AUCTION SALES.

By C. E. Girardey.

A SPLENDID SUGAR ESTATE, SITUATED IN THE BEAUTIFUL TECHE COUNTRY, AND IN COMPLETE RUNNING ORDER, STOCKED WITH MULES AND PLANT CANE, MACHINERY, AGRICULTURAL IMPLEMENTS, ETC.

SUCCESSION OF THE LATE L. F. GENERES.

Second District Court for the Parish of Orleans—No. 38,344.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 1, 1876, at 12 M., at the St. Charles Auction Exchange, in the rotunda of the Hotel, in the city of New Orleans, will be sold at public auction, by virtue and in pursuance of an order from the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, dated February 24, 1876, and rendered in the above entitled succession, the following described and valuable property, to wit—

THE UNDIVIDED ELEVEN-TWELFHS INTEREST IN AND TO THE VICTORIA PLANTATION, situated in the parish of St. Mary, Louisiana, divided by the river Atchafalaya, adjoining and opposite the town of Pattersonville, and within eight miles of Brashear City. The Victoria tract, situated on the west side of Atchafalaya, contains about 1000 superficial arpents, and will also be sold subdivided into tracts varying from ten arpents up to fifty. The whole as per plan of W. W. Johnson, surveyor. Together with all the improvements, buildings, machinery, agricultural implements, stock, plant cane, provender, etc., comprising partly as follows: One large brick sugarhouse, purgery and engine room, slated roof, the balance three foot boards, with complete machinery, engine and mill, having a capacity of about twelve hogsheads per diem; steam pan and open kettles, all in running order, having taken off the crop of this year; a large frame stable and barn attached; ten single and double cabins in frame, an old frame dwelling house and a cooper's shop, about twenty three mules, three of which are blind; seven oxen, four four-mule cane cars, one three-mule cane cart, two ox carts, twelve good plows (double), four good single plows, three cultivators, four common harrows and general supply of gearing, harness and agricultural implements; plant cane on the place sufficient to plant twenty-five or thirty acres; about 100 acres of first year's rattoons; about 2000 barrels corn in the shuck; some hay and fodder, enough for immediate consumption, quantities all more or less; about 250 cords wood in swamp, ready cut. The place is known for its productiveness, almost natural drainage, and in thorough condition for a crop; good fencing, etc. The land is proverbial for its great fertility; it has produced three hogsheads to the acre. The country and surroundings are noted for their picturesqueness, health and perfect security from overflow. Game and fish abound in the waters of the Bayou Teche and Atchafalaya river; easily accessible to New Orleans and Morgan's railroad, and its proximity to Brashear City and Pattersonville, for labor, etc., are advantages of great consideration, which apply equally to the Viejo tract, immediately opposite the Victoria Plantation, and situated on the west side of Atchafalaya river, adjoining and in the rear of the town of Pattersonville; it contains about 650 superficial arpents, and is bounded by lands of the estate of David Robbins above, and below by the town of Pattersonville in part, and in part by the lands of Grant and Sandrs, and will be sold according to plan of W. W. Johnson, surveyor, in tracts of not more than fifty nor less than ten acres.

Terms—One-third cash, and the remainder at one, two and three years' credit, with eight per cent interest per annum; the credit portions to be secured by special mortgage and vendor's lien on the property sold, bearing all the usual clauses of five per cent attorney's fees binding the purchasers to pay in event of suit to enforce payment of the credit part or any portion thereof; the buildings and machinery to be kept insured by the purchasers for a sum satisfactory to the executors, and the policies transferred to them.

Acts of sale at the expense of the purchasers, before Jules Mossy, notary public.

fe26 mh11 19 25 ap1

CHOICE CANAL STREET PROPERTY.

THE FOUR-STORY BRICK STORE AND RESIDENCE, NO. 180 CANAL STREET, BETWEEN BARONNE AND DRYADES.

THE TWO-STORY BRICK DWELLING FORMING THE NORTHWEST CORNER OF BASIN AND COMMON STREETS.

NOTES, ETC.

SUCCESSION OF HAMPTON ELLIOTT AND IN THE MATTER OF MRS. LETTIA C. ELLIOTT VS. MRS. V. C. BURKE, EXECUTRIX, CONSOLIDATED.

