

# Dallas County, Texas Probate Cases 1846 – Early 1900's

Case Number 2050

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2050

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-----: INVENTORY AND APPRAISEMENT :-----

OF THE PROPERTY, REAL AND PERSONAL, BELONGING TO THE ESTATE OF  
O. S. RIGGEN, DECEASED.

*Real Estate*

50 x 150 feet on the North-east corner of Lamar and Elm Streets, Dallas, Dallas County, Texas, with two-story brick building; said lot being in Block 56 of the city of Dallas, and being the same property conveyed by J. C. O'Conner to O. S. Riggen, as per deed on record in Book 117, page 222, Dallas County Records of Deeds &c; meted and bounded as follows: Beginning at the North-east corner of Lamar and Elm Street; Thence Easterly with the North line of Elm Street 50 ft: Thence Northerly at right angles to Elm St. and parallel with Lamar St. 150 ft. 6 ins: Thence Westerly, parallel with Elm St., 50 ft.: Thence Southerly with the East line of Lamar St., 150 ft. 6 ins., to the beginning.

We value this property at.....\$65,000.00

Also 85 x 187 feet on the South side of San Jacinto St., about 150 ft. East of Pavilion St., with one story frame dwelling; said property being in Block 333 of the city of Dallas, and being the same property conveyed to O.S.Riggen by Wash Haws and wife as per deed of record in Book 93, page 595, Dallas County Records of Deeds, &c.; meted and bounded as follows: Beginning at a point on the South side of San Jacinto St., at the North-west corner of a lot sold by Jeff Word Jr., to W. P. Anderson; Thence South 45 West along the South line of said San Jacinto St., 85 ft. to the North-east

-: 1 :-

31  
As per *W. H. Lewis Jr.*  
Interest on *S. B. of July, 91*

of a lot 60 x 137 ft. sold by Jeff Word Jr. to Lacy McDonald; Thence South, 45 East 137 ft. to corner; Thence North, 45 East, 93 ft. to corner; Thence North 45 West to the place of beginning.

We value this property at \$ 2,700.00

Also 52 x 143 1/2 x 62 x 11 1/2 x 139 ft. on the North side of Bryan St. East of the H & T.C.R.R. being in Block 275, and being the same property purchased by O. S. Riggan from Jas. Smith, and wife, col., as per deed on record in book 93, page 597 Dallas County Records of Deeds, &c., meted and bounded as follows: Beginning on the North side of Bryan St., 156 ft. South, 45 West from Boll St: Thence South 45 West 52 ft. to Clayton Miller's one-half acre lot; Thence North 45 West 143 1/2 ft. to the H & T.C.R.R. right of way; Thence along said right of way 62 ft. to stake; Thence North, 45 East 11 1/2 ft. to Thomas Routh's West corner; Thence South, 45 East, 139 ft. to the beginning; containing 8906 square feet of land.

We value this property at \$ 2,000.00

Also 63 x 137 ft. 2 ins. by 98 1/2 by 66 ft. on the South side of Bryan St., in Block 269; being the same property purchased by O. S. Riggan from John Woods and wife, as per deed dated March 22nd, 1893, filed March 24th, 1893, and recorded in Book \_\_\_\_\_ Dallas County Records of Deeds, &c. meted and bounded as follows:- Beginning at a stake on the Southeast side of Bryan St., 78 ft. North-east from Hawkins St.; thence South-east 137 ft. 2 in. a stake on the line of the right of way of the H & T.C.

-: 2 :-

10 - O.S. Riggan 2/3 of the debt of 880.13  
Hudson & Co. 1/3

Railway Co.; thence North with the said right of way  
93 1/2 ft to a stake; thence Northwest 66 ft. to a  
stake in Bryan St., Stewart's original North corner;  
thence South-west with Bryan St., 66 ft. to beginning.

We value this property at

\$1800.00  
4900  
6500

Also lots 3; 5; 6; 7; 8; 9; 14; 15; 16; 18; 19; 20;  
21; 22; 23; 24; 25; & 26, West Block A; Lots 3; 5; 9; 14;  
15; 16; 17; 18; 19; 20; 21; & 24, Block B; Lots 1; 2; 3;  
4; 5; 6; 7; 8; 9; 10; & 11, Block C; Lots 4; 5; 6; 7; 8;  
9; 10 & 11, Block D; Lots 1; 2; 3; 4; 5; 6; 7; 8; 9; 10;  
12; 13; 14; 15 & 16 in Block E; Lots 2; 3; 4; 5; 6; 7;  
13 & 14, Block F; Lots 1; 2; 3; 4; 7; 8; 9 & 10, Block  
G; Lots 1; 2; 3; 4; 5; 6; 7; 8; 9; 10; 11 & 12, Block  
H; Lots 3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 15; 16; 17;  
18; 19; 20; 21; 22; & 23, Block I; and Lots 1; 2; 3;  
4; 5; 14; 20; 21; 22; 23; 24; in Block K; being a total  
of 122 lots, in College Park, Riggan's Addition to  
West Dallas, as per map on record in Book 84, page 604,  
and 605, Dallas County Records of Deeds, &c.,

We value these lots at

\$ 3,000.00

Also 30 acres of land, more or less, in Lagow  
league in Dallas County, Texas, and being the same  
land purchased of Bowser & Lamson as per deed on re-  
cord in Book 144, page 155, Dallas County Records of  
Deeds, &c., meted and bounded as follows: Being lot,  
tract or parcel of land, lying and being situated in  
the County of Dallas, State of Texas, in the Thomas  
Lagow League, and being the Northwest half of Block  
4 of the partition of the estate of M. C. Floyd, and  
out of the 680 acres of land conveyed to said M. C.  
Floyd by Daniel Parker, and Judith Parker, December 7th,

3  
... 70 of this deed or

880.12

1894, and more fully described as follows: to-wit:-  
Beginning at a point on the South-west line of said  
Lagow league, at the South corner of Block 1 of said  
partition; Thence South 45 East with said South-west  
line of said lagow league 289 1/3 vrs; a stake;  
Thence North 45 East parallel with the Southeast  
line of said Block 4, 567 1/2 vrs, a stake, the North  
East line of said lot 4; Thence North 45 West with  
said Northeast line 289 1/3 vrs, a stake, the North  
corner of said Block 4, the East corner of said  
Block 1; Thence South 45 West with the Southeast line  
of said Block 1, 567 1/2 vrs., a stake, the place of  
beginning, and containing 30 acres of land, more or  
less, and being a part of the same land conveyed to  
the said Bowser & Lemson by Mrs. Susan A. Good, March  
15th, 1890, recorded in Vol. 91, page 11, Record of  
Deeds, Dallas County, Texas.

XX We value this property at ~~(2,000)~~ \$10,000.00

Also 95 x 130 ft. on the Southwest corner of  
Hugo St., and Thomas Avenue, in Block 583 "U", of the  
city of Dallas, and being the same property conveyed  
to O. S. Rigger by W. H. Cox, as per deed on record  
in Book 144, page 251, Dallas County Records of Deeds,  
&c., meted and bounded as follows: Beginning at the  
South corner of Hugo St. and Thomas Avenue: Thence  
South 45 1/2 West with the South-east line of said  
Thomas Ave., 95 ft. Thence South 44 1/2 East at right  
angles to Thomas Avenue, 130 ft. a stake; Thence  
North 45 1/2 East parallel with Thomas Avenue, 95 ft.  
a stake, the South-west line of Hugo St; Thence North  
44 1/2 West with said line of Hugo St., 130 ft.

- : -

... suggest 70 of the debt of

780.13

estate, the place of beginning.

We value this property at \$ 1500.00

TOTAL VALUE OF REAL ESTATE.....\$ \_\_\_\_\_

-----: PERSONAL PROPERTY :-----

5 Shares of \$100.00 each (full paid) in the Oriental Hotel Co., which we value at \$ 250.00

10 Shares of \$100.00 each in the Oriental Hotel Co., on which has been paid the sum of \$700.00. This we value at 350.00

1 Diamond Stud 150.00

1 Gold Watch, 25.00

1 Office Desk, 20.00

1 Small ~~office~~ <sup>writing</sup> desk and chiffonier 30.00

1 Note of Wash Haws, dated December 31st, 1898, due six months after date, bearing 12% interest per annum from date, secured by deed of trust lien on lot 4 in Block A, College Park Addition, the same being valued by us at 34.85

1 Note by W. N. Coe, dated May 16th, 1891, due on or before one year; interest 10%, payable semi-annually (This note is in the hands of Murphy & Bolanz, and is transferred and attached as collateral to O. S. Riggen's note for \$1200.00 favor T.W. Hurst, with 12% interest.)

We value this note at 1600.00

1 Note of W. N. Coe, dated May 16th, 1891; due on or before ~~two~~ <sup>two</sup> years; interest at 10%, payable semi-annually: This note is in the hands of Murphy & Bolanz, transferred and attached as collateral to note made by

5  
O. S. Riggen 7/3 of this amt of 880.13







to wit B

Statement of O. S. Riggens Assets & Liabilities  
in Partnership of Hodge, Wheelock, and Riggens  
of Dallas Texas at time of O. S. Riggens death

June 26<sup>th</sup> 1891

Assets

One third Partnership interest in Furniture and  
Fixtures and lease of McLeod Hotel  
for eight (8) years and lease of Windsor  
Hotel for One (1) year; the whole  
valued at twenty six thousand dollars by  
us, when the Partnership was formed  
on first day of June 1891.

Liabilities

Four Notes of Hodge, Wheelock and Riggens  
to Fourth National Bank of Dallas TX  
as follows:

One Note due Sep. 17 1891	2660 00
" " " Oct. 17 "	2680 00
" " " Aug. 17 "	1170 08
" " " Nov. 17 "	<u>3000 00</u>
	9510 08

Bull loss in Business to June 26 1891	<u>1254 70</u>
	10964 78

O. S. Riggens is due Hodge & Wheelock on his one third Partnership interest as above stated	<u>5700 00</u>
---	----------------

O. S. Riggens put in Cash and drew out during June	2000 00
	<u>679 80</u>
	1320 20

Hodge & Wheelock is indebted  
to O. S. Riggens 2/3 of this amt or

880 13

Hodge & Wheelock

# DALLAS CITY TAX RECEIPT.


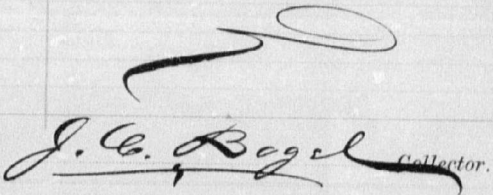
No. 12305

Received June 10 / 1891

of *O. S. Riggens*, \$1437.<sup>02</sup>  
 in payment of City Ad Valorem, Poll Tax, Special Dallas & Wichita and Texas & Pacific Railroad Taxes, School Tax and Interest and Sinking Fund upon the following described property:

AdVal Tax 7th W 1890	718 51
Ad Valorem Tax 1890	119 76
D. & W. R'y Tax, 1890	59 87
T. & P. R'y Tax, 1890	239 51
School Tax, 1890	299 37
Int. & Sink'g Fund, 1890	
City Cost	
Interest	
TOTAL	\$ 1437. <sup>02</sup>

JOHN F. WADLEY, STATIENER AND PRINTER, DALLAS, TEXAS.

No. LOT	No. BLOCK	DESCRIPTION.
2	48	Main St
50 x 150 1/2	52	Elm & Lamar
75 x 100	71	Larkwood & Main
94 1/2 x 185	79	St. Andrew & Wood
		

1191  
 MS  
 Dallas

1191

# DALLAS CITY TAX RECEIPT.

No. 123054

Received *June 10 / 1891*

of *O. S. Riggens*, \$ *1437.02*  
 in payment of City Ad Valorem, Poll Tax, Special Dallas & Wichita and Texas & Pacific Railroad Taxes, School Tax and Interest and Sinking Fund upon the following described property:

Ad Val. Tax 7th Ward, 1890	718 51
Ad Valorem Tax, 1890	119 76
D. & W. R'y Tax, 1890	59 87
T. & P. R'y Tax, 1890	239 51
School Tax, 1890	299 37
Int. & Sink'g Fund, 1890	
City Cost	
Interest	
TOTAL	\$ <u>1437.02</u>

JOHN F. WORLEY, STATIONER AND PRINTER, DALLAS, TEXAS.

No. LOT.	No. BLOCK	DESCRIPTION.
<i>2</i>	<i>48</i>	<i>Main St</i>
<i>50 x 150 1/2</i>	<i>52</i>	<i>Colm - Lamat</i>
<i>75 x 100</i>	<i>71</i>	<i>Jackson - Main</i>
<i>94 1/2 x 185</i>	<i>79</i>	<i>Main - Wood</i>
<i>3</i>		



*J. C. Bogel* Collector.

*1891*  
*MS*  
*11/16*



# Murphy & Bolander

## Real Estate and Collecting Agents

No. 21 MAIN ST.

Dallas, Tex. 17 June 1891

Pay to *W. H. Lewis*  
Ninety Eight & 75/100

MURPHY & BOLANDER  
15 1891

Order of *W. H. Lewis* \$98.75  
Dollars

IN CURRENT FUNDS

*W. H. Lewis*  
Per *W. H. Lewis*

\$210

Real Estate Brokers  
AND  
Investment Bankers.  
721 Main St., Dallas, Texas.

Per

North-Texas  
FOR SALE

MOLANZ

CHARGE

Dallas, Texas, June 11 1891  
O. S. Rigger

Two Hundred & Ten <sup>3</sup>/<sub>100</sub> Dollars,

for \$2000 - months interest to June 10/91 on two notes  
made by O. S. Rigger Dec 10/89  
in favor of J. C. Danner

and transferred to  
Principal extended 90 days @ 12%  
Murphy & Boland

\$210.00

Per 



ESTABLISHED 1871

LOANS NEGOTIATED

Real Estate Brokers  
AND  
Investment Bankers.  
721 Main St., Dallas, Texas.

Red & 11 18 10

REEVES' ELASTIC FIRE AND WATER-PROOF ROOF PAINT.

Dallas July 21

1891

McCluskey W. Poling of Os Reggen

To WILLIAM REEVES, Dr.

To Clearing, Repairing and painting Roof Building  
Cor. Lamar - Elm & Oak St.

MAIN OFFICE, No. 5 N. SYCAMORE ST., DALLAS, TEXAS.

This Paint is guaranteed not to crack, scale, blister, run, rub or wash off, and to remain in contact and water-tight for \_\_\_\_\_ years from date incident reported; and if not as guaranteed, I obligate myself to repaint the work or refund the money.

