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Brownsville, Texas

THE HERALD

Is without a peer as an advertising medium for those who wish to reach the trading people of the garden spot of the South-west.

Trustee's Sale.

WHEREAS, Agueda Werbiski, Michael Werbiski, Amelia Champion and George Champion did on the 15th day of April, 1891, execute and deliver to Albert R. Shattuck, Trustee, a trust deed on certain lands in Cameron county, State of Texas, therein described, to secure the sum of \$16,000 due by said Agueda Werbiski, Michael Werbiski, Amelia Champion and George Champion, to the British & American Mortgage Company, Limited, which said trust deed is recorded in Cameron county, in Deed Book 11, Page 386, to which reference is hereby made; and whereas default has been made in the payment of the moneys secured by said trust deed; and whereas the undersigned has been duly appointed substituted trustee in the place of said Albert R. Shattuck, as provided in said trust deed, and has been duly requested to execute the trust therein contained;

Now Therefore, notice is hereby given that, under and by virtue of the power contained in said trust deed, I, the undersigned substituted trustee, on the 3rd day of April, A. D. 1900, between the hours of 10 a. m. and 4 p. m., at the Court House door in the town of Brownsville, in Cameron County, will by public auction sell to the highest bidder for cash the following described property, viz:

Situated and lying in the county of Cameron and state of Texas, and out of a large grant known as the "Espirito Santo grant" of sixty (64) four leagues and five (5) laborers of land patented to the heirs of Jose Salvador de la Garza by the state of Texas on June 21, 1859, by letter patent, number one hundred and ninety-eight (198) volume twelve (12). The portions of said grant herein conveyed are more particularly known and described as shares numbers 12 and 28, allotted to Alexander Werbiski in a partition of said Espirito Santo grant by the district court of Cameron county, Texas, in the suit of M. Kenedy, King et al., vs Thomas Carson, administrator of the estate of Maria Josepha Cavazos et al said cause being numbered thirteen hundred and forty six and said judgment of partition bearing date May 27, 1889, and of record in book F, pages 379 et seq. of the district court minutes of said Cameron

county to which reference is here made for more particular description. Said share number 12 contains 37,170 acres of land, is the lower or eastern part of said Espirito Santo grant and is more particularly described as follows, to-wit:

Beginning at the southeast corner of Miralles and Fernandez tract, a post on main road, and running thence down said road south 55° east six hundred and ten varas, S 41° east 1200 varas, S 61° E 400 varas, to the east boundary of the second 2nd sixth and west line of the third, 3rd sixth or Carajon lands, a post for corner, thence with said last named line N 61° 2' E 52,830 varas to a post for corner on the Arroyo Colorado, northeast corner this survey and of said second 2nd sixth, this is the same line less 495 varas which is described in field notes of the second 2nd sixth and it is not necessary to repeat thence up the Arroyo Colorado with its meanders N 56° 1-2' W 247 varas, N 71° 1-4' W 678 varas, N 88° W 590 varas, to the northwest corner of this survey a post and corner of the adjoining survey for Miralles and Fernandez. Thence with the east line of said last named survey S 7° W, 51,791 varas, to the place of beginning.

Said share number 28 comprises two bodies of land—one of 823 acres and one of 9353 acres respectively, and contains the said 823 acre tract is more particularly described as follows, to-wit: Beginning at a post on the north bank of the Rio Grande, river set for the south east corner of the next survey above made for James G. Browne and the south west corner of this survey and running thence down the Rio Grande with its meanders S 64° E 93 varas, S 9° 3-4' E 595 varas, S 18° 1-4' E 297 varas, S 25° 1-2' E 120 varas, to a stake set out on the extension of the division line between said Browne's tract