Second District Court for the Parish of Orleans—Nos. 35,435 and 37,886.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 1, 1876, at twelve o'clock M., at the St. Charles Auction Exchange, in the rotunda of the St. Charles Hotel, in this city, will be sold at public auction, by virtue and in pursuance of a judgment rendered by the Hon. E. D. White, acting as judge of the Second District Court for the parish of Orleans, in place of the Hon. A. L. Tissot, recused and rendered in the above entitled matters, on July 29, 1875, and signed on the same day, by consent of all the parties, the following described and very valuable property, to wit—

1. A CERTAIN LOT OF GROUND, situated in the First District of this city, in the square bounded by Canal, Common, Philippa (now Dryades), and Baronne streets; said lot is designated by the No. 2 on a plan annexed to an act passed before C. A. Pallarday, late a notary public of this city, dated the twenty fifth of May, 1850, and measures 28 feet front on Canal street, by 120 feet deep, between parallel lines, with the right to use the alleyway 12 feet wide in the rear, opening on Dryades and Baronne streets, in common with the property fronting thereon; together with all the improvements, rights, ways, servitudes and privileges thereunto belonging or in anywise appertaining; the improvements comprise a large and splendidly built four-story brick store and residence designated by the No. 180 Canal street, and known as the property of the late Dr. Mieux.

2. A LARGE AND VALUABLE LOT OF GROUND situated in the First District of this city, and in the square bounded by Basin, Franklin, Common and Gasquet streets. Said lot measures 39 feet front on Basin street, by a depth and front on Common street of 64 feet, together with all the improvements thereon, rights, ways, etc. The improvements comprise a well built two-story brick dwelling, containing hall, two parlors, diningroom, three bed rooms, besides two story brick kitchen, etc.

3. A CERTAIN RECEIPT for $755, dated New Orleans, December 15, 1871, and signed by S. P. Duncan.

4. A CERTAIN PROMISSORY NOTE of J. Rhodes for $5000, drawn in favor and indorsed by P. J. Pavy & Co., dated New Orleans, January 20, 1872, payable one year after date, and bearing interest at the rate of eight per cent per annum from maturity until paid.

5. A CERTAIN PROMISSORY NOTE of J. G. Leftwich for $5000, secured by mortgage and indorsed by H. F. Given, dated New Orleans, February 22, 1871, made payable February 22-25, 1872, and extended (interest being paid) up to February 22-25, 1873. On the renewal of this note, February 26, 1872, it received the further indorsement of H. F. Given & Co., and it bears interest at the rate of eight per cent per annum from February 22-25, 1873, until paid.

6. TWO CERTAIN PROMISSORY NOTES of Mme. L. G. Fusilier, drawn in favor of Felix Grima, and by him indorsed, dated New Orleans, December 15, 1871, and payable twelve months after date, one for $3000 and the other for $2500, both bearing interest at the rate of eight per cent per annum from maturity until paid.

7. A CERTAIN DRAFT for $1500, dated New Orleans, December 5, 1871, payable thirteen months after date, drawn by William Von Phul on the Von Phul Brothers, by them accepted, and indorsed by James & Bynum.

8. A CLAIM against Cavaroc's New Orleans National Bank for notes deposited with it for $3761.

9. A CERTAIN CLAIM, known as the "Winter Land Claim," the papers connected therewith being subject to examination.

Terms—Cash on the spot; purchaser to assume over and above the price of adjudication the payment of the taxes for 1876.

Acts of sale at the expense of purchasers before N. B. Trist, notary public. fe26 27 mh3 11 19 25 ap1

VALUABLE IMPROVED FOURTH DISTRICT PROPERTY.

FRAME COTTAGES AND BUILDING LOTS CORNER OF FOURTH AND LAUREL STREETS.

SUCCESSION OF THE LATE JOHN P. HIGGINS.

Second District Court for the Parish of Orleans—No. 37,552.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 1, 1876, 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 and in pursuance of an order from the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, dated February 26, 1876, and rendered in the above entitled matter, the following described property, to wit—

FOUR CERTAIN LOTS OF GROUND, situated in the Fourth District of this city, and in the square bounded by Third, Fourth, Live Oak and Laurel streets, designated as per plan of J. F. Brown by the lots Nos. 1, 2, 3 and 4, dated February 24, 1876. The said lots measuring a total front on Fourth street of 150 feet, by a depth and front on Laurel street of 134 feet.

Lot No. 1 forms the corner of Fourth and Laurel streets, and measures 55 feet front on Fourth street, by a depth and front on Laurel street of 130 feet; together with all the improvements thereon, comprising a large and very comfortable one story frame cottage dwelling, garden, shade and ornamental trees, etc.

Lots Nos. 2 and 3 measure each 32 feet front on Fourth street, by a depth of 130 feet, between parallel lines.

Lot No. 4 measures 31 feet front on Fourth street, by 130 feet in depth, between parallel lines; together with the improvements thereon, comprising a one-story frame cottage.

The said lots have an alley in the rear 4 feet wide, opening on Laurel street, the servitude of which is common to lots Nos. 1, 2, 3 and 4.