Painting & Repairing  
Clearing off Roof

MURPHY & CO. PAINTERS

\$ 15.00  
3.00

Red Pay  
Wm. Reeves

\$ 18.00

PAID

Wm. Reeves

Dallas, Texas, August 17<sup>th</sup> 1891  
Miss Skilton Bro<sup>ch</sup> Estate of O. S. Riggan  
Bought of **A. J. KNIGHT**

DEALER IN  
**WALL & PAPER AND ARTISTS & SUPPLIES.**

714 ELM STREET

MURPHY & CO  
AUG 17 1891

My 2020. Catching Catalog 3.25 3.25  
Recd of Murphy & Co agents  
for Est of O. S. Riggan  
Three 25% of balance  
be full of this acct  
Skilton Bro

ZN  
Extra  
ix



10.  
476 Howland Ave. New York City

19  
Estate of O. S. Riggs

25 - Sealers 1900  
16.0 of S. H. Bros  
Six <sup>74</sup>/<sub>100</sub> Sealers in open  
Plastering in Lumber &  
Pec and

1891  
MURPHY & BOLANZ

Receiv'd of Bolanz & Co

for Estate of O. S. Riggs  
Six <sup>74</sup>/<sub>100</sub> Dollars in full  
of this bill S. H. Bros

\$6.20

Exhibit 14

DALLAS Aug 22 1891

M Estate of O. S. Rigger

In Acct with

MURPHY & BOLANZ

REAL ESTATE AND

COLLECTING AGENCIES



NO 721 MAIN STREET

WE SELL CITY PROPERTY, FARMS AND VACANT LANDS, IN THE CITY AND COUNTY OF DALLAS, EXCLUSIVELY FOR OTHERS, ON COMMISSION ONLY, RENT HOUSES AND COLLECT RENTS, NEGOTIATE LOANS, TAKE ACKNOWLEDGMENTS, FURNISH ABSTRACTS OF TITLE, FURNISH CORRECT LAND PLATS, MAKE CITY AND COUNTY MAPS FOR SALE, ROLLER PROPERTY AND PAY TAXES

DATE	NO MONTHS	COLLECTED OF	FROM	TO	LOCATION OF PROPERTY	WHY PAID	TOTAL COLLECTED	AMOUNT PAID	AMOUNT OF EXPENSE	AMOUNT	TOTAL	
May 21	By	Balance acct rend								23339		
June 1	"	W.R. Merriam	July 12 <sup>th</sup> floor	N 8 <sup>th</sup> cor	Edin & Lamar St	100	5	5		95		
6	"	A. Wolfe	"	"	25x25 ft cor Lamar St	60	"	3		57		
8	"	Jm. Skelton Bros	"	"	Ground floor S 8 <sup>th</sup> cor Lamar & Ave	150	"	750		14250		
"	"	J.H. Ord	"	"	217 Edin St	160	"	8		152		
10	"	B. W. Stouchard note of June 1891 by O.S. Rigger to himself due in 90 days @ 12% interest									1000	
"	"	W.R. Merriam	Aug 12 <sup>th</sup> floor	N 8 <sup>th</sup> cor	Edin & Lamar St	100	5	5		95		
6	"	J.H. Ord	"	"	Ground floor 217 Edin St	160	"	800		152		
"	"	A. Wolfe	"	"	25x25 ft Lamar St	60	"	3		57		
14	"	Jm. Skelton Bros	"	"	S 8 <sup>th</sup> cor Ave & Lamar St	150	"	750		14250		
Sept 1	"	W.R. Merriam	Sept 12 <sup>th</sup> floor	N 8 <sup>th</sup> cor	Edin & Lamar St	100	"	5		95		
6	"	A. Wolfe	"	"	25x25 ft Lamar St	60	"	3		57		
7	"	J.H. Ord	"	"	ground floor 217 Edin St	160	"	8		152		
17	"	Jm. Skelton Bros	"	"	S 8 <sup>th</sup> cor Ave & Lamar St	150	"	750		14250	257259	
Balance												
"	To	Interest on balance of May 1 91					204 <sup>80</sup>				405	
"	"	Cash paid ready deed from W. M. Coe									1	
"	"	Do Do Do 5 favours yourself 1000 <sup>00</sup> loan									2	
"	"	Do Do Do release from Simpson Clark									1	
"	"	Comms for negotiating 1000 <sup>00</sup> loan of June 1891									15	
"	"	Cash pa City taxes '90 <sup>11037<sup>00</sup></sup> Rents & paying De 1 <sup>st</sup>									143802	
"	"	3 mos int to June 1891 on 2 notes 5000 <sup>00</sup> of Dec 10/89 Extd 90 days									210	
"	"	Comms for Extg Do									70	
"	"	Cash pa W. Lewis 1/4 Cort Aubrey Charles									9875	
"	"	Do W <sup>th</sup> Avenir 74									18	
"	"	Interest on D. Bal of July 1 91					159 <sup>00</sup>				160	
"	"	Cash paid a. J. Knight									325	
"	"	Do Jm. Skelton Bros									675	
"	"	Balance									257259	
22	By	Balance in your favours									70347	

THE STATE OF TEXAS

COUNTY OF DALLAS.

BEFORE THE UNDERSIGNED AUTHORITY, this

day personally appeared

J. P. Murphy  
M. E. Parry and H. C. Burcew

Appraisers of the above named Estate, heretofore appointed by the Court, and each, being duly sworn, says that the above and foregoing is a just and true appraisal of the property pointed out to them as belonging to said Estate.

J. P. Murphy  
M. E. Parry  
H. C. Burcew

SWORN TO AND SUBSCRIBED before me, this the 28 day of Aug A.D. 1891.

Geo. W. Hill Notary Public  
Dallas, Texas

By \_\_\_\_\_

Deputy.

Inventary.

Filed Aug. 28, 1851

J. H. Deane & Co. Clerks

By J. H. Deane

Examined & approved

Sept. 15<sup>th</sup> 1851

J. H. Deane

apptd

Recorded

Recd \$700

... 7008 98, page 98, Dallas County Records of  
... as follows: Beginning at  
... State St., at the  
... 1851

O. S. Rigger and wife

By Trust Deed

J. S. Goodpastor for  
Goodpastor Bank

The State of Texas

33.

County of Dallas

Know all men by these presents, that O. S. Rigger  
and Lillian H. Rigger (his wife) of Dallas County, in  
the State of Texas, in consideration of the sum of  
One Dollar, to them cash in hand, paid by J. S.

Goodpastor the receipt whereof is hereby acknowledged,  
and in further consideration of the indebtedness here-  
inafter mentioned, and the credit given to them for  
the payment of the same have granted, bargained,  
sold and conveyed, and by these presents do grant,  
bargain, sell and convey unto the said J. S. Good-  
pastor Trustee, and his successors in the trusts hereinaf-  
ter set forth all and singular, the property described

as follows, to-wit: Situated in the city and County of  
Dallas, State of Texas, the first lot being the one

on the official map of said City as part of block  
333 conveyed to O. S. Rigger by Wash Hays and  
wife, and being 87 feet front on San Jacinto Street by

187 feet deep. The second lot being 52 feet front  
by 189 feet deep on Bryan Street, known on the  
official map of said City as a part of block

no 275 conveyed to O. S. Rigger by Mrs. L. Smith  
and wife. The third lot being 66 feet by 137 feet  
on said Bryan Street and known on the official map

of the City of Dallas as part of block no 269  
conveyed to O. S. Rigger by John Woods and wife.

The fourth lot being the one undivided half of lot  
no 5 of Nathan Hawks addition to the City of  
Dallas, situated on the north side of McKinney  
avenue, said lot no 5 being 60 feet by 150 feet deep.

Together with all and singular, the rights, members and ad-  
vantages and appurtenances to the same belonging or in

2

anywise incident or appertaining. To have and to hold, all and singular, the said premises unto him the said J. B. Goodpaster, his successors and his or their assigns forever, in trust however, for the following purposes and upon the following conditions, viz: If the said C. S. Rigger and Lillian H. Rigger shall well and truly pay off and discharge at the maturity thereof, according to the tenor and effect thereof, one promissory note made by C. S. Rigger and Lillian H. Rigger payable to the order of Goodpaster's Bank, Orange, N. Y. and described as follows: One note dated 26<sup>th</sup> December 1888 and due twelve months from date for Nine thousand four hundred and sixty eight Dollars, with 8% Int. Payable semi-annually, with two Int. Coupons attached each for the sum of three hundred and twenty eight and  $\frac{72}{100}$  Dollars payable on the 26<sup>th</sup> June and Dec. 1889 & this note is recouped in consideration of the payment to C. S. Rigger by said Bank of Five thousand Dollars in cash and the further payment by said Bank of the following notes viz \$1060<sup>00</sup> held by J. R. Irvine and Co due 5<sup>th</sup> July 1889 also 1905<sup>00</sup> held by J. R. Irvine and Co due 22<sup>nd</sup> March 1889, also 1500<sup>00</sup> held by North Texas Nat Bank due 5<sup>th</sup> July 1889 all of said notes being recouped by the said C. S. Rigger > then the said conveyance shall become null and void; but if default shall be made in the payment of said promissory note or any of said coupons when the same shall be due and payable, according to the tenor and effect thereof, then the said J. B. Goodpaster trustee, or his successor in this trust, shall be and is hereby authorized and empowered, when requested so to do, by the holder of the said note, or any of said coupons after such default, to sell the said

property at public auction for cash, at the door  
 of the County Court House, in the city of Dallas  
 in Dallas County Texas, after having given public  
 notice of the time and place of such sale by one  
 written notice thereof on the bulletin board at the  
 Courthouse in the said County of Dallas, State of  
 Texas, for at least ten days prior to the day  
 appointed for such sale; and after such sale is  
 made, to the purchaser or purchasers thereof, a  
 good and sufficient deed in fee simple to the prem-  
 ises so sold, with the usual covenants and warranties,  
 and to receive the proceeds of said sale which  
 shall be applied as follows; First, to the pay-  
 ment of all necessary costs and expenses incident  
 to the execution of said trusts, including a  
 reasonable fee to the trustee. Second, to the pay-  
 ment, maturity of the said note, then unpaid  
 principal and accrued interest (it being understood  
 that other default shall be made in payment  
 of any of said notes, or coupons, all the others  
 shall become at once due and payable, at the  
 option of the holders thereof) Third, the remainder,  
 if any there shall be after the payment of all  
 said costs and expenses and the principal and  
 interest of said note and coupons shall be paid  
 to the said C. R. Rigger or to his heirs or assigns.  
 The deed which shall be given by the said trustee  
 or his successor to the purchaser or purchasers at  
 such sale, shall be prima facie evidence of the  
 truth of all the recitals therein as to default in  
 the payment of said note, or coupons, the request  
 of the said trustee to sell, the advertisement of  
 such sale, the proceedings at such sale, and the  
 facts, if any, authorizing a substitute to act in  
 the premises, in case of the death of the said

11  
J. B. Goodpastor, trustee, of his refusal or inability,  
for any reason to make said sale or to perform  
said trusts, then, at the request of the holder of  
said note or any of sd. Coupons, the then acting  
Sheriff of Dallas County, Texas, shall become the  
Trustee herein, as the substitute per said J. B. Good-  
pastor and said substitute trustee shall thereupon  
succeed to all estate, rights, powers and trusts  
hereinbefore granted to or vested in, the said  
J. B. Goodpastor. Witness our hands this 26<sup>th</sup> day  
of December A. D. 1888.

C. J. Rigger  
Lillian H. Rigger

The State of Texas } ss.

County of Dallas } Before me H. C. Curlew, a Notary  
Public in and for Dallas County, Texas, this day  
personally appeared C. J. Rigger and wife Lillian H.  
Rigger known to me to be the persons whose names  
are subscribed to the foregoing instrument of writing,  
and acknowledged to me that they executed the said  
instrument for the purposes and consideration therein  
stated and the said Lillian H. Rigger having been  
examined by me privately and apart from her husband  
and having the said instrument fully explained to her  
she the said Lillian H. Rigger acknowledged the  
same to be her act and deed, and declared that she  
had willingly signed the same for the purposes and  
considerations therein expressed and that she did  
not wish to retract it. Given under my hand and  
seal of Office this 26<sup>th</sup> day of December A. D. 1888.

(RS)

H. C. Curlew, Notary Public  
Dallas County Texas.



Filed for record this 26<sup>th</sup> day of December A.D. 1888 at 3<sup>15</sup> o'clock P.M.

J. B. Scott Clerk  
By J. P. Salmons sdy

Recorded this 1<sup>st</sup> day of January A.D. 1889.

J. B. Scott Clerk  
By J. P. Lewis sdy

The State of Texas, }  
County of Dallas. }

J. B. SCOTT, Clerk of the County Court of

Dallas County Texas, certify that the foregoing is a true copy of Deed of Trust  
C. A. Riggin and wife to J. B. Goodrich

as the same appears of record in Book No. 21 page 502 of the

Record of Trust Deeds of Dallas County Texas.

Witness my hand and seal of office this 9 day of April 1890

By J. H. Rathke Deputy. S. B. SCOTT, Co. Clerk, Dallas Co., Tex.

In the estate of O.S. Riggan, Deceased : Pending in the County  
W.N. Coe, Administrator. : Court Dallas Co., Texas.  
: Probate side.

Your petitioner, Henry Smith, a citizen of Dallas County, Texas, appears and respectfully shows unto the Court that he is the owner of one certain note, made by O.S. Riggan and Lillian H. Riggan, dated the 26th day of December, 1898, and payable in its face to Goodmaster Bank of Greenville, Ky., The said note is for the sum of Nine Thousand, Four Hundred and Sixtyeight (\$9468.00) Dollars, and bears interest at the rate of eight per cent per annum from date; and is payable with the sum of \$9468.00, Dollars, on the 1st day of January, 1900, besides all interest paid up to ~~the~~ <sup>June 26<sup>th</sup></sup> 1900.

That said note is a valid debt against the estate of O.S. Riggan, Deceased, and a proper affidavit of such claim was made by your petitioner as the law directs, on the 21st day of September, 1891, and said claim on the 25th day of September, 1891, was by your petitioner duly presented to W.N. Coe, the administrator of said estate. That this said claim was <sup>allowed by said Coe</sup> filed ~~on~~ <sup>in</sup> October, 1891, in this Hon. Court and after laying over until April 2nd, 1892, was by the judge of this Court duly examined and approved, for the sum of \$9468.00, and interest, less the credits on the same, as a third class claim, and ordered paid in due course of administration.