and this survey. Thence with said division line S 31° 2' W 588 varas to the bank of the river in the quitas Porero. Thence down the Rio Grande S 40° 1-4' E 78 varas, S 58° 3-4' E 1600 varas to a stake at the southeast corner of this survey. Thence with a line of next division below, N 2° 1-2' E at 359 varas set a post on first high land among palm trees and at a farm road, and at 560 varas left the palm grove at 780 varas, high land local of Chapa, west 10 varas, at 855 varas a post and road, at 140 varas a palm post and road, at 3,309 varas road and post, at 3,977 varas a road, northeast to San Vicente and post, at 4,839 varas a stake on the east line of C. Jagon's tract in wire fence, thence with said fence and line of C. Jagon's, S 91° 1-2' W 1,215 varas to his southeast corner post, thence with south line of Jagon's fence N 80° 1-2' W 1,260 varas, to a stake on line of said Browne's survey and set a post a few varas south of fence, thence with the east line of Browne's land and west line of this survey S 3° 1-2' W 816 varas to the place of beginning. And the said 9,353 acre tract is more particularly described as follows, to-wit: Beginning at a point 11 varas west of the gate on the north line and fence of C. Jagon, near the resaca, being also on the line of Browne's survey, adjoining this survey on the west and running thence with north line of said Jagon's tract and fence, S 18° 1-2' E 1,390 varas to southeast corner of this survey and on the line of the next adjoining below made for M. Kenedy a stake at fence east side of resaca; thence with the line of the M. Kenedy survey and eastern line of this survey, N 2° 1-2' E at 440 varas, north bank of resaca 1,180 varas, a post entered Llano Medrano, at 3,500 varas left prairie at 4,163 varas, a resaca or pond, at 4,500 varas of same, at 6,680 varas passed through labor of Santa Elena, at 7,680 varas, a resaca railroad track, at 8,040 varas south bank of resaca

of Rancho Viejo, at 9,745 varas, passed another resaca, at 11,020 varas set post and entered Palo Alto prairie, at 12,825 varas a post on bank of big lagoon, at 13,588 varas a post on top of Loma Alto, at 16,234 varas a post at Pt. Isabel road near Pinal, at 18,020 varas a post, at 24,850 varas a stake, 932 varas due east from the post where the upper line of Browne's adjoining tract enters the timber, at 26,030 varas a post and entered timber, at 36,640 varas road from San Antonio to Pepero and Tenos, at 28,810 varas middle of resaca de los Cerros, at 30,000 varas a stake, 932 varas due east from the post where the upper line of Browne's adjoining tract enters the timber, at 34,110 varas a post, at 34,185 varas a marked mesquite tree three chops fore and aft in yard of Refugio ranch at 34,580 varas passes resaca and road to Anaenas Altas at 35,900 varas a post in prairie at 36,900 varas a post and entered timber at 38,000 varas passed road to Ormigas a post at 41,000 varas post in prairie at 52,150 varas a post at 63,395 varas to the Northeast corner of this survey on the bank of the Arroyo Colorado near Tavernos Crossing; thence up the Arroyo South 48 1/2° West 390 varas to the west corner of this survey Nor Northeast corner of Browne's adjoining survey; thence with the line of said Browne's survey South 3 1/2° West 62,908 varas to the place of beginning. Said shares numbers Twelve (12) and Twenty eight (28) hereby conveyed contain in the aggregate 25,585 acres of land, more or less but of which however are to be reserved, excepted and deducted 1681 1/2 acres, more or less, heretofore conveyed by A. Werbiski to various parties as follows: 1st, to Lura A. V. Cottingham on December 13th 1887 30 1/2 acres of land by deed recorded in book "G" page 584, records of Cameron County, Texas, 2nd, to Isaac V. Harvey on December 13th 1887, 230 1/2 acres by deed recorded in book "G" page 589, records of said Cam-

eron county, 3rd To J. W. McHorse on December 13th 1887 640 acres by deed recorded in book "G" page 590 of records of said Cameron county in which 640 acres is also embraced 250 acres on February 5th 1890 was conveyed to W. D. Harvey by deed recorded in book "H" page 170. 4th. To James S. Riggs on April 8th 1888 160 acres by deed recorded in book "G" page 638 of the records of aforesaid Cameron county, 5th. To Lura A. V. Cottingham on June 5th 1888 208 1/2 acres by deed of record in book "G" page 648 of aforesaid Cameron county Records 6th. To S. E. Criss on July 31st 1890, 250 acres by deed of record in book "H" page 19 records of aforesaid Cameron county 7th. To Alberto Mayers on October 21st 1889 50 acres by deed of record in book "H" page 64 of aforesaid Cameron county, to said records of which reference is here made for more particular description thereof. Leaving in the aggregate twenty three thousand, nine hundred and three and one half (23,903 1/2) acres of land, more or less.

Said land will be sold to satisfy the debt secured by said trust deed, and such title will be given as is vested in said trustee.

E. H. GOODRICH,
Substituted Trustee.
Brownsville, Tex., February 26th, 1900.

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