Terms—One-third cash; the balance at one and two years' credit, for notes specially secured by mortgage and vendor's lien on the property, bearing all the usual clauses of eight per cent per annum interest from day of sale until final payment with the penal clause of five per cent attorney's fees in event that the notes given in part payment should have to be sued upon to enforce payment; the improvements to be kept insured and policy transferred to the holders of the notes, and the purchasers to assume payment of all the taxes for the year 1876 over and above the price of adjudication.

Act of sale at the expense of the purchasers, before W. J. Castell, Esq., notary public.

fe27 mh3 11 19 25 ap1

VALUABLE IMPROVED FOURTH DISTRICT PROPERTY.

FRAME COTTAGES AND BUILDING LOTS CORNER OF FOURTH AND LAUREL STREETS.

SUCCESSION OF THE LATE JOHN P. HIGGINS.

Second District Court for the Parish of Orleans—No. 37,552.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 1, 1876, 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 a judgment rendered by the Hon. E. D. White, acting as judge of the Second District Court for the parish of Orleans, in place of the Hon. A. L. Tissot, recused and rendered in the above entitled matters, on July 29, 1875, and signed on the same day, by consent of all the parties, the following described and very valuable property, to wit—

1. A CERTAIN LOT OF GROUND, situated in the First District of this city, in the square bounded by Canal, Common, Philippa (now Dryades), and Baronne streets; said lot is designated by the No. 2 on a plan annexed to an act passed before C. A. Pallarday, late a notary public of this city, dated the twenty fifth of May, 1850, and measures 28 feet front on Canal street, by 120 feet deep, between parallel lines, with the right to use the alleyway 12 feet wide in the rear, opening on Dryades and Baronne streets, in common with the property fronting thereon; together with all the improvements, rights, ways, servitudes and privileges thereunto belonging or in anywise appertaining; the improvements comprise a large and splendidly built four-story brick store and residence designated by the No. 180 Canal street, and known as the property of the late Dr. Mieux.

2. A LARGE AND VALUABLE LOT OF GROUND situated in the First District of this city, and in the square bounded by Basin, Franklin, Common and Gasquet streets. Said lot measures 39 feet front on Basin street, by a depth and front on Common street of 64 feet, together with all the improvements thereon, rights, ways, etc. The improvements comprise a well built two-story brick dwelling, containing hall, two parlors, diningroom, three bed rooms, besides two story brick kitchen, etc.

3. A CERTAIN RECEIPT for $755, dated New Orleans, December 15, 1871, and signed by S. P. Duncan.

4. A CERTAIN PROMISSORY NOTE of J. Rhodes for $5000, drawn in favor and indorsed by P. J. Pavy & Co., dated New Orleans, January 20, 1872, payable one year after date, and bearing interest at the rate of eight per cent per annum from maturity until paid.

5. A CERTAIN PROMISSORY NOTE of J. G. Leftwich for $5000, secured by mortgage and indorsed by H. F. Given, dated New Orleans, February 22, 1871, made payable February 22-25, 1872, and extended (interest being paid) up to February 22-25, 1873. On the renewal of this note, February 26, 1872, it received the further indorsement of H. F. Given & Co., and it bears interest at the rate of eight per cent per annum from February 22-25, 1873, until paid.

6. TWO CERTAIN PROMISSORY NOTES of Mme. L. G. Fusilier, drawn in favor of Felix Grima, and by him indorsed, dated New Orleans, December 15, 1871, and payable twelve months after date, one for $3000 and the other for $2500, both bearing interest at the rate of eight per cent per annum from maturity until paid.

7. A CERTAIN DRAFT for $1500, dated New Orleans, December 5, 1871, payable thirteen months after date, drawn by William Von Phul on the Von Phul Brothers, by them accepted, and indorsed by James & Bynum.

8. A CLAIM against Cavaroc's New Orleans National Bank for notes deposited with it for $3761.

9. A CERTAIN CLAIM, known as the "Winter Land Claim," the papers connected therewith being subject to examination.

Terms—Cash on the spot; purchaser to assume over and above the price of adjudication the payment of the taxes for 1876.

Acts of sale at the expense of purchasers before N. B. Trist, notary public. fe26 27 mh3 11 19 25 ap1

VALUABLE IMPROVED FOURTH DISTRICT PROPERTY.

FRAME COTTAGES AND BUILDING LOTS CORNER OF FOURTH AND LAUREL STREETS.

SUCCESSION OF THE LATE JOHN P. HIGGINS.

Second District Court for the Parish of Orleans—No. 37,552.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 1, 1876, 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 from the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, dated February 26, 1876, and rendered in the above entitled matter, the following described property, to wit—

FOUR CERTAIN LOTS OF GROUND, situated in the Fourth District of this city, and in the square bounded by Third, Fourth, Live Oak and Laurel streets, designated as per plan of J. F. Brown by the lots Nos. 1, 2, 3 and 4, dated February 24, 1876. The said lots measuring a total front on Fourth street of 150 feet, by a depth and front on Laurel street of 134 feet.