That on-to-wit, the 26th day of December, 1898, the day the said note was executed, and for the purpose of securing the same, O.S. Riggan and Lillian H. Riggan, his wife made, executed and delivered to G.L. Goodmaster their certain Trust Deed, conveying to said Goodmaster <sup>in</sup> with other property which was sold by Riggan in his lifetime and the proceeds credited on said note the following described property to-wit:

All and singular the property described as follows, viz: Situated

In the City and County of Dallas, State of Texas, the first lot being known on the official map of said City as part of Block No. 274, conveyed to U.S. Rigney, by deed, bears one acre and being 67 feet front on Sunday street and 147 feet deep. The second lot being 52 feet front by 108 feet deep on Bryan street, shown on the official map of said City as a part of Block No. 275, conveyed to U.S. Rigney by J.C. Smith and wife. The third lot being 66 feet by 124 feet on said Bryan street, and shown on the official map of the City of Dallas as part of Block No. 289, conveyed to U.S. Rigney by John Woods and wife.

In the purpose of securing the payment of said note. *Certified Copy*  
*of which Trust deed is hereto attached and made part hereof*  
That said note is long past due. Wherefore petitioner

prays that said note be sold by public sale, and that upon a hearing had that he be granted an order of this Court instructing the Administrator, W.N. Coe, to sell the above described land on such terms and conditions as the Court may prescribe for the satisfaction of the above mentioned debt.

Petitioner submits that the best way to sell said land, would be by private sale, subject to the order and approval of this Court, but that as a method of sale, either private or public would suit this petitioner. All of which is humbly submitted.

*H. H. Smith*

I hereby waive citation and notice of the filing of this application and hereby accept service of same. *This July 11, 1892*

*W. H. Coe*  
*admr.*

to  
Estate of  
O.S. Ruggen  
deceased  
W.N. Coe Adm<sup>r</sup>

Filed July 2, 1892  
D.P. Beall Clerk  
By J.F. Lewis C.

Jan 11/92

Recorded

Applicant granted and returned  
admission to the residence of the  
property of the estate of O.S. Ruggen  
for cash (bank) report of  
the estate to the court  
of the estate

## The State of Texas,

To All Persons Interested in the Estate of

*O. J. Riggins*

Deceased.

*W. M. Coe* Administrator of said Estate, has filed, in the County Court of Dallas County, an application for the sale of certain lands belonging to said Estate for the payment of the debts due of the following description, to-wit:

Situated in Dallas County, Texas, 400 by 300 feet, in the Riggins' College Addition to the City of Dallas, and designated as College Campus on the map of said Riggins Addition, which is found of record in Book 84, pages 604 to 605 of Dallas County records of Deeds - said land bounded on the North by Simpson Avenue, on the East by Sangre Avenue; on the South by Schneider Avenue, and on the West by Morton Avenue in said addition. Also a certain gold watch appraised at twenty-five (\$25.00) Dollars,

which application will be heard at the next regular term of said Court, commencing on the *First Monday in May*, A. D. 1894, at the Court House in the City of Dallas, at which time and place all persons interested in said Estate shall appear and contest said application, and show cause why such sale should not be made, should they choose to do so.

WITNESS: L. H. HUGHES, County Clerk of Dallas County, Texas.

Given under my hand and seal of said Court, at office in the City of Dallas, this *28<sup>th</sup>* day of *March*, A. D. 1894

L. H. HUGHES,

County Clerk Dallas County, Texas.

By

*A. B. Rawlins*

Deputy

67

No. 1565

COUNTY COURT.

ESTATE OF

*C. S. Riggins*  
Deceased.

Notice of Application for Sale of Real Estate.

Issued this *28<sup>th</sup>* day of *March*  
A. D. 189*4*

L. H. HUGHES, Co. Clerk.

By *W. B. Paulins* Deputy.

SHERIFF'S RETURN.

Came to hand on the *28<sup>th</sup>* day of  
*March* 189*4*, and executed  
the *28<sup>th</sup>* day of *March* 189*4*  
by posting up three copies of this writ at three  
public places in Dallas County, one of which  
was the Court House door of said County, and  
no two of which were in the same town or city.

*Ben E. Carver*  
SHERIFF DALLAS COUNTY.

By *W. H. Carver* Deputy.

A. D. ALDRIDGE & CO., PRINTERS, DALLAS.

*Fees \$5.00*  
*Recorded*

The State of Texas,

To All Persons Interested in the Estate of

O S Riggan

Deceased.

*J. C. Cow* Administrator of said Estate, has filed, in the County Court of Dallas County, an application for the sale of certain lands belonging to said Estate for the payment of the debts due of the following description, to-wit:

Lot 13 in Block A.  
 Lot 13 in Block C.  
 Lot 2 in Block D.  
 Lot 13 in Block H.

all of said lots being located in the O S Riggan College Park Addition to West Dallas and being the separate property of O S Riggan Deceased.

Also an application to cancel and surrender the vendor lien notes herein after recited, and reconveyance of the lots upon which the same constitute a lien to said administrator, viz: 3 vendor lien notes of J. M. Meeks on lot 11, Block E for the sum of \$750<sup>00</sup> each, given the first day of June 1887. 3 vendor lien notes of Geo. Coleman on lot 11, Block C for the sum of \$750<sup>00</sup> each, given the first day of June 1887. 3 vendor lien notes of Richard Hagen on lot 12, Block D, for the sum of \$750<sup>00</sup> each, given the first day of June 1887. 3 vendor lien notes of J. L. Record on lot 17, Block B for the sum of \$750<sup>00</sup> each, given the first day of June 1887. 3 vendor lien notes of Mary Freedman on lot 13, Block D, for the sum of \$250<sup>00</sup> each, given first day of June 1887. 3 vendor lien notes of Wm. A. Wood on lot 12, Block A for \$750<sup>00</sup> each given June 1, 1887. All said lots situated in O S Riggan College Park Addition to West Dallas

which application will be heard at the next regular term of said Court, commencing on the ~~first~~ Monday in ~~November~~ *November* A. D. 1897, at the Court House in the City of Dallas, at which time and place all persons interested in said Estate shall appear and contest said application, and show cause why such sale should not be made, should they choose to do so.

WITNESS: L. H. HUGHES, County Clerk of Dallas County, Texas.

Given under my hand and seal of said Court, at office in the City of Dallas, this 14 day of August A. D. 1897

L. H. HUGHES,

A. S. JACKSON County Clerk Dallas County, Texas.

By

*J. B. Burt*

Deputy

Recorded  
11-27-97.

67

No. 1505

COUNTY COURT.

ESTATE OF

O. R. Reagin

Deceased.

Notice of Application for Sale of Real Estate.

Issued this 14 day of Aug

A. D. 1897

L. H. HUGHES, Co. Clerk.

By J. H. Jackson Deputy.

SHERIFF'S RETURN.

Came to hand on the 14 day of August 1897, and executed the 14 day of August 1897 by posting up three copies of this writ at three public places in Dallas County, one of which was the Court House door of said County, and no two of which were in the same town or city.

Wm E. Label  
SHERIFF DALLAS COUNTY.

By J. H. Jackson Deputy.

D. ALBRIDGE & CO., PRINTERS, DALLAS.

Fees \$ 3.00



1 The State of Texas } In the Probate Court  
 2 County of Dallas } of Dallas County, Tex.

4 In Re. the estate of  
 5 O. S. Rigger, dec'd.  
 6 W. N. Cor., Adm'r.

7 To the Hon. Probate Court:

8 Your petitioners would respectfully  
 9 show to the court the following facts, to-wit:

10 on the 15<sup>th</sup> day of May—1891, O. S. Rigger  
 11 made and executed, his four certain  
 12 promisory notes, of the day and year aforesaid,  
 13 wherein he promised to pay, to the  
 14 order of himself, the following sums, to-wit:

15 The sum of Twenty Five hundred dollars  
 16 due the 15<sup>th</sup> day of August 1891;

17 The sum of Fifteen hundred dollars, due  
 18 the 15<sup>th</sup> day of August—1891;

19 The sum of Fifteen hundred dollars, due  
 20 the 15<sup>th</sup> day of August—1891;

21 And the sum of Twenty Five hundred dol-  
 22 lars, the 15<sup>th</sup> day of August—1891;

23 All of said notes, <sup>being issued simultaneously and</sup> bearing interest at the  
 24 rate of 12% from date, and attorney's fees

25 That subsequent to the making and  
 26 execution of said notes, and during his  
 27 lifetime, said Rigger indorsed in blank  
 28 said notes and they, for a valuable, con-

29 sideration, became the property of your  
 30 petitioners, as follows: the first two notes  
 31 mentioned are the property of Murphy &  
 32 Colanz; the third note mentioned is the

1 property of J. B. Mayo; while the fourth  
 2 note mentioned is the property of A. A.  
 3 Caruth. That said notes were issued  
 4 simultaneously, and said Rigger, for  
 5 the purpose of securing the prompt pay-  
 6 ment of said note when they may become  
 7 due, made, executed, and delivered  
 8 his certain deed of trust, wherein he  
 9 conveyed to J. P. Murphy, Trustee the  
 10 following described land tract;  
 11 situated in the County of Dallas,  
 12 State of Texas, in the Thomas Lagon  
 13 League, and being the n. w. half of block  
 14 No. 4, of the partition of the estate of N. C.  
 15 Floyd, and out of the 680 acres of land  
 16 conveyed to said N. C. Floyd by Daniel  
 17 Parker and Judith Parker, Dec. 7, 1854,  
 18 and more fully described as follows to-  
 19 wit: Beginning at a point on the s. w.  
 20 line of said Lagon League, as the south  
 21 corner of Block No. 1, of said partition; thence  
 22 s. 45. E. with said s. w. line of said Lagon  
 23 League 289  $\frac{1}{2}$  vs. a stake; thence N. 45. E.  
 24 parallel with the s. E. line of said block  
 25 No. 4, 567  $\frac{1}{2}$  vs. a stake, the N. E. line of  
 26 said lot, No. 4; thence N. 45. W. with said  
 27 n. E. line 289  $\frac{1}{2}$  vs. a stake, the north cor-  
 28 ner of said Block No. 4, the east corner  
 29 of said Block No. 1; thence S. 45. W. with  
 30 the s. E. line of said Block No. 1, 567  $\frac{1}{2}$  vs  
 31 a stake, the place of beginning and  
 32 containing 30 acres of land more

1 or less. That said deed of Trust pro-  
2 vides that in case of default in pay-  
3 ment, being made by said Riggen of  
4 his four several notes (as hereinbefore set  
5 forth) when the same fell due, then the  
6 trustee is to proceed to sell said described  
7 property and apply the proceeds to the  
8 payment of said notes and the expenses  
9 of said sale. That default was made  
10 in the payment of said notes, and  
11 your petitioners, as the legal holders  
12 and owners of same, are thereby entitled  
13 to have said trust executed according  
14 to the terms of said deed of trust. That  
15 the death of said Riggen necessitates  
16 the substitution of the Administrator  
17 of said Riggen's estate, for the Trustee,  
18 Mas W. N. Cor has been duly appointed  
19 and has qualified as the said Admin-  
20 istrator in said Court. That the claims  
21 of your petitioners were examined  
22 by said administrator and, on the 31<sup>st</sup>  
23 day of December 1891, were duly allow-  
24 ed and approved; and, subsequently,  
25 on the 19<sup>th</sup> day of January 1892, this  
26 Court approved said claims.

27 Therefore, you, petitioners, ask  
28 an order of Court, directing the Admini-  
29 strator to proceed to carry out the terms  
30 of said trust, and to apply the pro-  
31 ceeds, or as much thereof as is necessa-  
32 ry, in satisfaction of said mortgage

1 lien; that the administrator be cited to  
2 appear in answer to this application;  
3 and that a general citation issue as the  
4 law provides.

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Murphy & Dolan,  
J. B. Mayo,  
A. A. Caruth,  
by C. P. Smith, their atty.

No. 1565.

In the Probate Court of  
Dallas County, Texas  
Estate of C. B. Riggen <sup>deceased</sup>  
W. N. Corl Adminr.

Application of Murphy &  
Polamy, J. B. Mayo and  
A. A. Caruth for an order  
to sell real property to  
satisfy a mortgage lien

FILED

JAN 19 1892

S. W. SCOTT, County Clerk

By A. S. Jackson

Jan 19 92

Recorded

Book 4 27 366 - 200

The citation, required to be made on me  
in Act 2067 Per. Stat. in this applica-  
tion waived and service of such citation  
is hereby accepted on this appeal.

May 7, 1892

J. M. Cole

Adm'or Est. of Riggen  
dec'd

#1,565.

Estate of O. S. Riggan, Deed.

April 22, 1899.

W. N. Coe, administrator.

This day came on to be heard in the matter of the estate of O. S. Riggan, deceased, the report of W. N. Coe, administrator of said estate, of the sale of the tracts of land hereinafter described, made in obedience to the orders of this court made and entered on the 6th day of June, 1894, and on the 20th day of November, 1897. And it appearing to the court that the said report of sale has been filed and docketed in the manner and for the time required by law; and it further appearing upon examination that the said sale was fairly made, and in conformity with law, and that the said lots and tracts of land brought a fair price; and it further appearing that J. C. O'Connor became the purchaser of the said lots and tracts of land at private sale for the aggregate sum of One hundred dollars, payable in cash; that the said sale ought to be confirmed, and that the said land is described as follows, to-wit:

Lot 13 Block A; lot 13 in Block C; lot 2 in Block D; lot 13 in Block K; lot 11 in Block E; all of said lots being located in the O. S. Riggan College Park Addition to the town of West Dallas, Dallas county, Texas.

Also the following tract of land, being 450 by 300 feet, in the O. S. Riggan College Park Addition to the town of West Dallas, Dallas county, Texas, and designated as college campus on the map of said Riggan Addition, which is found of record in Book 84, pages 604 to 605 of Dallas county records of deeds, said land bounded on the north by Simpson Avenue; on the east by Sanner avenue; on the south by Schneider avenue; and on the west by Norton Avenue in said addition.

It is ordered, adjudged and decreed by the court that the said sale be and the same is in all respects approved and confirmed; and that the said report of sale be recorded by the clerk. And it is further ordered that the said W. W. Coe, administrator as aforesaid, make a proper conveyance of the said lands to the said J. C. Connor upon his compliance with the said terms of sale.

East of O. S. Riggens' land } In the County Court,  
No. 1665 } of Dallas Co. Tex.,

(W. H. Coe Admin.) Probate Side,

Now comes W. H. Coe Administrator of the said Estate and reports unto the Hon. Court, that in pursuance of an order of this Hon. Court granted on the 23 day of August 1897, directing him to sell the following described property viz:

Situated in the City and County of Dallas, State of Texas, the first lot being known on the official map of said City as part of Block 333 conveyed to O. S. Riggens by W. A. H. H. and wife and being 57 feet front on San Jacinto Street, by 187 feet deep.

