75 per month, until March 31, 1872.

12. THAT EXTENSIVE PORTION OF GROUND in rear of the property immediately above described, the description of which, according to the aforesaid plan by L. H. Pilie, Esq., surveyor, is as follows, to wit: 237 feet 11 inches and 1 line on a broken line in rear of lots Nos. 10 to 19, and parallel, or nearly so, to Baronne street, 240 feet 8 inches on a broken line in width in the rear toward Carondelet street, 109 feet 3 inches in depth on the side line toward Poydras street, and adjoining the common alley in rear of the stores fronting on Poydras street, which alley opens on Baronne street, 120 feet 10 inches and 7 lines in depth on a diagonal line, separating it from lot No. 72 and other property, 155 feet 5 inches and 1 line on the lower side line of lot No. 12, where the same projects into this from beyond the line of division of lots Nos. 17 and 18. The improvements on this portion of ground comprise very extensive and well constructed two-story brick sheds or buildings, admirably adapted for warehouse or stable purposes, the whole of which ground and buildings is covered by the rentals or leases granted to certain portions of the property fronting on Baronne street, which rentals or leases will accrue to the purchasers pro rata.

13. THE LOT OF GROUND designated by the No. 17, measuring 23 feet front on Baronne street by 72 feet in depth, between parallel lines. The improvements comprise a one-story brick house or building, the portion thereof designated as No. 133 Baronne street being occupied by and leased to J. Chittenden until the thirty first August, 1872, at $35 per month.

14. TWO LOTS OF GROUND, designated as Nos. 18 and 19, adjoining the property above described, and measuring as follows, to wit: Lot No. 18 measures 23 feet front on Baronne street, 43 feet and 1 inch in depth on the line of lot No. 17, and 75 feet 6 inches in depth on the line of lot No. 19; and lot No. 19 measures 21 feet 7 inches and 4 lines front on Baronne street, 27 feet 7 inches and 2 lines in width in the rear, by 75 feet 6 inches in depth on the line of lot No. 18, and 73 feet 6 inches in depth on the side lines of lots Nos. 20 and 22. The improvements comprise brick buildings, the fronts known as Nos. 145 and 147 Baronne street, occupied by and leased to Charles Benson at $100 per month, until the thirty-first August, 1872.

Corner Baronne and Lafayette Streets.

15. TWO LOTS OF GROUND, designated as Nos. 20 and 21, adjoining the property above described, and measuring as follows, to wit: Lot No. 20 measures 17 feet 8 inches and 4 lines front on Baronne street, 64 feet in depth on the line of lot No. 21, 64 feet 2 inches and 2 lines in depth on the line of lot No. 19, and 12 feet 8 inches in width in the rear. Lot No. 21 measures 25 feet 8 inches front on Baronne street by 64 feet in depth between parallel lines, and forms the corner of Baronne and Lafayette streets. These places are known as Nos 149 and 151 Baronne street, and are rented to L. Boulo at $125 per month. The improvements comprise substantial two-story brick buildings, adapted for stores and dwellings.

16. A PORTION OF GROUND in the rear of the above, and designated as lot No. 22; measures 64 feet front on Lafayette street, 64 feet 2 inches and 2 lines in width in the rear on the line of the property twelfthly described, 38 feet 4 inches on the side line of lots Nos. 20 and 21 toward Baronne street, and 33 feet 3 inches and 4 lines on the side line toward Carondelet street. The improvements comprise a one-story and attic house, known as Nos. 179 and 181 Lafayette street, rented to Mrs. Bonnardel at $50 per month.

The Milladon Tobacco Warehouse.

17. FIVE LARGE LOTS OF GROUND, situated in the islet bounded by Tchoupitoulas, New Levee or Peters, and Nuns streets, which islet lies partly in the First and partly in the Fourth District of this city. The lots are designated by the Nos. 1 to 5 on plan by L. H. Pilie, surveyor, dated eleventh of January, 1872, showing the subdivisions of the property, and according to said plan the whole five lots measure together 230 feet 10 inches front on Peters or New Levee street, 207 feet 2 inches and 6 lines front on Tchoupitoulas street, 182 feet 7 inches and 4 lines front on Nuns street, by 80 feet 9 inches in depth on the upper side line toward St. Mary street. The improvements comprise a large one-story brick warehouse, which covers the whole five lots, intended for and used as a tobacco warehouse, and leased to Messrs. Burke & Sanfey until the thirty-first of August, 1873, at $3000 per annum, payable monthly.

Together with this property, and attached thereto by special mortgage, are 211 shares (reduced to 197 shares) of the capital stock of the Citizens' Bank of Louisiana, secured by mortgage thereon. The purchaser of said property must assume all the responsibilities of a stockholder of said bank, according to the charter thereof, and furnish his stock note to the said bank in lieu and stead of the stock note now standing in the name of the vendor. The stock note due the said Citizens' Bank on the said property amounts now to the sum of $3165, due July 1, 1872, payable or renewable according to the charter of said Citizens' Bank of Louisiana.

Lot on New Levee or Peters Street.

18. A LOT OF GROUND in the square or islet known as the "Triangle square," in the First District of this city, bounded by New Levee or Peters, Front, Triangle and Calliope streets, designated as lot No. 23, and measuring 24 feet 10 inches and 2 lines front on New Levee or Peters street, by 74 feet in depth on the upper side, 59 feet 8 inches in depth on the lower side, and 28 feet 8 inches in width in the rear and front on a common alley opening on both of said Calliope and Peters streets.

Terms and Conditions of Sale—One-fourth cash, and the remainder at one, two and three years' credit from the date of sale, in notes of the purchasers, to their own order, and by them indorsed, bearing interest of eight per cent per annum from date of sale until final payment, the said notes to be secured by special mortgage and vendor's lien and privilege on the property sold. The improvements on the property sold to be kept insured for the full amount of the credit portion until the same is finally paid, and the policies of insurance therefor to be transferred to the vendors or holders of the notes; and in event of failure on the part of the purchaser to pay all or any part of the mortgage notes given for the credit portion, and it should become necessary to institute judicial proceedings for the payment thereof, the lawyers' fees for that purpose are hereby fixed at five per cent on the amount sued for, the said clause to be secured by the same act of mortgage, and the said amount to be paid by or at the expense of the purchaser. The purchasers of said property will assume, in addition to and over and above the amount of their bids, the payment of all taxes which the property sold may owe for and during the year 1872. Purchasers' notes to be subdivided to suit the interests involved.

Acts of sale and United States stamps attached at the expense of the purchasers, before Jules Mossy, Esq., notary public.

N. B.—The plan of the property on Baronne street having been designed to accommodate the general demand, the subdivisions of said property may be so changed or altered at the time of sale as to suit the desire of purchasers.

The rentals of the above properties shall accrue to the purchasers thereof from and after the first of April. Any improvements belonging to the tenants have ceased on the same, and such re