Lot No. 1 forms the corner of Fourth and Laurel streets, and measures 55 feet front on Fourth street, by a depth and front on Laurel street of 130 feet; together with all the improvements thereon, comprising a large and very comfortable one story frame cottage dwelling, garden, shade and ornamental trees, etc.

Lots Nos. 2 and 3 measure each 32 feet front on Fourth street, by a depth of 130 feet, between parallel lines.

Lot No. 4 measures 31 feet front on Fourth street, by 130 feet in depth, between parallel lines; together with the improvements thereon, comprising a one-story frame cottage.

The said lots have an alley in the rear 4 feet wide, opening on Laurel street, the servitude of which is common to lots Nos. 1, 2, 3 and 4.

Terms—One-third cash; the balance at one and two years' credit, for notes specially secured by mortgage and vendor's lien on the property, bearing all the usual clauses of eight per cent per annum interest from day of sale until final payment with the penal clause of five per cent attorney's fees in event of suit to enforce their payment; improvements to be kept insured by the purchasers and to transfer the policies to the extent of the notes to the holders thereof, and further to assume the payment of all the taxes for 1876, over and above the price of adjudication.

Acts of sale at the expense of the purchasers, before A. Hero, Esq., notary public.

mh25 apl 8 25 29

By Vincent & Co.

LARGE AND COMMODIOUS DWELLING AND GROUNDS ON COLISEUM AND FOURTH STREETS.

SUCCESSION OF WALTER G. ROBINSON.

Second District Court for the Parish of Orleans—No. 38,090.

BY VINCENT & CO.—EDWARD VINCENT, Auctioneer.—Will be sold on TUESDAY, April 11, 1876, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, situated on Royal street, between Canal and Customhouse streets, by virtue and in pursuance of an order of the honorable the judge of the Second District Court for the parish of Orleans, dated March 2, 1876, in the matter of the estate of W. G. Robinson, deceased, and No. 38,090—

THAT CHOICE AND ELEGANT DWELLING HOUSE AND GROUNDS situated and forming the corner of Fourth and Coliseum streets, in the square bounded by Coliseum, Fourth, Prytania and Third streets, measuring 127 feet 2 inches 2 lines front on Coliseum street, by a depth of 214 feet 11 inches 2 lines, and front on Fourth street. The dwelling contains two parlors, library and dining rooms on ground floor, and five large and commodious chambers, together with bathroom and closets on first floor, also extensive rear and kitchen buildings. The grounds are very extensive, and neighborhood of the best in the city.

Terms—One fourth cash, and the balance in three equal installments, by promissory notes of the purchaser, secured by special mortgage and vendor's lien, etc., payable in one, two and three years from date of adjudication, with eight per cent per annum till paid; the purchaser to pay five per cent attorney's fees in the event of suit to enforce payment, of said notes, or either or any part of them, and the dwelling on said ground to be insured and kept insured to the full amount of the credit notes as they remain due and unpaid, and the policies to be transferred to the holder or holders of said notes until the same are fully paid, and the purchaser to assume, over and above the purchase price, the payment of all taxes of the current year, 1876.

Act of sale before J. G. Rustis, notary public, at the expense of the purchaser. mh5 6 ap1 11

By C. E. Girardey.

VALUABLE SQUARE IN THE SIXTH DISTRICT. SUCCESSION OF THE LATE W. C. BUDD.

Second District Court for the Parish of Orleans—No. ——

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 22, 1876, at twelve o'clock M., at the St. Charles Auction Exchange, in the rotunda of the Hotel, in this city, will be sold at public auction, by and in pursuance of an order from the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, dated February 4, 1876, and rendered in the above entitled succession, the following described property—

A CERTAIN SQUARE OF GROUND, situated in the Sixth District of this city, bounded by Peters avenue, Perrier, Octavia and Plaquemines streets, measuring 202 feet on each of Peters avenue and Octavia streets, and 270 feet on each of Perrier and Plaquemines streets; about equal distance from St. Charles and Magazine horse car lines, and in a fine improving neighborhood. The foregoing property is desirable for spacious residence, gardening and dairy purposes.

Terms—One-third cash on the spot, and the balance at one and two years' credit, the notes specially secured by mortgage on the property, bearing eight per cent per annum interest from day of sale until final payment, with the five per cent attorney's fees in event of suit, policy of insurance transferred, and the purchaser to assume the payment of all the taxes for 1876 over and above the price of adjudication.