The Second Lot being 52 feet front by 189 feet deep on Bryan Street, known on the official map of said City as a part of Block No. 275 conveyed to O. S. Riggens by James R. Smith and wife.

The Third lot being 66 feet by 137 feet on said Bryan Street and known on the official map of the City of Dallas as a part of Block No. 269, conveyed to O. S. Riggens by John Woods and wife, a public or private sale as to him may seem best, that



he has sold the same on the  
26<sup>th</sup> day of August 1892 at  
Dallas Texas to H. H. Smith  
who resides in Dallas County  
Texas for the sum of \$10,000.00 in  
Cash and that such sale was  
private.

This Administrator represents  
that in his judgment such  
sale is advantageous to the Estate  
and recommends that it be approved.

All of which report is  
respectfully submitted for the  
action of this Honorable  
Court thereon.

W. H. Col  
Administrator of the  
Estate of C. Piggan

Subscribed & sworn to before me this 1<sup>st</sup> day of September

H. B. Smith Clerk

By J. S. Lewis

No 1563

Estate of  
S Riggen deceased

W M Coakley

Report of Sale

FILED

AUG 28 1888

S. M. SCOTT, County Clerk,

By J. P. Lewis Deputy.

Aug 31 1888  
Approved John [unclear]  
deceased confirmed that  
A. D. [unclear] is/was to make  
title to the property on  
compliance with the terms  
of said [unclear]

<Recorded>

FILED BY THE DALLAS GENEALOGICAL SOCIETY-1978

1 The State of Texas } In the Probate Court  
 2 County of Dallas } of Dallas Co Tex

4 In Re the estate of  
 5 O. S. Rigger, decd.  
 6 W. N. Cor. Admr.

7 To The Hon Probate Court:

8 Your petitioner would respect-  
 9 fully show to the court the following  
 10 facts, to wit: That heretofore to wit on the  
 11 25 day of April ————— 1890, O. S. Rig-  
 12 gen, made executed and delivered his  
 13 certain promissory note, of the day and  
 14 year aforesaid, wherein he promised to  
 15 pay to the <sup>H. S. Fleming who endorsed same to</sup> order of your petitioner, due  
 16 <sup>in</sup> thirty days, date, the sum of Seven thousand  
 17 Five hundred (\$7500.) dollars with 12% of  
 18 interest from date and attorneys fees

19 That, contemporaneous with the making  
 20 executing and delivering of said note  
 21 to <sup>said H. S. Fleming who after ward endorsed to</sup> your petitioner, said Rigger, for the  
 22 purpose of securing the payment of  
 23 said note, executed his certain deed  
 24 of trust, on land hereinafter described  
 25 wherein he conveyed to J. P. Murphy,  
 26 Trustee, the following land, to wit:  
 27 lying and being situated in the <sup>City and</sup> County  
 28 of Dallas, State of Texas, and being two  
 29 tracts of land as follows, to wit:

30 The first being a part of block 53 ac-  
 31 cording to Murphy & Bolanz' official  
 32 map of the City of Dallas Texas, and

X  
1 more fully described as follows, to wit:  
2 beginning at the N.E. corner of Elm and  
3 Lamar streets, thence in an easterly di-  
4 rection with the north line of Elm St, 50  
5 feet, a stake; thence in a northerly direc-  
6 tion at right angles to said Elm street  
7 150 feet 6 inches, a stake; thence in a  
8 westerly direction parallel with said  
9 Elm street, 50 feet a stake the east line  
10 of said Lamar street; thence in a  
11 southerly direction with said east line  
12 of <sup>said</sup> Lamar street 150 feet 6 inches, a stake,  
13 the N.E. corner of Elm and Lamar  
14 streets, the place of beginning.

15 The second being a part of the David  
16 Hunter 320 acre survey, and known as  
17 Lots Nos. 3, 5, 6, 7, 8, 9, 14, 15, 16, 18, 19, 20, 21, 22,  
18 23, 24, 25, and 26, in Block "A"; Lots Nos. 5,  
19 8, 9, 14, 15, 16, 17, 18, 19, 20, 21, and 24, in Block  
20 "B"; Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, in  
21 Block "C"; Lots Nos. 4, 5, 6, 7, 8, 9, 10, 11, in Block  
22 "D"; Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,  
23 13, 14, 15, and 16, in Block "E"; Lots Nos. 2,  
24 3, 4, 5, 6, 7, 13, and 14, in Block "F"; Lots  
25 Nos. 1, 2, 3, 4, 7, 8, 9, and 10, in Block "G"; Lots  
26 Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, in Block "H";  
27 Lots Nos. 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18,  
28 19, 20, 21, ~~and~~ 22, and 23, in Block "I";  
29 and Lots Nos. 1, 2, 3, 4, 5, 14, 20, 21, 22, 23  
30 and 24 in Block "K" being a total of  
31 127 lots, all of Riggens College Park  
32 addition, as per map or plat thereof, re-

1 corded in Vol. 84, page 604, Records of Deeds,  
2 Dallas County, Texas, ✓

3 That said deed of trust provides that  
4 in case of default being made in  
5 payments by said Rigger of his said  
6 note when same fell due then the  
7 trustee is to proceed to sell said de-  
8 scribed property and apply the pro-  
9 ceeds to the payment of said note and  
10 expenses of said sale. That default  
11 was made in the payments of said  
12 note, and, your petitioners, as the  
13 legal holders and owners of same  
14 are thereby entitled to have said trust  
15 executed according to the terms of  
16 said deed of trust. That the death of  
17 said Rigger necessitates the substitu-  
18 tion, for the trustee, of the Administrator  
19 of said Rigger's Estate, viz: W. N. Cor who  
20 has been duly appointed, and has qual-  
21 ified as said administrator in this  
22 Court. That the claim of your petitioners  
23 was examined on the 31st day of  
24 December, 1891, and duly allowed  
25 and approved by said administrator  
26 and subsequently to wit: on the 19<sup>th</sup> day of  
27 January 1892, the said claim was  
28 approved by this Court. Your petitioners  
29 further shows that there are liens, prior  
30 to those of your petitioners, on the price  
31 of property heretofore first mentioned  
32 and described, hence, your petitioners

1 would ask that said property be sold by  
2 said Administrator subject to the said  
3 prior liens.

4 Wherefore: Your petitioners ask that  
5 an order of Court be made directing said  
6 Administrator to proceed to carry out  
7 the terms of said trust and to apply  
8 the proceeds, or as much thereof as will  
9 be necessary, in satisfaction of the  
10 mortgage lien as herein set forth; that  
11 said Administrator be cited to appear and  
12 answer this application; and that a  
13 general citation issue as the law pro-  
14 vides.

15 Murphy & Dolan,  
16 by C. P. Smith, their atty.

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The within application is approved as  
to land agreed to be sold by admin,  
and same ordered to be sold for cash  
at public or private sale as to admin  
may seem best. and report his action  
therein and -  
C. E. Brown, Clerk

Dallas June 27/92

No. 1565

In the Probate Court of Dallas

Co. Tex.

Estate of O. S. Riggen, dead

M. H. Cox, Adm'r.

Application of Murphy &

Bolanz, for order to sell real  
property, to satisfy mortgage  
lien.

FILED

JAN 19 1892

B. SCOTT, County Clerk  
D. S. Acton

See 10. 40

{ Recorded }

The citation required to be made on me  
in Art. 2067, Act. Stat., in the applica-  
tion, & service of such citation to hereby  
appear to. In the application to sale of  
the land proceeds of property mentioned herein, known as the  
June 27, 1892, Calloge Part Addition.

Attest: M. H. Cox, Adm'r.  
O. S. Riggen, Dec'd.

1 The State of Texas } In The Probate Court  
 2 County of Dallas } of Dallas Co. Nor. Term  
 3 } 1891.

4 In Re The Estate of  
 5 O. S. Rigger dec'd  
 6 W. N. Cor. Adm'r.

7 To The Hon. Probate Court:

8 Your petitioner would re-  
 9 spectfully show to the Court the follow-  
 10 ing facts, to-wit: That heretofore, to-wit,  
 11 on the 18th day of May 1891, the deceased  
 12 O. S. Rigger made and executed a his cer-  
 13 tain promissory note, of that date  
 14 wherein he promised to pay to the order  
 15 of himself on the 18th day of August  
 16 1891, the sum of Twenty Five hundred  
 17 (\$2500) dollars with 12% interest from  
 18 date and attorneys fees. That since  
 19 making said note, and during his life  
 20 time, said deceased transferred said note  
 21 by indorsement thereon, for value re-  
 22 ceived, to this petitioner, and, at the  
 23 same time attached to his, said  
 24 deceased's note, a certain promissory  
 25 note as collateral security, said col-  
 26 lateral note being dated May 16, 1891,  
 27 in the sum of Three Thousand <sup>thirty</sup> (\$3000) <sup>dollars</sup> pay-  
 28 able to said deceased's order, executed by  
 29 W. N. Cor, payable May 16, 1893 with 10%  
 30 interest, and being a vendor's lien on land;  
 31 and said deceased made and duly  
 32 executed in writing an assignment of



1 said collateral note, authorizing the  
2 holder of the first mentioned note here  
3 in to make sale of said collateral  
4 note, when said first note may  
5 become due, and default be made  
6 in its payment. Your petition alleges  
7 that he is now the legal holder and  
8 owner of the said first note mentioned  
9 and that the same is long since  
10 past due. That he holds the written  
11 assignment of said collateral note  
12 (with note attached) and is entitled  
13 to the right to make sale of said collate-  
14 ral to satisfy his debt. Your petition  
15 further alleges, that heretofore, to-wit:  
16 on the 31st day of December 1891, W.  
17 N. Cor, the administrator of said  
18 deceased's estate, duly appointed  
19 and qualified, examined the note  
20 heretofore first mentioned, together  
21 with the collateral and assign-  
22 ment attached, and allowed and  
23 approved the same, <sup>and this Court has approved the same Jan 14/92</sup> by the written  
24 approval filed in the papers of  
25 this said estate. That under said  
26 written assignment of the said  
27 collateral, your petition is the  
28 ~~only~~ person to whom authority  
29 is delegated to dispose of said  
30 collateral; but that on the death of said Piggan  
31 <sup>said authority vested in said Administrator.</sup>  
32 Therefore your petition prays  
33 that the said administrator be cited

1 and for an order of court, directing  
2 ~~Said Administrator~~ to carry out the terms  
3 of said assignment, and make sale  
4 of said collateral and apply the  
5 proceeds as directed.

6 Maurice Burke,  
7 by C. Smith, his atty.  
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No. 1565

In the Probate Court of  
Dallas Co. Tex.

Estate of C. S. Riggen  
Dec'd  
W. N. Cox Admr

Application of Man-  
rice Burke <sup>any order of</sup> for sale  
of personalty to satisfy  
lien.

Filed Jan. 27th, 1892  
S. D. Scott Co. Clerk  
By A. S. Jackson Deput

{ Recorded }

The citation required to be made on me in  
Oct. 2067, Rev. Stat., is, in this application,  
made and service of such citation is hereby  
accepted on this application.  
Jan 27. 1892. The Statute of Appraiser

1 The State of Texas } In the Probate Court  
 2 County of Dallas } of Dallas Co Tex  
 3 } Nov Term 1891

4 In Re the estate of  
 5 O. S. Rigger, dec'd,  
 6 W. N. Cor, Adminr.

7 To The Hon Probate Court:

8 Your petition would re-  
 9 spectfully show to the Court the fol-  
 10 lowing facts: That heretofore to wit,  
 11 on the 18th day of May 1891, the deceased  
 12 O. S. Rigger, made executed and delivered  
 13 his certain promissory note of that  
 14 date, to this petitioner, wherein he prom-  
 15 ised to pay to petitioner's order on the  
 16 18th day of August 1891 the sum of Two  
 17 hundred (\$200) Dollars, with 12% interest  
 18 from date and attorneys fees. That at  
 19 the time of making, executing, and  
 20 delivering said note to your petitioner,  
 21 said O. S. Rigger, attached thereto  
 22 and transferred by indorsement  
 23 thereon, a certain promissory note  
 24 as collateral security, said collater-  
 25 al note being dated May 16, 1891  
 26 and due May 16, 1892, in the sum  
 27 of Sixteen hundred (\$1600) Dollars, payable  
 28 to said deceased's order, executed by  
 29 W. N. Cor, with 10% of interest and being  
 30 a vendor's lien on land, and said  
 31 deceased made and executed in  
 32 writing an assignment of said

1 collateral note, authorizing the holder  
2 of the first mentioned note herein, to  
3 make sale of said collateral note, when  
4 said first note may become due and  
5 payees be made in its payment. Your  
6 petition, alleges that he is now the  
7 legal holder and owner of said first  
8 mentioned note, and that the same  
9 is long since past due. That he holds  
10 the written assignment of the said  
11 collateral note (with note attached)  
12 and is entitled to the right to make  
13 sale of said collateral to satisfy his  
14 debt. Your petition, further, alleges  
15 that heretofore to wit, on the 31st  
16 day of December 1891, W. N. Cox, the  
17 Administrator of said deceased's es-  
18 tate, duly appointed and qualified,  
19 examined the note heretofore first  
20 mentioned, together with the collater-  
21 al and assignment and allowed  
22 and approved the same, <sup>& this Court has approved the same (27th 1/92)</sup> by their  
23 written approval filed with the pa-  
24 pers in said estate. That, under  
25 said written assignment of said col-  
26 lateral, your petitioner, is the ~~only~~  
27 person to whom authority is dele-  
28 gated to dispose of said collateral.  
29 <sup>Right that upon the death of said W. N. Cox, said authority vested in said Admin.</sup>  
30 Wherefore your petitioner prays  
31 that said Administrator be cited to  
32 appear, and for an order of Court direct-  
ing ~~you~~ <sup>Said Administrator</sup> to carry out the

1 terms of said assignment, and  
2 make sale of said collateral and ap-  
3 ply the proceeds as directed.

4 Thomas W. Huist,  
5 by C. P. Smith, his atty.  
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No. 1565

In the Probate Court of  
Dallas Co. Tex.

Estate of O. S. Riggen  
decd  
N. N. Cor. Adm'r.

App. of Thomas W. Hauer  
J. M. H. of  
for sale of personalty  
to satisfy lien.

