

Aug by Jean alain Jean Ducour
Dec 13/73 C O Bk 103 - 245

C O Bk 129 - 106

Jan 9/74

In Witness Whereof, the said CHARLES CAVANAC, Tax Collector, aforesaid,
through said Alphonse Rabouin his duly appointed and authorized
agent, caused the Act of Sale to be made and on behalf of the State of Louisiana, in favor of the said
Mrs F and Mrs C E Ducour at my
office in the City of New Orleans, on the date first above written, in the presence of R C
Stockton and Lloyd Perry
competent Witnesses, who
also sign hereunto, with said Purchaser and me, Notary, after reading of the whole.

(Original signed)

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Chas Cavanac
Alph Rabouin

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State Tax Collector, Lower Districts, City of New Orleans.

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Mrs F Ducour

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Mrs C E Ducour

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R C Stockton

Legal requisites, he did expose and offer the said hereinbefore described property and improvements for sale at public
auction, at the said St. Charles Auction Exchange, on St. Charles Street, between Common and Gravier Streets, in
this City, (being the place designated in said advertisement), on the Twenty Fifth day of
May 1886, to enforce the payment of the aforesaid unpaid State taxes, the said
property not having been reached on the day the same was advertised to be sold or the list completed on said day,
the said sales were continued over, according to said advertisement, from day to day to said Twenty Fourth
day of May 1886, when said property was reached and offered for sale; that at said place
and last date mentioned he did announce in a loud and audible voice the conditions and terms of said sale,
when Mrs F Ducour and Mrs C E Ducour

being the last and highest bidder for said property in the sum of Twenty Five
Dollars, (\$ 25.00 ⁰⁰/₁₀₀) the said property and
improvements were adjudicated according to law to the said Mrs F Ducour and Mrs C E Ducour

for said price and sum of Twenty Five Dollars,
(\$ 25.00 ⁰⁰/₁₀₀), the said price bid for said property being in full and final payment and satisfaction of all
the State, City, Parish and Municipal taxes due on or by said property prior to December 31st, 1879, together with
all interests, costs and charges on the same, and for all other taxes, tax liens and tax privileges which fell due prior
to said December 31st, 1879, according to the provisions of said Act No. 82 of 1884; that on said property there
were due and unpaid at the time of said adjudication and sale the taxes due to the City of New Orleans for
the years 1873, 1874, 1875, 1876, 1877, 1878, 1879, 187x, 187x, amounting to the total
sum of One hundred and Twenty seven Dollars, (\$ 127.00 ⁰⁰/₁₀₀).

And now, in pursuance of said adjudication and by virtue of said Act No. 82, of 1884, and of the provisions of
the laws in such cases provided, and for the said consideration of Twenty Five
Dollars, (\$ 25.00 ⁰⁰/₁₀₀), paid
by said Mrs F and Mrs C E Ducour

the receipt whereof is hereby

acknowledged, the said Tax Collector for and in name and on the behalf of the State of Louisiana, does by these presents sell, assign, transfer and deliver unto the said *Mrs. Gaudin & Miss C. E. Duvivier*

here present and accepting these presents and purchasing for himself, his heirs and assigns, the property hereinbefore described, together with all the improvements thereon and rights thereunto belonging, giving and granting to said purchaser an absolute and irredeemable title to said property, with the right to immediate possession thereof, and free of all mortgages, liens and privileges except for State and City taxes for the year 1880 and subsequent years the State of Louisiana hereby agreeing to warrant and defend the title of said purchaser, and in case of eviction, or failure on the part of the State to give an absolute and perfect title to said property, to refund to said purchaser the said amount paid by him to the State for said property. The said purchaser hereby assumes and promises to pay all the State, City, Parish and Municipal taxes on said property for the year 1880 and subsequent years, together with all interest, costs, charges, fees and commissions which may be due and not paid.

name of the present owner of same, that said advertisements described or identified said property and designated the time and place of offering; that after having complied with all the requisites of law, he did offer for sale at public auction, at the time and place designated in such advertisements, to-wit: at the St. Charles Auction Exchange, all property so advertised, with all improvements thereon; that among and including in the property so advertised, he did advertise according to law, and after a strict compliance with all the requisites of law, the following described property, with all the improvements thereon, to-wit:

A certain lot of ground and improvements thereon in the Third District of the City of New Orleans, designated as lot no 16, in square no 374, bounded by Elysian Fields, Frenchman, Rampart and St. Claude streets; said lot no 16, measures 28 feet front on Elysian Fields street, by 154 feet in depth.