Act of sale at the expense of the purchasers, before Joseph Cohn, Esq., notary public.

mh25 apl 8 15 29

DESIRABLE DWELLING PROPERTY, ON ERATO AND BARONNE STREETS, IN THE FIRST DISTRICT.

SUCCESSION OF MRS. ELLEN WALSH.

Second District Court for the Parish of Orleans—No. 38,418.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 29, 1876, at twelve o'clock M., at the St. Charles Auction Exchange, in the rotunda of the St. Charles Hotel, in this city, will be sold at public auction, by and in pursuance of an order from the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, dated the twenty-first of March, 1876, and rendered in the above entitled succession, the following described property, to wit—

1. A CERTAIN LOT OF GROUND, situated in the First District of this city, and in the square bounded by Baronne, Clio, Carondelet and Erato streets, measuring 36 feet front on Baronne street, by 85 feet in depth between parallel lines; together with all the improvements thereon, comprising the neat frame cottage dwelling, designated by the No. 351 Baronne street.

2. ANOTHER LOT OR PORTION OF GROUND, situated in the same district and in the square bounded by Baronne, Clio, Carondelet and Erato streets, and measuring, in American measure, 43 feet front on Erato street, by 64 feet in depth, between parallel lines, together with all the improvements thereon, comprising the double two-story frame dwelling Nos. 227 and 229 Erato street.

Terms—One third cash on the spot, balance at one and two years credit for notes specially secured by mortgage and vendor's lien on the property, bearing all the usual clauses of eight per cent per annum interest, five per cent attorney's fees in event of suit to enforce their payment; improvements to be kept insured by the purchasers and to transfer the policies to the extent of the notes to the holders thereof, and further to assume the payment of all the taxes for 1876, over and above the price of adjudication.

Acts of sale at the expense of the purchasers, before A. Hero, Esq., notary public.

mh25 apl 8 25 29

By C. E. Girardey.

IMPROVED PROPERTY IN THE FIRST DISTRICT.

SUCCESSION OF JAMES McKEON.

Second District Court for the Parish of Orleans—No. 37,913.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 29, 1876, at twelve o'clock M., at the St. Charles Auction Exchange, in the rotunda of the Hotel, in this city, will be sold at public auction, by and in pursuance of an order from the honorable A. L. Tissot, judge of the Second District Court for the parish of Orleans, dated the thirteenth of March 1876, and rendered in the above entitled succession, the following described property, to wit—

TWO CERTAIN LOTS OF GROUND, together with all the improvements thereon, situated in the First District of this city, in the square bounded by Prieur, Johnson, Perdido and Gravier streets, measuring each 30 feet 3 inches front on Perdido street, by 120 feet in depth, between parallel lines, and designated by the Nos. 9 and 10 on a plan by Bringier, Esq., surveyor general, on the nineteenth of April, 1839, deposited in the office of D. L. McCay, late notary in this city. Lot No. 10 forms the corner of Perdido and Johnson streets.

Terms—Cash on the spot.

Act of sale at the expense of the purchaser before E. A. Bienvenu, Esq., notary public.

mh25 apl 15 22 29

VALUABLE IMPROVED PROPERTY, FORMING THE CORNER OF DERBIGNY AND KERLEREC STREETS.

SUCCESSION OF THE LATE CYPRIEN DUFOUR.

Second District Court for the Parish of Orleans—No. 34,399.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, April 22, 1876, at twelve o'clock M., at the St. Charles Auction Exchange in the rotunda of the St. Charles Hotel, in this city, will positively be sold at public auction, by and in pursuance of a judgment rendered by the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, dated the thirteenth December 1875, and signed the seventeenth December, 1875, in the above entitled succession, the following described property, to wit—

FOUR CERTAIN LOTS OF GROUND, situated in the Third District of this city, and in the square bounded by Derbigny, Claiborne, Esplanade and Kerlerec streets, designated as lots No. 1, 2, 3 and 4, on a plan of L. H. Pilie, dated December 20, 1875.

1. Lot No. 1 forms the corner of Derbigny and Kerlerec streets, measuring 30 feet 7 inches front on Derbigny street, by 71 feet 10 inches in depth and front on Kerlerec street; together with the improvements thereon, comprising a neat and stylish frame cottage, kitchen, cistern, etc.

2. Lot No. 2 adjoins lot No. 1, measures 32 feet 3 inches front on Derbigny street, by 71 feet 10 inches in depth.

3. Lot No. 3 adjoins lot No. 2, measures 32 feet 3 inches front on Derbigny street, by 100 feet 7 inches in depth; together with the improvements thereon, comprising a one-story frame cottage house, built recently, finished and plastered.

4. Lot No. 4 adjoins lot No. 3, measures 30 feet 7 inches front on Derbigny street, by 100 feet 7 inches in depth; together with the improvements thereon, comprising a two-story frame house, cistern, etc.