Filed January 27th 1892  
S. B. Scott, Clerk  
By O. S. Jackson Deputy

(Recorded)

The citation required to be made, as in  
in Act 2067 Nev. Stat. is in this application  
wherein had no notice of such citation was  
hereto accepted and the application  
Jany 27 1892  
S. B. Scott  
Adm'r of the Estate of  
O. S. Riggen dec'd

1 The State of Texas, In the Probate Court of  
 2 County of Dallas } Dallas Co., Nov Term 1891.  
 3

4 In Re the Estate of O. S. Riggen  
 5 Decd. N. H. Cor. Adm'r.  
 6

7 To the Hon Probate Court

8 Your petitioner would respectfully  
 9 show to the Court the following facts:  
 10 That heretofore to wit on the 18th day of  
 11 'May' 1891, the said O. S. Riggen, then in  
 12 his lifetime made, executed and delivered  
 13 to your petitioner, a certain promissory  
 14 note, bearing said date, payable Nov. 18,  
 15 1891, to the order of your petitioner, value re-  
 16 ceived, in the sum of Sixteen hundred  
 17 (\$1600) dollars with 12% interest and  
 18 attorneys fees. That at the time of making  
 19 executing and delivering said note to  
 20 your petitioner, said O. S. Riggen attached  
 21 thereto and transferred by indorsement  
 22 thereon, a certain promissory note as  
 23 collateral security, said collateral note  
 24 being dated May 13, 1891, in the sum of  
 25 Two Thousand (\$2000) payable to said  
 26 deceased's order, executed by W. H. Levin's  
 27 payable on or before May 13, 1892 with 10% interest  
 28 and secured by deed of trust on land  
 29 and said deceased made and executed  
 30 in writing an assignment of said col-  
 31 lateral note, authorizing the holder of the  
 32 first mentioned note herein, to make



1 sale of said collateral, when said first  
2 note may become due and default be  
3 made in its payment. Your petitioner, al-  
4 leges that he is now the legal holder and  
5 owner of the said first note mentioned  
6 and that the same is long since past  
7 due: That he holds the written assign-  
8 ment of the said collateral note (with  
9 not attached) and is entitled to the right  
10 to make sale of said collateral to satisfy  
11 his debt. Your petitioner further alleges  
12 that heretofore to wit, on the 31st day of De-  
13 cember 1891, W. N. Cox, the adm'r of said de-  
14 ceased's estate, duly appointed and qual-  
15 fied, examined the note heretofore first  
16 mentioned, together with the collateral  
17 and assignment, and allowed and  
18 approved the same, <sup>(and the Court has approved the same Jan 19/92)</sup> by their written ap-  
19 proval filed with the papers in said  
20 estate. That, under said written assign-  
21 ment of the said collateral your petitioner  
22 is the ~~only~~ person to whom authority is  
23 delegated to dispose of said collateral, but  
24 <sup>that upon the death of said Piggan, said authority vested in said Adm'r.</sup>  
25 Therefore your petitioner prays  
26 that said Administrator be cited to ap-  
27 pear, and for an order of Court direct-  
28 ing ~~said Administrator~~ to carry out the  
29 terms of said assignment and make  
30 sale of said collateral and apply the  
31 proceeds as directed.

P. S. Pforts, by  
A. P. Smith, his atty

No. 1565

In the Probate Court of  
Dallas County  
Estate of O. S. Riggen  
N. N. Cox, Admin<sup>dec'd</sup>

App. of P. S. Pfouts  
<sup>and order of</sup>  
for sale of personalty  
to satisfy lien.

Dated June 27th 1892  
S. B. Scott Co. clerk  
By A. S. Jackson Dy

{ Recorded }

The citation required to be made on me in  
Oct. 2067, was that is, in this application, having  
and service of such citation is hereby accepted  
on this application. J. W. De Haven  
Jan 27, 1892. The estate of O. S. Riggen

1 The State of Texas } In The Probate Court  
 2 County of Dallas } of Dallas County  
 3 } Nov Term 1891

4 In Re The Estate of  
 5 O. S. Riggen Dec'd  
 6 N. H. Cor Administrator.

7  
 8 To The Hon Probate Court:

9 Your petitioners would respect-  
 10 fully show to the Court the following fact-  
 11 torious: That heretofore to-wit on 18th day of  
 12 May 1891, the deceased O. S. Riggen made and  
 13 executed his certain promissory note of that  
 14 date, wherein he promised to pay to the order  
 15 of himself on 18th day of August 1891 the sum  
 16 of ~~twelve~~ <sup>sixteen</sup> Hundred (\$1600.) Dollars with 15%  
 17 interest from date and attorneys fees. That  
 18 since making said note, and during his life-  
 19 time, said deceased transferred said note by  
 20 indorsement thereon, for value received  
 21 to this petitioner, and at the same time  
 22 attached to his, said deceased's note, a  
 23 certain promissory note as collateral <sup>security</sup> said  
 24 collateral note being dated May 13, 1891, in  
 25 the sum of Two Thousand (\$2000) Dollars  
 26 payable to said deceased's order, executed by  
 27 N. H. Lewis, payable on or before May 13, 1891, with 10%  
 28 interest, and secured by Deed of Trust on  
 29 land, and said deceased made and duly  
 30 executed in writing an assignment of  
 31 said collateral note, authorizing the holder  
 32 of the first note mentioned herein to make

1 sale of said collateral, when said first  
 2 note may become due and default be made  
 3 in its payment. Your petitioner alleges  
 4 that he is now the legal holder and owner  
 5 of the said first note mentioned, and that  
 6 the same is long since past due; That he  
 7 holds the written assignment of the said  
 8 collateral note (with note attached), and  
 9 is entitled to the right to make sale of said  
 10 collateral to satisfy his debt. Your petitioner  
 11 further alleges that heretofore to-wit on the  
 12 31st day of December A.D. 1891, W. N. Coe  
 13 the administrator of said deceased estate,  
 14 duly appointed and qualified, examined  
 15 the note heretofore first mentioned, to-  
 16 gether with the collateral & assignment  
 17 attached, and <sup>and this Court has approved the same</sup> approved the same by  
 18 their written approval filed in the papers  
 19 of this said estate. That, under said  
 20 written assignment of the said collateral  
 21 your petitioner is the ~~only~~ person to  
 22 whom authority is delegated to dispose  
 23 of said collateral; but that upon the death of  
 24 said Coe, said authority vested in said administrator.  
 25 heretofore; your petitioner prays  
 26 for an order of Court directing him to  
 27 carry out said assignment and make  
 28 sale of said collateral and apply the  
 29 proceeds as directed.

29 Harry Cummins,  
 30 by C. B. Smith, his atty.  
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No. 1565

In the Probate Court of  
Dallas, Co. Tex.  
Estate of O. S. Riggens  
W. N. Cox, Adm'r.

App. of Harry Cum-  
mins for <sup>an order of</sup> sale of per-  
sonalty to satisfy lien

Filed Jan. 27th 1892  
S. P. Scott Co. Clerk  
By A. S. Jackson Deputy

{ Recorded }

The citation required to be made on me in Oct. 2067  
Re: Stat., is, in this application, made, and  
service of said citation is hereby accepted on this  
application.  
Jan. 27, 1892  
The Estate of O. S. Riggens

1 The State of Texas } In the Probate Court  
2 County of Dallas } of Dallas Co, Texas

4 In Re the Estate of O. S. Riggen dec'd.  
5 N. N. Cox, Adm'r.

6 To the Hon Probate Court:

7 Your Petitioner would respectfully  
8 show to the Court the following facts  
9 to wit: That, heretofore to wit: on the 3<sup>rd</sup>  
10 day of June 1891, O. S. Riggen made,  
11 executed, and delivered, his certain  
12 promissory note, of the date of the day  
13 and year aforesaid, wherein he promised  
14 to pay to the order of <sup>of himself & indorser to</sup> your petitioner, payable  
15 Sept. 5, 1891, in the sum of One thousand  
16 (1000) with 12% of interest from date and  
17 attorneys fees. That contemporaneous  
18 with the making, executing of ~~and de-~~  
19 ~~livering~~ of said note to your petitioner, said  
20 Riggen, for the purpose of securing the  
21 payment of said note, executed his cer-  
22 tain deed of trust, wherein he conveyed  
23 to J. P. Murphy, Trustee, the following  
24 described land: lying and being situated  
25 in the city and County of Dallas, State of  
26 Texas, a part of Block 588/11, according to  
27 Murphy & Bolanz official map of the city  
28 of Dallas Texas and more fully described  
29 as follows, to wit: beginning at the South  
30 corner of Hugo & Thomas streets, thence S. 45 1/2  
31 or with the S.E. line of said Thomas Street,  
32 95 feet a stake; thence S. 44 1/2 E. at right

1 angles to said Thomas Street, 130 feet, a stake;  
2 thence N. 45 $\frac{1}{2}$  E. parallel with said Thomas  
3 St. 95 feet a stake, the S.W. line of Hugo  
4 Street; thence N. 44 $\frac{1}{2}$  W. with said line of  
5 Hugo Street, 130 feet a stake, the place  
6 of beginning. That said deed of trust pro-  
7 vides that in case of default in payment  
8 being made by said Rigger of his note  
9 when same fell due then the trustee is to  
10 proceed to sell said described property  
11 and apply the proceeds to the payment  
12 of said note and the expenses of said  
13 sale. That default was made in pay-  
14 ment of said note, and your petition  
15 as the legal holder and owner of same  
16 is thereby entitled to have said trust  
17 executed according to the terms of  
18 said deed of trust. That the death of  
19 said Rigger necessitates the substitution  
20 for the trustee, of the Administrator of said  
21 Rigger's estate, viz: W. N. Cor, who has been  
22 duly appointed and has qualified as said  
23 administrator in this Court. That the  
24 claim of your petition, was examined  
25 by said Administrator on the 31st day of  
26 December, 1891, and duly allowed and  
27 approved, and, subsequently said  
28 claim was approved by this Court on the  
29 19<sup>th</sup> day of January 1892.

30 Wherefore: Your petitioner asks an order  
31 of Court directing said Administrator  
32 to proceed at once to carry out the terms of

1 said trust and to apply the proceeds as

35 to proceed at once to carry out

1 said trust and to apply the proceeds as  
2 directed in satisfaction of said mortgage  
3 lien; that the said Administrator be cited  
4 to appear in answer to this application;  
5 and that a general citation issue as the  
6 law provides.

7 Geo. H. Stonehart,  
8 by C. P. Smith, his atty

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No. 1505

In the Probate Court of Dallas  
County.

Estate of O. S. Riggan, dec'd.

W. N. Cox, Adm'r

Application of Geo. H. Strickland  
for order to sell real property  
to satisfy mortgage lien

FILED

JAN 19 1892

S. B. SCOTT, County Clerk  
By A. S. Jackson  
Deputy

Dec. 1/2 92

(Recorded)

The citation required to be made on me  
int. Act. 20 117 Per. Stat. is, in the applica-  
tion waived & service of such citation  
is hereby accepted on this application  
May 7, 1892  
J. H. Lee.

Adm'r of Est of O. S. Riggan  
per dec'd.

In the matter of the Estate of O.S. Riggan  
deceased

In County Court of Dallas Co  
And now comes W N Cole Administrator  
of said estate and respectfully shows  
to the Court that <sup>there is</sup> the following ~~in the~~  
~~only~~ personal property on hand be-  
longing to the estate

1 Diamond <del>ring</del> stud valued at	\$150 <sup>00</sup>
1 Gold watch	25 <sup>00</sup>
1 Office desk	20 <sup>00</sup>
1 Writing desk Schiffman's	30 <sup>00</sup>

Your affidavit shows that the above con-  
stitutes <sup>a part of the</sup> personal property belonging  
to the estate. That the estate is largely  
indebted and will have to be sold for  
the payment of the same and that it  
is of no use or service and should be  
disposed of. That a sale at public vendue  
would probably result in its unnecessary  
expensive and that the same could be  
disposed of to better advantage at pri-  
vate sale. Whereupon he prays for an  
order authorizing him to sell said  
property at private sale for cash

W N Cole  
Administrator of  
Estate of O.S. Riggan

In the matter  
of the estate of  
O S Reggi and.

~~on the sole~~  
Application to sell  
property - of per-  
sonal property -

Filed Sept 19<sup>th</sup> 1891  
A B Scott Co clk  
By A S Jackson Dy

Petition granted &  
sale ordered in ac-  
cordance therewith  
Sept 19/91 E L Binn  
Clerk

att. {Recorded}

THE STATE OF TEXAS.

To all Persons Interested in the Administration of the Estate of  
*Ed Riggum* Deceased.

*J. C. Connor* a creditor of said Estate ~~Administrator~~, has filed, in the  
 County Court of Dallas County, an Application for the sale of certain lands belonging

to said Estate, for the payment of the debts due, of the following description, to-wit:  
 Situated in the City and County of Dallas State of Texas a part  
 of Block 53 according to *Murphy's* Platany Official map of  
 the City of Dallas

beginning at the N.E. Cor of *Edwin* and *Ramar* Streets,  
 thence in an easterly direction with the north line of  
*Edwin St.* 50 feet a stake on said line  
 thence in a northerly direction at right angles to said  
*Edwin Street* 150 feet and 6 inches a stake  
 thence in a westerly direction parallel with said *Edwin*  
*Street* 50 feet a stake the East line of said *Ramar*  
*Street*,  
 thence in a southerly direction with said East line of  
*Ramar Street* 150 feet and 6 inches a stake the  
 N.E. Corner of *Edwin* & *Ramar* Streets the beginning

which will be heard at the next term of said Court, commencing on the *Fourth*  
 Monday in *August* A. D. 189*2*, at the Court House in the City of Dallas,  
 at which time all persons interested in said Estate may appear and contest said  
 Application if they see proper.

WITNESS, S. B. SCOTT, County Clerk of Dallas County, Texas.  
 Given under my hand and seal of said Court, at office in  
 the City of Dallas, this *6* day of *July*  
 A. D. 189*2*.

S. B. SCOTT,  
 County Clerk, Dallas County, Texas.  
 By *J. F. Lewis* Deputy.

No. 1565

COUNTY COURT.

ESTATE OF

O. J. Higgin

Deceased.

Notice of Application for Sale of Real Estate.

Issued this 6 day of July

A. D. 1897

S. B. SCOTT, Co. Clerk.

By J. Lewis Deputy.

SHERIFF'S RETURN

Came to hand the 6 day of July 1897, and executed the 6 day of July 1897, by posting up three copies of this Writ at three public places in Dallas County, one of which was the Court House door of said County.

W. H. Lewis Sheriff Dallas County.

By H. Carson Deputy.

A. D. Aldridge & Co., Stationers, Printers and Binders, Dallas.

Fees \$3.00

(Recorded)



## THE STATE OF TEXAS.

To all Persons Interested in the Administration of the Estate of

*O. S. Rigger* Deceased.

