

Trustee's Sale.

WHEREAS, Agueda Werbitski, (widow), Michael Werbitski, Amelia Champion and an infant, 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 \$10,000.00 due by said Agueda Werbitski, Michael Werbitski, Amelia Champion and George Champion to the British & American Mortgage Company, Limited, which said trust deed is recorded in Cameron County, in Deed Book II, Page 5-6 to which reference is hereby made; and whereas default has been made in the payment of the money 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 Tuesday, the 5th day of February, 1901, 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:

Out of a large grant known as the "Esperito Santo Grant" of sixty-four (64) Leagues and Five (5) Labors of land patented to the heirs of Jose Salvador de la Garza by the State of Texas on June 21st, 1849, by letter Patent Number 138, Volume 12. The portions of said grant herein conveyed are more particularly known and described as squares number 12 and 28 allotted to Alexander Werbitski in a partition of said Esperito Santo Grant by the District Court of Cameron County, Texas, in the suit of J. Kennedy, King et al. vs. Thomas Carson, administrator of Estate of Maria Josefa Cabajos, et al. said cause being number 1346 and said judgment of partition bearing date May 27th, 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 square number 12 contains 15,409 acres of land, is the lower or Eastern part of said Esperito 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 610 varas, South 41° East 1200 varas, South 61° East 460 varas to the East boundary of the Second (2nd) Sixth and West line of the Third (3d.) Sixth or Carajos lands, a post for corner; thence with said last named line North 61-2° East 52, 830 varas to a post for corner on the Arroyo Colorado Northeast corner of this survey and of said Second (2nd.) Sixth; this is the same line less 465 varas which is described in field notes of the Second (2nd) Sixth, and it is not necessary to repeat; thence up the Arroyo with its meanders North 55 1-2° West 247 varas, North 71 1-4° West 678 varas; North 88° West 593 varas to the Northwest 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° West fifty-one thousand and seven hundred and ninety one (51791) varas to the place of beginning. Said square number Twenty eight (28) comprises two bodies of land, one of 823 acres, and one for 9,353 acres respectively and contains in the aggregate 10,176 acres of land. The said Eight hundred and twenty three (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 Southeast corner of the next survey above made for James G. Browne and the Southwest corner of this survey and running thence down the Rio Grande with its meanders South 64° East 93 varas, South 9 3-4° East 595 varas, South 18 1-4° West 297 varas South 23 1-2 West 400 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 South 31-2° West 808 varas to the bank of the river in "Tresquilas" potrero, thence down the Rio Grande South 40 1-4° East 78 varas, South 58 3-4° East 1030 varas to a stake at the Southeast corner of this survey, thence with a line of next division below North 21-2° East at 350 varas, set a post on first high land among palm trees and at a farm road, and at 500 varas left the palm grove at 780 varas, high land Jacal of Chapa West 10 varas at 858 varas a post and road, at 1480 varas a palm post and road, at 3300 varas road and post; 3077 a road, Northeast to San Vicente and post, at 4830 varas a stake on the East line of C. Jagou's tract in a fence, thence with said fence and line of C. Jagou's South 91-2° West 1215 varas to his Southeast corner post, thence with South line of C. Jagou's fence North 81-2° West 1230 varas to a stake on a line of said Browne's survey and set a post a few varas South of fence; thence with East line of Browne and West line of this survey South 31-2° West 816 varas to the place of beginning. And the said Ninety three hundred and fifty three (9353) 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 C. Jagou near the Resaca, being also on the line of Browne's survey, adjoining this survey on the West and running thence with the North line of said Jagou's tract and fence South 81 1-2° East 1390 varas to South east corner of this survey and on the line of the next adjoining below made for M. Kennedy a stake at fence East side of Resaca, thence with the line of M. Kennedy survey and Eastern line of this survey North 21 1-2° East at 440 varas, North bank of Resaca at 1180 varas a post entered "Llano Medrano," at 3500 varas left prairie, at 4155 varas or pond, at 4500 varas left same, at 6980 varas passed through labor of Santa Elena, at 7830 varas. 310 Grande R. E. 1890, at 8300

varas South bank of Resaca of Rancho Viejo, at 9745 varas passed another Resaca, at 11,020 varas set post entered Palo Alto Prairie, at 12,825 varas post on bank of big lagoon, at 13,588 varas a post on top of Loma Alta at 16,264 varas a post at Ft. Isabel road near Pital, at 18,030 varas a post, at 24,850 varas a stake, 632 varas due East from the post where the upper line of Browne's adjoining tract enters the timber at 2530 varas a post and entered timber, at 30,650 varas, road from San Antonio to Paparo and Torenos, at 28,510 varas middle of "resaca de los Cerates," at 30,000 varas a mesquite marked three chops on North side of an old road from Soldados to Paparo, at 31917 varas set post and entered prairie, at 34,110 varas, a post, at 34,185 varas a marked mesquite three chops fore and aft in yard of Refugio ranch, at 34560 varas passes Resaca and road to Anacuas Altas, at 35900 varas a post in prairie, at 36900 varas a post and entered timber at varas, passed road to Ormigas, a post at 41,000 varas post in prairie, at 52,150 varas a post, at 63,365 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 Northwest corner of this survey and Northeast corner of Browne's adjoining survey thence with the line of said Browne's survey South 31-2° West 62908 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 1631 1-2 acres, more or less, heretofore conveyed by A. Werbitski to various parties as follows; 1st. to Laura A. V. Cottingham on December 13th, 1887, 136 1-2 acres by deed recorded in Book "G," page 584, records of Cameron County, Texas. 2nd. To Isaac V. Harvey on December 13th, 1887, 236 1-2 acres by deed recorded in Book "G," page 589, records of said Cameron 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 8, 1888, 160 acres by deed recorded in book "G," page 638, of the records of aforesaid Cameron County. 5th. To Laura A. V. Cottingham on June 5, 1888, 208 1-2 acres by deed of record in book "G," page 645, of aforesaid Cameron county records. 6th. To S. E. Criss on July 31, 1889, 250 acres by deed of record in book "H," page 10, records of aforesaid Cameron county. 7th. To Alberto Mayers on October 21, 1889, 50 acres by deed of record in book "H," page 64, of aforesaid Cameron county records, to the 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, subject to this conveyance. 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. C. H. MARIS, Substituted Trustee. Brownsville, Texas, Jan. 3rd., 1901.

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