Terms—One-third cash on the spot, balance at one and two years credit, in equal installments, upon notes to be secured by mortgage and vendor's lien on the property sold, bearing all the usual clauses of eight per cent per annum interest from the day of sale until final payment, the mortgage to contain the five per cent attorney's fee clause, binding the purchasers to pay the same if the notes have to be sued upon to enforce payment; the improvements to be kept insured for their full value and policy to be transferred to the holders of the notes; notes to be subdivided to suit the convenience of the heirs, and purchasers to assume payment of all the city taxes for 1876 and the state taxes for 1875, over and above the price of adjudication.

Act of sale at the expense of the purchasers, before Jules Mossy, Esq., notary public.

mh19 25 ap8 15 22

VALUABLE IMPROVED THIRD DISTRICT PROPERTY.

ROBERT A. LUGENBUHL ET AL. VS. WALTER LUGENBUHL.

FOR A PARTITION.

SUCCESSION OF MRS. JANE ARMSTRONG, WIDOW OF J. J. LUGENBUHL.

Second District Court for the Parish of Orleans—Nos. 38,319 and 27,329.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, May 6, 1876, at twelve o'clock M., at the St. Charles Auction Exchange, in the rotunda of the St. Charles Hotel, in this city, will be sold at public auction, by virtue and in pursuance of a judgment rendered by the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, on the tenth of February, 1876, and another dated the twentieth of March, 1876, and rendered in the above entitled matter, the following described property, to wit—

1. A CERTAIN LOT OF GROUND, situated in the Third District of this city, and in the square bounded by Elysian Fields, Bourbon, Villere, late Robertson, late St. John the Baptist, streets. Said lot measures 27 feet 10 inches front on Elysian Fields street, by 181 feet 3 inches 4 lines deep. Together with all the improvements thereon, comprising the one-story and attic frame dwelling designated by the No. 248 Elysian Fields street. This built recently, finished and plastered, contains two parlors, two rooms and large closed shed on first story, and two rooms, cabinet and hall in attic, two-story frame kitchen and cistern, front garden, etc. Claiborne horse cars in front.

2. ANOTHER LOT OF GROUND, in same district and in square bounded by St. Claude (late Good-children), St. Ferdinand, Gallier and Marais (late Moreau) streets. Said lot measures 29 feet 2 inches front on St. Claude street, by 103 feet 6 inches in depth, together with all the improvements thereon, comprising the one-story frame cottage double tenement, known by the No. 673 St. Claude street. It contains to each tenement two rooms, cabinet, gallery, kitchen, privy, cistern, etc., and is near the New Market and Claiborne horse car railroad depot.

Terms—One-half cash on the spot; balance at twelve months credit for notes specially secured by mortgage and vendor's lien on the property, bearing all the usual clauses of eight per cent per annum interest from the day of sale until final payment, the five per cent attorney's fees in event of suit to enforce payment, policy of insurance transferred, and the purchasers to assume the payment of all taxes for 1876, over and above the price of adjudication.

Acts of sale at the expense of the purchasers before M. Ainsworth, Esq., notary public.

ap1 8 15 29 my6

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

SUGAR PLANTATION, SITUATED IN THE DISTRICT OF BARATARIA, PARISH OF JEFFERSON, KNOWN AS THE CHRISTMAS PLANTATION.

N. W. CASEY, RECEIVER, VS. P. E. BEAUVAIS ET AL.

AT AUCTION.

BY R. M. & B. J. MONTGOMERY—R. M. Montgomery, Auctioneer.—Will be sold, on SATURDAY, April 1, 1876 at twelve o'clock M., at the St. Charles Auction Exchange, rotunda St. Charles Hotel, by virtue and pursuant to an order of the Hon. W. B. Woods, Judge of the Circuit Court of the United States, Fifth Circuit and District of Louisiana, rendered in the matter of N. W. Casey, receiver, vs. P. E. Beauvais et al., No. 7683 of the docket of said court, on the thirteenth of March, 1876, the following described property, known as the Christmas Plantation, to wit—

1. A PORTION OF GROUND, situated in the district of Barataria, parish of Jefferson, State of Louisiana, comprising the pieces of ground designated on a sketch by J. A. D'Hemecourt, surveyor, dated third of November, 1865, annexed to an act of sale from Mrs. C. Rocheifort to Henry Chapron, passed before notary E. D. Gottschalk, on the eleventh of November, 1865, by the Nos. 23 to 30 inclusive; together with that portion of lot No. 31 on the left bank of the Bayou des Familles; said lots Nos. 23 to 30 having each 5 arpents on lands now or formerly belonging to Mr. Stackhouse, and 5 arpents on the other line, marked in said plan as D'Autrive's property, the whole, however, without guarantee as to actual measurement; together with the use of an alleyway on the upper line of the lot marked in said sketch as No 1, established by an act of sale from said Mrs. Rochefort to M. Catoine, passed before the said notary Gottschalk on the twentieth of December, 1865.