*Murphy & Bolanz, J. B. Mayo, and A. G. Caruth*, ~~Administrators~~, <sup>in mortgage</sup> have filed, in the County Court of Dallas County, an Application for the sale of certain lands belonging to said Estate, for the payment of ~~the~~ <sup>the</sup> debt due, of the following description, to-wit:

Situated in the County of Dallas, Texas, in the Thomas Lagor League, and being the n. w. half of Block no. four (4) of the partition of the estate of W. C. Floyd and out of the 680 acres of land conveyed to W. C. Floyd by Daniel Parker and Judith Parker, Dec. 7, 1854, and more fully described as follows to-wit: beginning at a point on the s. w. line of said Lagor League at the south corner of Block no. 1, of said partition; thence s. 45 E. with said s. w. line of said Lagor League 289 1/3 vrs. a stake; thence n. 45 E. parallel with the s. e. line of said Block no. four (4) 567 1/2 vrs. a stake, the n. e. line of said lot no. four (4); thence n. 45 W. with said n. e. line 289 1/3 vrs. a stake, the north corner of said Block no. four (4) the east corner of said Block no. one (1); thence s. 45 W. with the s. e. line of said Block no. one (1) 567 1/2 vrs. a stake, the place of beginning, and containing 30 acres of land, more or less.

Said debt above mentioned is evidenced by the four certain promissory notes of said Rigger, dated May 15, 1891 due August 15, 1891, and secured by deed of trust, on said property.

which will be heard at the next term of said Court, commencing on the *First* Monday in *May* A. D. 189*7*, at the Court House in the City of Dallas, at which time all persons interested in said Estate may appear and contest said Application if they see proper.

WITNESS, S. B. SCOTT, County Clerk of Dallas County, Texas.

Given under my hand and seal of said Court, at office in the City of Dallas, this *12* day of *March* A. D. 189*7*.

S. B. SCOTT,

County Clerk, Dallas County, Texas.

By *J. F. Lewis* Deputy.

83

No. 1565

COUNTY COURT.

ESTATE OF

O. S. Rigger

Deceased.

Notice of Application for Sale of Real Estate.

Issued this 12 day of March

A. D. 1892

S. B. SCOTT, Co. Clerk.

By J. J. Lewis Deputy.

SHERIFF'S RETURN.

Came to hand the 14 day of May 1892, and executed the 14 day of May 1892, by posting up three copies of this Writ at three public places in Dallas County, one of which was the Court House door of said County.

W. Lewis Sheriff Dallas County.

By J. J. Hanson Deputy.

A. O. Aldridge & Co. Stationers, Printers and Binders, Dallas.

Two \$300  
(Recorded)

# THE STATE OF TEXAS.

To all Persons Interested in the Administration of the Estate of

*O. S. Riggan*

Deceased.

*R. K. Smith, a creditor of said Estate,*

Administrator, has filed, in the

County Court of Dallas County, an Application for the sale of certain lands belonging

to said Estate, for the payment of the debts due, of the following description, to-wit:

*First lot being known on the official map of said City as part of Block No 238 conveyed to O. S. Riggan by Mack Nantz and wife and being 67 feet front on Elm street 131 feet and 189 feet deep*

*Second lot being 52 feet front by 189 feet deep on Bryan Street known on the official map of said City as a part of Block No 275 conveyed to O. S. Riggan by Geo. R. Smith and wife.*

*Third lot being 66 feet by 187 feet on said Bryan Street and known on the official map of the City of Dallas as part of Block No 469 conveyed to O. S. Riggan by John Woods wife.*

*All of said lands being in the City and County of Dallas Texas*

which will be heard at the ~~next~~ term of said Court, commencing on the *Fourth* Monday in *August* A. D. 189*2*, at the Court House in the City of Dallas, at which time all persons interested in said Estate may appear and contest said Application if they see proper.

WITNESS, S. B. SCOTT, County Clerk of Dallas County, Texas.

Given under my hand and seal of said Court, at office in the City of Dallas, this *12* day of *July* A. D. 189*2*.

S. B. SCOTT,

County Clerk, Dallas County, Texas.

By *J. F. Lewis* Deputy.



33

No. 1565

COUNTY COURT.

ESTATE OF

O. J. Piggow

Deceased.

Notice of Application for Sale of Real Estate.

Issued this 12 day of July  
A. D. 1892

S. B. SCOTT, Co. Clerk.

By J. J. Lewis, Deputy.

SHERIFF'S RETURN

Came to hand the 12 day of July  
1892, and executed the 12 day of July  
1892 by posting up three copies of this writ  
at three public places in Dallas County, one  
of which was the Court House door of said  
County.

M. Lewis  
Sheriff Dallas County

By W. C. [Signature] Deputy.

A. D. Mudge & Co. Stationers, Printers and Binders, Dallas

Fees - \$ 9.00

{ Recorded } 2/70



## THE STATE OF TEXAS.

To all Persons Interested in the Administration of the Estate of

*O. S. Riggen*

Deceased.

*Geo. K. Stonehart*

Administrator, has filed, in the

County Court of Dallas County, an Application for the sale of certain lands belonging to said Estate, for the payment of <sup>on mortgage lien</sup> the debts due, of the following description, to-wit:

Lying and being situate in the city and county of Dallas, State of Texas, a part of Block 1588 "H", according to Murphy & Boland's official map of the city of Dallas, Texas, and more fully described as follows, to-wit: beginning at the S. Corner of Hugo and Thomas Streets; thence S.  $45\frac{1}{2}$  W. with the S.E. line of said Thomas Street 95 feet, a stake; thence S.  $44\frac{1}{2}$  E. at right angles to said Thomas St. 130 feet, a stake; thence N.  $45\frac{1}{2}$  E. parallel with said Thomas St. 95 feet a stake, the S.W. line of Hugo Street; thence N.  $44\frac{1}{2}$  W. with said line of Hugo Street, 130 feet, a stake, the place of beginning. Said debt, above mentioned, is evidenced by the certain promissory note of said Riggen, dated June 5, 1891, due Sept 5, 1891, and secured by deed of trust, on above property,

which will be heard at the next term of said Court, commencing on the *First* Monday in *May* A. D. 189*2*, at the Court House in the City of Dallas, at which time all persons interested in said Estate may appear and contest said Application if they see proper.

WITNESS, S. B. SCOTT, County Clerk of Dallas County, Texas.

Given under my hand and seal of said Court, at office in the City of Dallas, this *12* day of *March* A. D. 189*2*.

S. B. SCOTT,

County Clerk, Dallas County, Texas.

By

*J. J. Lewis*

Deputy.

93

No. 1565

COUNTY COURT.

ESTATE OF

O. J. Rigger

Deceased.

Notice of Application for Sale of Real Estate.

Issued this 1<sup>st</sup> day of March

A. D. 189<sup>2</sup>

S. B. SCOTT, Co. Clerk.

By J. F. Lewis Deputy.

SHERIFF'S RETURN

Came to hand the 14 day of March 1892, and executed the 14 day of March 1892, by posting up three copies of this Writ at three public places in Dallas County, one of which was the Court House door of said County.

J. H. Lewis Sheriff Dallas County.

By J. F. Lewis Deputy.

A. D. Alridge & Co., Stationers, Printers and Binders, Dallas.

Fees \$3.00  
{ Recorded }



FILED BY THE DALLAS HISTORICAL SOCIETY

Dallas, Texas, *July 3* 189*4*

**Receipt** from *W N Lee admr*  
*Forty Four* <sup>20</sup> *1.00* dollars,  
payment of costs in estate *1865 OS Riggen sec 2*

*L H Hughes cash*  
*By A E Elliott receiver*

*114* <sup>20</sup>  
Voucher No *75*

FRANK R. BOWLES.

(NOTARY PUBLIC.)

JESSE D. BOWLES.

*No 76*

Dallas, Texas,

*August 15* 189*6*

To

*W. N. Lee*

IN ACCOUNT WITH

*Admr Estate OS Riggen*  
BOWLES BROTHERS,

*sec 2*

ABSTRACTORS OF LAND TITLES,

105 NORTH POYDRAS STREET. BETWEEN MAIN AND ELM.

*Service rendered in checking  
up and abstracting lots belong-  
ing to the estate of OS Riggen  
Sec 2*

*This bill  
was made on  
a former order  
of the Court*

*Paid in full  
Bowles Brothers*

Mr W. N. Coe ~~Adm~~  
Adm Est. of Riggan

Dallas Tex

4/5/99



Dear Sir: Please pay to J. M. Robertson  
Four & 25/100 dollars in full payment  
my services in surveying lot abt.  
49 x 49 ft. in Block 33 1/2 City  
of Dallas. & oblige

Yours Truly

J. M. Preston

No 78

MAYS & BROWN,  
ATTORNEYS AT LAW,  
NATIONAL MECHANIC BANK BUILDING

ROBERT M. MAYS,  
O. N. BROWN.

DALLAS, TEXAS.

May 27, 1899.

Estate O. S. Riggan

To  
Mays & Brown, Dr.

To services rendered W. N. Coe admin-  
istrator of said estate ..... \$ 75.00

\$ 1,565,

Estate of O. S. Ringen, decd.

In County Court Dallas Co., Texas.

Now comes W. H. Gee, administrator in the above styled and numbered cause, and files this his final report of the condition of said estate, and respectfully shows the court that since the filing of his last annual report on the 26th day of March, 1894, which said annual report was approved by this court, he has received the amounts shown by Exhibit "A" hereto attached, which said Exhibit "A" also shows the amount of money on hand at the time of the filing of said report, and which said exhibit is made a part of this report.

That he has expended the amounts shown and itemized in Exhibit "B" hereto attached, which Exhibit is also made a part of this report.

That the inventories filed by the administrator herein contain a full true and complete list of all the property real and personal which has come into his hands as such administrator, and reference is hereby made to said inventories for a description of the property so received.

That all of the property both real and personal described in said inventories has been sold under orders of this court and the proceeds applied to the payment of approved debts against said estate as shown by the said annual accounts on file with the papers in this cause, to which said annual accounts reference is hereby made for the debts so paid. That there is no property

of the estate of any kind still remaining on hand. *except as shown by Exhibit B attached*

That the proceeds of property belonging to said estate

has not been sufficient to pay off the debts due by the estate, but that there now remains due and unpaid about eighty per cent of the amount of the claims against said estate.

But this administrator does not know who the legal heirs of G. S. Riggan, deceased, are; that no advancements or payments have been made by this administrator from such estate to any such heirs, if any.

This administrator further asks the court to approve and allow the claim of his attorneys hereto attached for services rendered this administrator by said attorneys.

This administrator prays for citation according to law; that after an examination of this report and the vouchers accompanying the same, the court enter an order upon the minutes discharging this administrator from his trust and declaring said estate closed.

I, W. N. Coe, administrator of the estate of G. S. Riggan, dead, do solemnly swear that that the above report, together with the exhibits and vouchers accompanying the same, is a true and correct statement of the condition of said estate.

Given to and subscribed to before me this the 27th day of May, 1899.

*W. N. Coe*

*W. N. Coe*  
Notary Public Dallas Co., Texas.

EXHIBIT "A".

To balance on hand from last report Filed March 26th, 1894 .....	\$ 87.14
To proceeds of sale of real estate in West Dallas under order of court .....	\$100.00

EXHIBIT "B".

*Wm. C. ...  
...  
...*

July 23, 1894 - By probate fees voucher No. 75 .....	\$ 44.20
Aug. 15, 1896 - Abstract fee Bowles Bros. voucher 476 .....	\$ 35.00
State and county taxes paid on property .....	11.21
Probate fees Albert Jackson .....	20.00
Surveying fee J. M. Preston under order of this court see voucher No. 78 .....	4.25
<b>Total .....</b>	<b>\$114.66</b>

Recapitulation.

Cash on hand from last report	\$87.14
Received since last report	100.00
By disbursements per Ex. "B"	\$114.66
Admr's Coms on \$100.00 read	\$ 5.00
" " on \$114.66	\$ 5.73

Balance on hand May 27, 1896 .....\$ 61.75

The above amount of \$61.75 administrator asks to be applied to the payment of his attorneys *Della L. ...*



No. 1565  
Est. O. S. Riggen  
Need,

Recorded 198

Final Report of  
Administrator

Filed the 27 day of  
May 1899

A. S. [unclear] Clerk Co. Court

W. McNeill  
June 30 1900  
Final report of this  
office examined  
and approved  
and the by the  
Asst. [unclear] [unclear]  
payment of costs  
P. 203 McNeill  
Signed May 27 1899



That the appraisers acting in this matter appraised said property at Nine hundred (\$900.00) dollars; that this appraisal was evidently a mistake on their part and was made without due thought and consideration of the value of the property.

That the three acres of land <sup>are</sup> ~~is~~ situated two or three miles west of the City of Dallas and north of the Texas & Pacific R'y., and in the opinion of this Administrator is not worth more than thirty or <sup>forty</sup> ~~forty~~ dollars per acre.

The premises considered, petitioner prays that after proper citation, that your Honor grant an order directing him to sell said property above described belonging to said Estate for the purpose of paying the debts of the same.

*W. C. Lee*  
*Adm'r. Estate of Ruggles*

Subscribed and sworn to before me this 2<sup>nd</sup> day of June, 1893

*L. H. Hughes Co. Clerk*  
*By H. Elliott Dy*

RECORDS OF THE DALLAS GEOLOGICAL SOCIETY-1908

*Handwritten text, possibly a name or title, written vertically on the left flap.*

In Probate  
1865

State of  
O.S. Rigger  
vs

Application  
for order to sell  
Real Estate

FILED

JUN 5 1865

L. H. HULL, County Clerk  
BY *Ad. Jackson*

*For G. 93*

FILMED BY THE DALLAS GEOLOGICAL SOCIETY

Estate of O.S. Rigger, Dec'd, )  
W. H. COE, Administrator )

In the County Court of Dallas Co  
Sitting in Probate and other  
like matters.

