



20<sup>th</sup> October 1873,  
Sale of property

by  
The heirs of  
Mrs. M<sup>rs</sup> J. Ducoudré

To  
Jean Maumus,

Comm: off. B. 103 f. 141.



Oscar Drouot Not. pub.  
111 & 113 E. Alley

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*[Faint handwritten notes and bleed-through from the reverse side of the page, including names like 'Jean Maumus' and 'Oscar Drouot']*

State of Louisiana  
Parish & City of New Orleans,

Be it known that on this Twentieth  
day of the Month of October, in the year of  
our Lord, One thousand eight hundred & Seventy-  
Three,

Before me Oscar Drouot,  
Notary public, in and for the Parish & City of  
New Orleans, duly Commissioned & Sworn and  
in presence of the undersigned witnesses;

Personally came and appeared;  
M<sup>r</sup> Ste Croix Casimir Guinault, a duly  
licenced auctioneer of this City,

Who declared that pursuant and in  
obedience to a judgment from the Honorable  
The Judge of the Second District Court for  
the Parish of Orleans, rendered on the first and  
signed on the fifth of September last (1873),  
in the suit of Frank Ducoing, Francois  
Ducoing Jr, John Peter Ducoing, Joseph  
Ambroise Ducoing, Frank Ducoing Jr, John  
Ducoing, Belinda Ducoing wife of Alexander  
Borne & Catherine Pauline Ducoing wife of  
Richard P. Coman vs. The Minors Marie  
Pauline Ducoing & Jeanne Appolinaire Ducoing,  
& Jean alias Jeanby Ducoing, for a partition N<sup>o</sup>  
36,551, of the Docket of said Court, He  
did, on the Eleventh instant, at the Merchants'

and Auctioneers' Exchange, offer for Sale The property sought to be partitioned between said parties, plaintiffs & defendants, and ordered to be sold by him the said auctioneer by the above recited judgment, at which sale the following described property was adjudicated to M<sup>r</sup> Jean Maumus, of this City, for the price and sum of Two Thousand and four hundred dollars, to wit;

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One certain lot of ground situated in the Third District of this City, in the square comprised within Elysian Fields, Grove, Goodchildren & Frenchmen Streets, designated by the N<sup>o</sup>. Two, on a plan drawn by J. A. Pueyo, on the Tenth December 1840, and deposited in the office of the undersigned Notary and measuring Twenty-eight feet seven inches and four lines front on said Elysian Fields Street by one hundred and fifty four feet ten inches & four lines in depth, together with all & singular the buildings and improvements thereon, without exception or reservation, as the whole more fully appears by reference to the process-verbal of sale of said auctioneer, which is herewith annexed for reference,

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Now therefore pursuant to said adjudication, the said M<sup>r</sup> Croix Casimir Guindault, in his aforesaid capacity of Auctioneer, declared that he does, by these presents, in execution of said judgment & adjudication, grant, bargain, sell, convey, deliver and set-over with a full guarantee

against all troubles, debts, Mortgages, evictions, alien-  
-ations, liens and all other Encumbrances whatsoever,

Unto the said Jean Maumus, his  
heirs and assigns, The said party being also hereto  
present acknowledging possession and accepting, The  
above described property;

Which property belongs to the above  
Named plaintiff<sup>s</sup> & defendant<sup>s</sup> in Their Capacity of  
Sole & only heirs of The said late Francois Ducoing and  
Catherine Buret his wife and as having been recognized  
as such and sent into possession of Their Successions  
by a judgment of The said Second District Court  
for The parish of Orleans, rendered on The Sixteenth  
instant, a certified Copy of which judgment is here-  
-unto annexed for reference,

Which lot of ground belonged to the said  
late Francois Ducoing by Means of the legacy made  
to him by The late Francois Toulouse of a larger por-  
-tion of ground, by his last will & Testament executed  
on The Seventeenth day of June Eighteen hundred and  
Thirty-seven, before Amadee Ducatel a Notary public  
of This City, and duly homologated & probated in the late  
Court of Probates for This parish & City. June 23/37

To have and to hold The above described  
property unto the said purchaser his heirs and assigns  
from The day of said public Sale & forever and the  
said P<sup>te</sup> Louis Casimir Guinault in his aforesaid Capacity,  
unto the said purchaser his heirs and assigns, the aforesaid  
property against all persons or claims whom or what-

doever shall and will warrant and forever defend  
by these presents,

This Sale is made for and in Consideration  
of the Sum of Two Thousand and four hundred dol-  
lars, payable agreeably to the Conditions of said  
public Sale, One half Cash and the balance at a  
credit of One year; But the said purchaser  
having proposed and offered to pay the full  
price of the adjudication cash, which proposal  
having been accepted,

Now Therefore the said purchaser has  
actually in presence of the undersigned Notary and  
witnesses, paid the said Sum of Two Thou-  
sand and four hundred dollars, to the said P<sup>te</sup>  
Croy Casimir Guinault in his aforesaid Capacity  
who grants a full acquittance and discharge for the same,

From the annexed Certificate of the  
Recorder of Mortgages in and for this parish and  
City, bearing even date herewith, it appears that there  
is no Mortgage Standing in the Names of the said  
Francois Ducoing and Catherine Buret his wife and  
in the Names of their above named heirs and recorded  
against the above described property;

And from the annexed Certificate of the  
Register of Conveyances for this parish and City, bearing  
even date herewith, it appears that said property  
has not been alienated,

All the Taxes due on the above described pro-  
perty are paid, up to and included the year 1872, as

for those of the current year (1873), the purchaser  
hereby binds himself to pay them when due, agreeably  
to the conditions of said public sale,

Thus done <sup>and</sup> passed in my office, at the City  
of New Orleans, the day, Month <sup>and</sup> year above written, in  
presence of Messrs, Onisiphore Drouot <sup>and</sup> John  
Legier both of this City, Competent witnesses, who have  
herunto signed their Names with the said parties <sup>and</sup>  
me the Notary, after due reading of the foregoing;

Original signed:

\_\_\_\_\_ P. Guinault;

\_\_\_\_\_ J. Maumus;

\_\_\_\_\_ O. Drouot;

\_\_\_\_\_ John Legier;

\_\_\_\_\_ Oscar Drouot Notary.

A true Copy, \_\_\_\_\_

\_\_\_\_\_ New Orleans October 25<sup>th</sup> 1873. \_\_\_\_\_

Oscar Drouot

*(Signature)*  
notary.