2. TWO PIECES OF GROUND, in the district, parish and State aforesaid, adjoining the land above described, Nos. 21 and 22 on the sketch before mentioned, and they have each 5 arpents on lands now or formerly belonging to Mr. Stackhouse, and 5 arpents on the other line, marked in said plan as "D'Autrive's property," the same being, as in the property firstly described, without guarantee as to actual measurement, and with the use of the alley hereinbefore described as established as aforesaid, and all relative to which properties will more fully appear by reference to the acts of sale thereof, passed before E. G. Gottschalk, late a notary public in this city, on the twenty-third of December, 1865, and the second of July, 1866, respectively, to which said act reference is hereby made. These lands are partly cultivated with sugar cane. The land firstly described has 25 arpents of first year stubble, 15 arpents or second year stubble and 50 arpents third year stubble. The land secondly described has 10 arpents of second year stubble, and 6 arpents of third year stubble. The improvements consist of one dwelling house, one sugarhouse, and eight other buildings for quarters, stables, cane shed; one water cistern, etc. The sugarhouse and cane shed contain one steam engine, one sugar mill of six horse power, two sets of steam boilers, two steam clarifiers, four settling tuns, one iron evaporator, three syrup settling tubs, one copper strike pan, two centrifugals, one molasses cistern, one strike box car, fifteen coolers, draining floor for seventy hogsheads; all said apparatus is in complete running order; also, a circular saw attachment, a complete set of plows, harrows, cross cut saws, and all necessary agricultural implements, five carts with harness, five mules, a stack of hay, a lot of sweet potatoes, estimated 250 barrels.

Terms—One-sixth cash, and the balance in five equal installments, payable in one, two, three, four and five years respectively after date, with interest at the rate of six per cent per annum from date until final payment, the said installments to be in notes secured by mortgage on the property sold, with the clause of five per cent attorney's fees in case it becomes necessary to bring suit on said notes, and with the further clause that in case of non-payment of any of said notes at maturity, the whole of said notes shall at once become due and exigible; purchaser to keep the said improvements insured for the estimated value the roof and to transfer policy of such insurance to the holders of said notes.

Act of sale before A. Hero, Jr., notary public, at the expense of the purchaser. mh19 25 31 ap1

AUCTION SALES.

By Hoey & O'Connor.

CHOICE BUILDING LOTS ON ST. CHARLES STREET, BETWEEN JULIA AND ST. JOSEPH STREETS.

IN THE MATTER OF MICHAEL DUNCAN, BANKRUPT.

District Court of the United States of America for the District of Louisiana, in bankruptcy, No. 1499.

BY HOEY & O'CONNOR—NICHOLAS J. Hoey, Auctioneer—Office No. 25 Commercial place.—FRIDAY, April 28, 1876, 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 Hon. E. C. Billings, judge of the District Court of the United States of America for the District of Louisiana, dated February 26, 1876, will be sold by public auction, the following described property, to wit—

TWO CERTAIN LOTS OF GROUND, together with all the improvements thereon, situated in the First District of this city, in the square bounded by Prieur, Johnson, Perdido and Gravier streets, measuring each 30 feet 3 inches front on Perdido street, by 120 feet in depth, between parallel lines, and designated by the Nos. 9 and 10 on a plan by Bringier, Esq., surveyor general, on the nineteenth of April, 1839, deposited in the office of D. L. McCay, late notary in this city. Lot No. 10 forms the corner of Perdido and Johnson streets.

Terms—Cash on the spot.

Act of sale at the expense of the purchaser before E. A. Bienvenu, Esq., notary public.

mh25 apl 15 22 29

REAL ESTATE, SHARES OF STOCK, INTEREST, BILLS RECEIVABLE, ACCOUNTS, ETC.

IN THE MATTER OF JOSEPH ELLISON, BANKRUPT.

District Court of the United States of America, for the District of Louisiana—No. 1419.

BY HOEY & O'CONNOR—NICHOLAS J. Hoey, Auctioneer—Office No. 25 Commercial place.—SATURDAY, April 22, 1876, at twelve o'clock M., at the Merchants and Auctioneers' Exchange, on Royal street, between Canal and Customhouse streets, by virtue of two orders rendered in the above entitled matter, will be sold at public auction, the following described property, to wit—

1. Lot No. 1 adjoins lot No. 1, measures 32 feet 3 inches front on Derbigny street, by 71 feet 10 inches in depth.

2. Lot No. 2 adjoins lot No. 1, measures 32 feet 3 inches front on Derbigny street, by 71 feet 10 inches in depth.

3. Lot No. 3 adjoins lot No. 2, measures 32 feet 3 inches front on Derbigny street, by 100 feet 7 inches in depth; together with the improvements thereon, comprising a one-story frame cottage house, built recently, finished and plastered.