To the Hon. E. G. BOWER, Judge of said Court:

Now comes Jas. C. O'Connor, by attorneys, and respectfully shows to the court that during the life time of said O. S. Rigger, to-wit: on the 10th day of December, 1889, your petitioner sold and conveyed to said O. S. Rigger the land hereinafter described, at and for the same of \$69,250.; that \$5,000. thereof was paid in cash, and for the balance of the purchase money said Rigger executed and delivered to your petitioner his certain Five promissory notes, as follows: One for \$2,000.; two for \$5,000. each; and two for \$19,625. each, dated December 10th, 1889, payable to the order of J. C. O'Connor, and due at ninety days, six months, one two and three years after date respectively, with interest from date until paid at nine per cent per annum.--interest payable semi-annually. Said O. S. Rigger assumed the payment of Five notes, for \$2,000. each, and one note for \$3,000., executed by J. C. O'Connor, dated June 21st, 1883, and payable to the order of Jas. D. Lynch, and due July 1st, 1890; July 1st, 1891; July 1st, 1892; July 1st, 1893; July 1st, 1894; and July 1st, 1895, respectively, with interest thereon at the rate of Six per cent per annum, interest payable semi-annually; that on said 10th day of December, 1889, the said O. S. Rigger for the purpose of securing the payment of said indebtedness executed to J. P. Murphy, trustee, a deed of trust upon the property so conveyed, which property is described as follows:

Situated in the City and County of Dallas, State of Texas, a part of Block 53 according to Murphy & Bolanz' Official Map of the City of Dallas, Texas, and more fully described as follows:

Beginning at the N E corner of Elm and Lamar Streets; thence in an easterly direction with the North line of Elm Street, 50 feet a stake on said line; thence in a northerly direction at right angles to said Elm Street, 50 feet and 6 inches a stake; thence in a westerly direction, parallel with said Elm Street 50 feet a stake, the East line of said Lamar Street; thence in a southerly direction with said East line of Lamar Street 150 feet and 6 inches, a stake, the N. E. corner of Elm and Lamar Streets, the place of beginning, being the same property conveyed to J. C. O'Connor by Jas. B Lynch, by deed dated June 21st, 1883, and recorded in Vol. 61, page 525 etc of Records of Dallas County, Texas;

That said deed of trust among other things provides that in case of default in the payment of said indebtedness, or any installment of interest thereon, that then the said trustee, J. P. Murphy, was fully authorized and empowered at the request of J. C. O'Connor, or other legal holder of said notes, made at any time after such default, to sell said above described property for cash at the Court-House in the County of Dallas, State of Texas, after advertising the time and place and terms of sale, and the property to be sold, in accordance with the terms of said deed of trust, and to apply the proceeds of such sale, after the payment of the expenses of executing said trust to the satisfaction and payment of the indebtedness herein described.

Petitioner shows that a certified copy of said deed of trust is now on file in this court, attached to petitioner's claim against the estate of said O. S. Rigger, to which deed of trust, reference is here had for greater certainty as to its terms and conditions.

Plaintiff shows that default has been made in the payment of said indebtedness, and that on the 31st day of May, 1892, the amount of said claim unpaid was \$60, 326.75.

Petitioner shows that O. S. Rigger departed this life on

the 26 day of June 1891; and that W. N. Coe is the duly appointed, qualified and acting administrator of said estate; that petitioner's said claim was presented to said administrator, authenticated as required by law; and that on the 31st day of May, 1892, said administrator allowed the same for the sum of \$60,326.75; and that afterward on the 23rd day of June, 1892, said claim was approved by the Hon. E. G. Bower, the Judge of the County Court of Dallas County, Texas; and that said claim is now duly and regularly on file in this Honorable Court.

The premises considered your petitioner prays for citation against the said administrator, W. N. Coe, and all other necessary persons, requiring them to appear and answer this application as the law directs; and that upon the hearing of this application that the court grant an order directing said above described property to be sold in accordance with the law, and the terms of said deed of trust; and that the proceeds of such sale, or so much thereof as may be necessary, be applied to the payment and satisfaction of your petitioner's debt and mortgage. Petitioner prays for all other and further orders and relief that he may be entitled to in the premises.

*Crawford & Crawford*  
*J. S. Long*

Attorneys for Petitioners.

I hereby waive service of citation and notice on the within application, and hereby accept service of the same.  
This July 5, 1892

*H. O. Lee*  
Adm'r.

Aug. 23/92 The within application by J. C. O'Connor filed July 5, 1892 granted and Administrator ordered to sell the within described property at public or private sale, as to him may seem best, for costs and see report of his action to this court master.

*E. J. Brown, C. J. Judge*  
Dallas Co. Texas

No.

ESTATE OF

O. S. RIGGEN.

APPLICATION BY  
JAS. C. O'CONNOR  
TO SELL MORTGAGED  
PROPERTY.

*Filed July 5, 1892*

*Wm. Scott Child*  
*By J. Hewitt*

*Recorded*

CRAWFORD & CRAWFORD,  
ATTORNEYS AT LAW,  
206 MAIN STREET, DALLAS, TEXAS.



1 The State of Texas } In the Probate  
2 County of Dallas } Court,

3  
4 In re Estate of O. S. Riggen Dec'd  
5 W. N. Cov. Adm'r.

6  
7 Now comes W. N. Cov., Adm'r of said  
8 estate and reports unto the Hon. Court  
9 that in pursuance of an order of this  
10 Hon. Court, granted June 27, 1892, di-  
11 recting him to sell the following  
12 described property, viz. lying and  
13 being situated in the ~~City~~ County  
14 of Dallas, Texas, and being more  
15 particularly described as follows,  
16 to-wit: being a part of the D. and  
17 Hunter 320 acre survey, and known  
18 as Lots Nos. 3, 5, 6, 7, 8, 9, 14, 15, 16, 18, 19, 20,  
19 21, 22, 23, 24, 25, and 26 in Block "A"; Lots  
20 Nos. 5, 8, 9, 14, 15, 16, 17, 18, 19, 20, 21, and  
21 24, in Block "B"; Lots Nos. 1, 2, 3, 4, 5, 6, 7,  
22 8, 9, 10, and 11, in Block "C"; Lot Nos. 4, 5, 6,  
23 7, 8, 9, 10, 11, in Block "D"; Lots Nos. 1, 2, 3, 4,  
24 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, in  
25 Block "E"; Lots Nos. 2, 3, 4, 5, 6, 7, 13, and  
26 14, in Block "F"; Lots Nos. 1, 2, 3, 4, 7, 8, 9,  
27 and 10 in Block "G"; Lots Nos. 1, 2, 3, 4, 5, 6,  
28 7, 8, 9, 10, 11, and 12 in Block "H"; Lots Nos.  
29 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21,  
30 22, and 23, in Block "I"; and Lots Nos.  
31 1, 2, 3, 4, 5, 14, 20, 21, 22, 23, and 24, in  
32 Block "K"; being a total of 122 lots

1 all of Riggens College Park addition, as  
2 per map or plat thereof, recorded in Vol.  
3 84, page 604, Record of Deeds, Dallas  
4 Co., Tex., as public or private sale as he  
5 may deem best. That he has sold the  
6 same on the 28th day of June 1892, at  
7 Dallas Texas, to Joseph Weil, who resides  
8 in Dallas Texas, for the sum of Eight  
9 Thousand Five hundred <sup>and seventy five</sup> ~~(~~ 8,575.) Dollars  
10 cash, and that such sale was private.  
11 This Admr represents that in his  
12 judgment, such sale is advantageous  
13 to the estate and recommends that  
14 it be approved. All of which report  
15 is respectfully submitted for the  
16 action of this Hon. Court.  
17 J. J. Cole

18 Admr Estate of S. Riggens  
19 Decd.

20 Personally appeared before me on  
21 this day W. N. Cox, Admr estate of S.  
22 Riggens, decd, who being duly sworn  
23 deposes and says that the facts set  
24 forth in the foregoing report of sale  
25 are true.

26 Witness my hand and offici-  
27 cial seal this 29 day of June, 1892  
28 S. B. Scott Clerk County Court  
29 Dallas County Texas  
30 By A. S. Jackson Deputy  
31  
32

No. 1565

Estate O. J. Riggen  
Dec'd  
Wm. Cor. Admr.

Report of Sale

FILED

JUN 29 1882

S. B. SCOTT, County Clerk,  
By A. S. Jackson  
Deputy

Examined & approved  
x Sale conforming with  
orders to be made to  
Wm. Cor. Admr.  
with terms of sale  
July 18/82 - E. C. [unclear]

< Recorded > [unclear]

IN THE MATTER OF THE ESTATE OF O. S. RIGGEN, DECEASED.  
PENDING IN THE COUNTY COURT OF DALLAS COUNTY, TEXAS.

Now comes W. N. Coe, Administrator of the above estate and respectfully shows to the court that the only property remaining on hand belonging to said estate is a tract of land described as follows:

Situated in Dallas County, Texas, 450 by 300 feet, in the Riggens' College Addition to the City of Dallas, and designated as College Campus on the map of said Riggens Addition, which is found of record in Book 84, pages 604 to 605 of Dallas County Records of Deeds said land bound on the North by Simpson Avenue, on the East by Sanger Avenue; on the South by Schneider Avenue, and on the West by Norton Avenue in said addition, <sup>Also</sup> and a certain gold watch appraised at twenty-five (\$25.00) Dollars.

This administrator shows that said estate as shown by the record is insolvent, and the assets, except as stated above, have been exhausted, and he asks for an order of this court authorizing him to sell the above described tract of land, and also said watch. He further shows to the court that he believes he can sell said property to better advantage at a private sale; and he fears that if he sells it by public vendue the same will be sacrificed. He therefore asks the court for an order authorizing him to sell said property at private sale.

*W. N. Coe*  
Administrator of the above est.

Sworn to and subscribed before me, this <sup>26</sup> day of <sup>March</sup> 1894.

*L. H. Loucheur, Clerk, Co. Ct.*  
*By A. J. Jackson, Deputy*

1565

Est. A. Higginbotham  
W. H. Coe Admrs  
Petition for order  
of sale

FILED  
MARCH 28 1894

Wm. H. Jackson

11-6-18

Application granted  
& Admrs ordered to  
sell the property de-  
scribed for cash at  
public or private  
sale & due report  
made to this Court  
Jan. 6<sup>th</sup> 1894 W. H. Jackson  
Dec. 28<sup>th</sup> 1894  
Recorded

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF MISSISSIPPI

No 1565

Estate of O. F. Rigger, Deceased.: In the County Court of Dallas County  
W. N. C. O. M. Administrator : Texas, Probate Side.

Now comes W. N. Coe, Administrator of said estate and re-  
ports unto the Honorable Court that, in pursuance of an order of  
said Honorable Court, granted on the 7th <sup>day of May 1892</sup> directing him to sell the  
following described property viz:

of Dallas  
Situating in the County and State of Texas, in the Thomas  
Lagow League, and being the N.W. half of Block No 4, of the partition of  
the estate of N. C. Floyd, and out of the 680 acres of land conveyed to  
said N. C. Floyd by Daniel Parker and Judith Parker, Dec. 7th, 1854, and  
more fully described as follows, to-wit: Beginning at a point on the  
S.W. line of said Lagow League, at the south corner of Block No 1, of  
said partition; Thence S. 45 E. with said S.W. line of said Lagow  
League 289 1-8 vrs, a stake; Thence N. 45 E. parallel the E.W. line  
of said Block No 4, 537 1-2 vrs, a stake; the N.E. line of said Block No 4  
Thence N. 45 W. with said N.E. line 2 0 1-8 vrs, a stake, the north  
corner of said Block No 4, the last corner of said Block No 1; Thence  
S. 45 E. with the S.W. line of said Block No 1, 567 3-2 vrs, a stake, the  
place of beginning and containing 50 acres of land more or less,  
whenever or private sale as to him may seem best.

That said sale was held on the 10th day of May, 1892, at Dallas, Texas, by  
Joseph Weil, who resides in Dallas County, Texas, for the sum of Nine  
Thousand (\$9000.00) Dollars, in cash, and that such sale was private.  
That said Administrator represents that in his judgment such sale is  
advantageous to the estate and recommends that it be approved.

All of which report is respectfully submitted for the action of this  
Honorable Court hereon.

*W. N. Coe*  
A. Amr. of the Estate of  
O. F. Rigger decd.

Personally appeared before me on this day W.H. Coe, administrator,  
of the Estate of O.S. Hixson, deceased, who being duly sworn, deposes  
and says, that the facts set forth in the foregoing report of sale

*and seal of office*  
are true. Witness my hand this 11th day of May 1892

S B Scott Co Clerk  
By J B Jarmon  
Deputy

2/15/1906 THE HISTORICAL SOCIETY - 19/2

112  
H

✓ to 1565-

State of O.S. Higgin  
and

M. B. Coe admr

Report of Sale

Filed May 11, 1892

A. B. Death Clerk  
By J. J. Lewis

Examined & approved  
May 19th 92-

E. H. Porter  
Clerk

{ Recorded }  $\frac{2}{114}$

FILED BY THE DALLAS GENEALOGICAL SOCIETY-



IN THE MATTER OF THE ESTATE OF O. J. RIGGEN, DECEASED.

ANNUAL REPORT OF THE ADMINISTRATOR.

Now comes W. N. Coe, the administrator, and files this his annual report of the condition of said estate, and respectfully shows to the court that since the filing of his supplemental report which has been approved by the court, and which was filed herein on the 15th. day of October 1892, he has received the amounts shown by Exhibit "A." hereto attached, and said Exhibit shows also the amount of money on hand at the date of the filing of said report. He makes said Exhibit a part of this report.

That he has expended since said last report the amounts shown and itemized in Exhibit "B". hereto attached, which is also made a part of this report. That there remains on hand after making the disbursements shown, the sum of \$27.14.

There remains on hand of the property belonging to said estate, and which come into his hands as administrator, one tract of land being 450 by 300 feet in Rigger's College Addition to the City of Dallas, shown on the inventory herein. Also one gold watch valued at twenty-five (\$25.00) Dollars. These, the administrator has this day filed an application for an order <sup>to sell</sup> of sale. The administrator asks that this account be examined and approved after due notice given.