4. Lot No. 4 adjoins lot No. 3, measures 30 feet 7 inches front on Derbigny street, by 100 feet 7 inches in depth; together with the improvements thereon, comprising a two-story frame house, cistern, etc.

Terms—One-third cash on the spot, balance at one and two years credit, in equal installments, upon notes to be secured by mortgage and vendor's lien on the property sold, bearing all the usual clauses of eight per cent per annum interest from the day of sale until final payment, the mortgage to contain the five per cent attorney's fee clause, binding the purchasers to pay the same if the notes have to be sued upon to enforce payment; the improvements to be kept insured for their full value and policy to be transferred to the holders of the notes; notes to be subdivided to suit the convenience of the heirs, and purchasers to assume payment of all the city taxes for 1876 and the state taxes for 1875, over and above the price of adjudication.

Act of sale at the expense of the purchasers, before Jules Mossy, Esq., notary public.

mh19 25 ap8 15 22

VALUABLE IMPROVED THIRD DISTRICT PROPERTY.

ROBERT A. LUGENBUHL ET AL. VS. WALTER LUGENBUHL.

FOR A PARTITION.

SUCCESSION OF MRS. JANE ARMSTRONG, WIDOW OF J. J. LUGENBUHL.

Second District Court for the Parish of Orleans—Nos. 38,319 and 27,329.

BY C. E. GIRARDEY, AUCTIONEER—Office No. 31 Camp street.—SATURDAY, May 6, 1876, at twelve o'clock M., at the St. Charles Auction Exchange, in the rotunda of the St. Charles Hotel, in this city, will be sold at public auction, by virtue and in pursuance of a judgment rendered by the Hon. A. L. Tissot, judge of the Second District Court for the parish of Orleans, on the tenth of February, 1876, and another dated the twentieth of March, 1876, and rendered in the above entitled matter, the following described property, to wit—

1. A CERTAIN LOT OF GROUND, situated in the Third District of this city, and in the square bounded by Elysian Fields, Bourbon, Villere, late Robertson, late St. John the Baptist, streets. Said lot measures 27 feet 10 inches front on Elysian Fields street, by 181 feet 3 inches 4 lines deep. Together with all the improvements thereon, comprising the one-story and attic frame dwelling designated by the No. 248 Elysian Fields street. This built recently, finished and plastered, contains two parlors, two rooms and large closed shed on first story, and two rooms, cabinet and hall in attic, two-story frame kitchen and cistern, front garden, etc. Claiborne horse cars in front.

2. ANOTHER LOT OF GROUND, in same district and in square bounded by St. Claude (late Good-children), St. Ferdinand, Gallier and Marais (late Moreau) streets. Said lot measures 29 feet 2 inches front on St. Claude street, by 103 feet 6 inches in depth, together with all the improvements thereon, comprising the one-story frame cottage double tenement, known by the No. 673 St. Claude street. It contains to each tenement two rooms, cabinet, gallery, kitchen, privy, cistern, etc., and is near the New Market and Claiborne horse car railroad depot.

Terms—One-half cash on the spot; balance at twelve months credit for notes specially secured by mortgage and vendor's lien on the property, bearing all the usual clauses of eight per cent per annum interest from the day of sale until final payment, the five per cent attorney's fees in event of suit to enforce payment, policy of insurance transferred, and the purchasers to assume the payment of all taxes for 1876, over and above the price of adjudication.

Acts of sale at the expense of the purchasers before M. Ainsworth, Esq., notary public.

ap1 8 15 29 my6

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

SUGAR PLANTATION, SITUATED IN THE DISTRICT OF BARATARIA, PARISH OF JEFFERSON, KNOWN AS THE CHRISTMAS PLANTATION.

N. W. CASEY, RECEIVER, VS. P. E. BEAUVAIS ET AL.

AT AUCTION.

BY R. M. & B. J. MONTGOMERY—R. M. Montgomery, Auctioneer.—Will be sold, on SATURDAY, April 1, 1876 at twelve o'clock M., at the St. Charles Auction Exchange, rotunda St. Charles Hotel, by virtue and pursuant to an order of the Hon. W. B. Woods, Judge of the Circuit Court of the United States, Fifth Circuit and District of Louisiana, rendered in the matter of N. W. Casey, receiver, vs. P. E. Beauvais et al., No. 7683 of the