*W. N. Coe*  
Admin. of Riggen's Estate

*Sworn to and subscribed before me on this the  
26<sup>th</sup> day of March 1894.*

*L. H. Hughes Clerk Co. Court  
By A. Jackson Deputy*

Exhibit "A"

To Balance on hand from supple-	
mental Report filed Oct 15 <sup>th</sup> 1892	111,590
July 26 1893 Chas Wilcott Proceeds of	
sale of notes as per order of Court	2898
" " " Murphy & Balany Interest	720
	<hr/>
	7021.40

Exhibit "B"

Nov 7 <sup>th</sup> 1892	Robert Jew	Vaucher 33	63595
Dec 16	" " "	" 34	6
" 19	" Ann Goodfaster	" 35	27180
" "	" J. B. Tucker	" 36	105
" "	" B. F. Gallorfe	" 37	475
" "	" George Mangold	" 38	72
" "	" A. L. Hodge	" 39	53489
" "	" " "	" 40	26775
" "	" Murphy & Balanz	" 41	2813
" "	" " "	" 42	4688
" "	" " "	" 43	3132
" "	" " "	" 44	9257
" "	" " "	" 45	5719
" "	" " "	" 46	5719
" "	" " "	" 47	4687
" "	" " "	" 48	7819
" "	" " "	" 49	3132
" "	" H. Stark & Co	" 50	321
" "	" A. A. Smith	" 51	210
" "	" J. C. O'Connor	" 52	531
" "	" Frank Atwater	" 53	285
" "	" Messrs Webb & Adams	" 54	405
" "	" Hopkins & Havens	" 55	375
" "	" A. P. White	" 56	450
" "	" Ed C. Smith & Co	" 57	146
" "	" J. B. Oldham	" 58	15
" "	" J. A. Clancy	" 59	522
" "	" Murphy & Balanz	" 60	1526
" "	" W. H. Coe	61	25458
" "	" " "	62	210
" "	" J. Beck	63	675
Carried Forward			345161

Brought Forward						315161
Dec 21	1892	Dr P. White's	Voucher	61	1000	
Jan 20	1893	City Tax Collr	"	65	1715	
"	"	"	"	66	2890	
"	26	" Murphy & Co	Boatage	67	255650	
Feb 1	"	County Tax Collr	"	68	9517	
"	3	" Cobb & Curry	"	69	50	
May 6	"	Ed C Smith	Bro	70	10	
"	26	" J. B. Hanway	"	71	200	
June 6	"	Trotter	Court Fees	72	810	
Dec 15	"	Caldwell	Emetry Co	73	22	
Jan 22	"	A. J. Price	"	74	695	
						<u>6155619</u>

Recapitulation

By	Balance	at last report	\$290550	
"	Received since last report	\$290550	702140	
By	Disbursements as per	Exhibit "B"	\$6155619	
"	Adm't's Commissions on	Receipts of on \$290550	\$ 11527	
"	Adm't's Commissions on	Disbursements of on \$6155619	\$ 32280	692426
"	Balance on hand	March 6/91		69114

1565

Est. of Niagara Falls

N. N. Co. Admt

Annual Report

FILED

MAR 26 1894

L. H. BUGHES, County Clk.  
of *Albany*

Examined & approved  
except that Voucher  
No. 70 shows the Admt  
paid out the sum of  
\$20<sup>00</sup> instead of  
\$10<sup>00</sup> as shown by  
Exhibit "B" June 6<sup>th</sup> 1894

(N-6) T. R. Nash  
19 Co Judge  
Jas 3/16/94  
Albany

#1,088.

Estate O. S. Riggen Deed.

W. N. Coe, administrator.

46" Day of August, 1897.

On this day came on to be heard the application of W. N. Coe, administrator, filed in the above styled and numbered cause on the 13th day of August, 1897, for the sale of the real estate therein described and for authority to bring suit on the vendor's lien notes therein described, or for the surrender and cancellation of said vendor's lien notes upon a reconveyance of the lots upon which said notes constitute a lien.

And it appearing to the court that citation upon said application was issued, posted and returned as required by law; and it further appearing to the court after hearing evidence that the said estate is wholly insolvent and that a necessity exists for the sale of the real estate described in the petition and that there is no other property belonging to said estate that would be more to the interest and advantage of said estate to sell.

*for payment of debts of said estate*

It is therefore ordered, adjudged and decreed by the court that the said W. N. Coe, administrator is hereby directed, authorized and empowered to sell at private sale for cash, or on a credit of not more than twelve months the following described property for the payment of the debts due by said estate: Lot 13 Block A; lot 17 in Block B; lot 18 in Block D; and lot 13 in in block K, all of said said lots being located in the O. S. Riggen College Park Addition to West Dallas.

And it further appearing to the court that the administrator of the said estate is in possession of the following described vendor's lien notes, the property of said estate, to-wit:

Three vendor's lien notes of J. L. Wagma on lot 11, block E for the sum of \$25.00 each, dated June 1st, 1897.

Three vendor's lien notes of John Coleman on lot 11 block E for \$25.00 each, dated June 1st, 1897.

Three vendor's lien notes of Richard Warren on lot 12, block D for \$25.00 each, dated June 1st, 1927.

Three vendor's lien notes of Lee Record on lot 12, block B, for \$25.00 each, dated June 1st, 1927.

Two vendor's lien notes of Mary Freeman on lot 12, block D for the sum of \$25.00 each, dated June 1st, 1927.

Two vendor's lien notes of Margaret Woods on lot 12, block D

All of said lots on which said notes constitute a lien being located in the O. S. Riggen College Park addition to West Dallas.

And it further appearing to the court that the makers of the above described notes are insolvent and have no property subject to execution, and are unable and refuse to pay off and discharge said notes, and that the makers of said notes, or a part thereof, are willing to reconvey said lots to the administrator upon the surrender and cancellation of said notes. And it further appearing to the court that it is to the best interest of said estate to surrender and cancel said

notes to the administrator of said estate. It is therefore ordered, adjudged and decreed by the court that W. N. Cox, administrator, do, and he is hereby directed, authorized and empowered to surrender and cancel the vendor's lien notes hereinbefore described upon a reconveyance to the said administrator of the lots upon which the said notes constitute a lien.

It is further ordered, adjudged and decreed by the court that the administrator herein is hereby directed and instructed to institute suit for the foreclosure of the vendor's lien notes on each <sup>of</sup> the above described lots and the various holding or obtaining title to such lands to reconvey to the administrator as herebefore described.

It is therefore ordered, adjudged and decreed by the court that W. N. Cox, administrator, is directed and instructed to sell at private sale the above described lots upon which said vendor's lien notes constitute liens as soon as he shall have obtained title thereto either by a reconveyance or by a foreclosure of said notes in court, and to make report thereof to this court as required by law.

*M. J. [Signature]*  
*Ex. J. [Signature]*

In the matter of the Estate of : In the County Court,  
O.S. Riggen Deceased : Dallas County, Texas

W.N. Coe, : Probate side  
Administrator :

....."

To the Honorable Court:

Now at this time comes W.N. Coe, Administrator, of the above Estate, and reports to the Court that in pursuance of the order of sale heretofore on the...<sup>19</sup>... day of ~~September~~<sup>1891</sup>, granted by the Court, instructing the administrator to sell the hereinafter described personal property, for cash; that he has sold same, in Dallas, Texas, on the 16th day of November, 1891, as follows:

One Diamond Stud, to Henry DuBillett for \$100.00 in cash.

One office Desk to R.M. Hodges, for \$18.00, in cash.

One Small writing Desk to Mrs. Geo. Stergis, for \$15.00 in cash.

One Schifonier to Mrs. J.M. House, for \$10.00 in cash.

That said sales were made at private sale, as in said order directed. Your petitioner represents that these sales were made at a fair and reasonable value of the articles so sold, and that no better sales could be made <sup>or</sup> in his judgment can be affected by him.

Wherefore he prays that said sales be approved by this Court and he be directed to deliver the property to the purchasers, upon the payment by them of the above mentioned amounts agreed to be given therefor.

Respectfully submitted,

*W.N. Coe*

.....  
by W.N. Coe Administrator.

Sworn to and subscribed before me this 20th day of November 1891

*R. J. Pentz, Co. Dallas Co. Tex.*

.....  
*R. J. Pentz, Co.*



No  
In matter of Estate  
of O. S. Rigger decd  
W. N. Coe Admt

Report of sale of  
personal property

Filed Nov. 20, 1891  
H. B. Scott Co Clk  
By J. F. Lewis

Approved Nov 30,  
E. G. Pomeroy  
Clerk

Record in its Minute  
Nov. 20, 1891

Estate of C. S. Higgins dead.

In ac with W. G. Baird

21

1891

July

To Merchandise consisting of  
Sundry drinks of whiskey and beer

6 30

To Cash loaned

7 00

\$ 13 30

State of Texas,  
Dallas County

Personally appeared before me the undersigned authority, Baird, who after being by me duly sworn, on his oath deposes and says that the above account is within his knowledge just, and that all legal offsets, payments, and credits known to affiant have been allowed thereon.

W. G. Baird

Sworn to and subscribed before me this 9th day of November, A. D. 1892

H. E. Bradford,

Notary Public Dallas Co. Texas

Estate of Higgen <sup>deced</sup>

Claim \$13<sup>30</sup>

W. G. Baird

allowed  
Nov. 17 - 1892

W. G. Baird  
Admin

**FILED**

NOV 17 1892

S. B. SCOTT, County Clerk

By J. J. Lewis Deputy

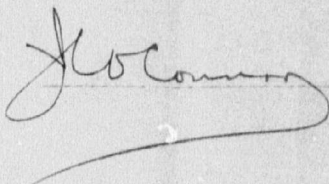
W. N. COE, Administrator Estate of  
O.S. Riggien, deceased.

To J. C. O'CONNOR,

Dr.

To City Taxes paid by me for the year 1891 on 50 X 150 1/2 feet in block 53 on North East corner Main and Lamar Streets, in the city of Dallas, as per official receipt attached. This property was sold by me to O. S. Riggien on the 10th day of December, 1889, and was sold during the year 1892 by order of the Probate Court of Dallas County to satisfy notes held by J. C. O'Connor for the purchase money, at which sale J. C. O'Connor repurchased the above described property.

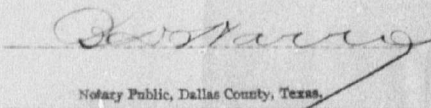
Amount paid for above taxes: \$651.75.



State of Texas,            )  
County of Dallas.        ) ss.


Before me, the undersigned authority, on this day personally appeared J. C. O'Connor, who, being by me duly sworn on oath, states that the foregoing statement, amounting to \$651.75, is true, that the debt is just and that there are no credits or offsets that should be allowed against said claim, except as shown by the statement.

Sworn to and subscribed before me this 17th day of January, 1896.



Notary Public, Dallas County, Texas.

The foregoing claim against the estate of O.S. Riggien debt was presented to me for approval on the 17th day of January, 1898 and is approved for the sum of \$651.75 on this February 1st 1898.



Administrator estate  
O.S. Riggien, Decd.

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*James*

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My 26-98

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*M. J. ...*  
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No-----  
Estate of O.S. Rigger, Deceased : In the County Court of Dallas  
W. N. C. C. E., Administrator. : County, Probate side.  
: :  
: :  
-----

On this day in the above matter coming on to be heard the application of the Administrator for an order, directing Murphy & Bolanz, creditors of the Estate to deliver to the administrator certain collateral notes, made by W.E. Lewis and W.N. Coe to O.S. Rigger, and which had been hypothecated by said Rigger before his death to Murphy & Bolanz, to secure certain indebtedness to them; which indebtedness <sup>has</sup> by Murphy & Bolanz been presented to the Administrator and allowed in order that he might collect said collateral notes, the estate of said O.S. Rigger, deceased, and that he be authorized to pay over to Murphy & Bolanz when the same should be collected, such sums as is due them on their claims filed herein; and after hearing such application, the Court is of the opinion that the prayer of the petition should be granted, and said Administrator, W.N. Coe, is hereby directed to call on Murphy & Bolanz for said collateral notes, and to collect the same and pay to Murphy & Bolanz such sums as are due them secured by said notes as has been allowed and proven herein.  
The balance to go to this Estate.

# SCIRE FACIAS TO EXECUTOR—ADM'R—G'D'N.

## THE STATE OF TEXAS,

To the Sheriff or any Constable of Dallas County—GREETING :

WHEREAS, in the County Court of Dallas County, State of Texas, in the matter of the Estate of

*C. S. Piggan, Deceased,*

*W. N. Coe, Administrator,*

No. *1565*, on the Probate Docket of said County, said *Administrator,*

has failed to file an Annual Account showing the condition of said Estate, as required by law.

THEREFORE, YOU ARE HEREBY COMMANDED to summon the said

*W. N. Coe,*

to be and appear before the Honorable County Court of Dallas County, State of Texas, at the

*November*

Term thereof, to be held at the Court House of said County, in the City of

Dallas, beginning on Monday the *4<sup>th</sup>* day of *Nov* A. D. *1898* and ending on the *31<sup>st</sup>*

day of *Dec.* A. D. *1898*, and to prepare and file at said time an Annual Account in accordance

with law, and show cause for *his* failure to return such Account at the proper time

and you will deliver to the said *W. N. Coe,*

a true copy of this Citation.

HEREIN FAIL NOT, but due service and return hereof make, showing how you have executed the same.

ATTEST: A. S. JACKSON, Clerk of the County Court of Dallas County.

GIVEN UNDER MY HAND and seal of office, at Dallas, this *27*

day of *Sept.* A. D. *1898*

A. S. JACKSON,

Clerk County Court, Dallas County, Texas.

[L. S.]

By *A. B. Lawlins* Deputy.

SHERIFF'S RETURN.

Came to hand on the 27 day of Sep A. D. 1878 and executed on the 4 day of Oct A. D. 1878 by delivering to W. A. Cole

in person, a true copy of this Writ.

FEES.	
Service	\$ 1.75
Mileage	\$ .20
Total	\$ 1.95

Benz O Cabell  
Sheriff Dallas County, Texas.  
By A. L. Ledbetter Deputy.

No. 1865

67

IN RE ESTATE OF

C. J. Piquin  
Nephew.

County Court, Dallas County,

SCIRE FACIAS

To W. A. Cole

Attorney.

Issued 27 day of Sep 1878

A. S. JACKSON, Clerk.

By W. A. Ledbetter Deputy.

ART. 2690, R. S., 1895.—If the guardian (administrator or executor) fail to return such account after being cited to do so, or fail to show good cause for failing to return such account at the proper time, he may be fined by the Court not exceeding Five Hundred Dollars, for the use of the County, and he and his sureties shall be liable for all fines imposed and damages sustained by reason of such failure.

PENALTY FOR FAILING TO RETURN ANNUAL ACCOUNT.



# CITY OF DALLAS TAX RECEIPT FOR THE YEAR 1891.

No. 4509

RECEIVED, DALLAS, Texas,

8/31

1891

of *O. S. Riggens*  
the sum of *Eight hundred fifty one 75* DOLLARS  
In payment of the City Ad Valorem, Poll, Special, Dallas & Wichita and Texas & Pacific R. R. Taxes, School and Interest, and Sinking Fund Taxes, for the year 1891, upon the following described property:

	NUMBER OF LOT.	NUMBER OF BLOCK.	NAME OF STREET.
Ad Valorem Tax... D. A. W. R. R. ... T. & P. R. R. ... Special School ... General Sinking Fund ... Local Rate of Tax.	<i>50 x 150 1/4</i>	<i>53</i>	<i>Tim Lamar</i>
	<i>3.77</i>		

Cost \$ *2.50*  
Int. \$ *215.48*

*851.75*

*Paid by J. O. Connor*

*for East Postman*

Collector.

## NOTICE OF FILING FINAL ACCOUNT.

Est. of *O. S. Riggens* DECEASED. The State of Texas.  
No. *1565*  
*W. N. Coe*, Admr.

To all Persons Interested in the Estate of *O. S. Riggens* Deceased:  
*W. N. Coe*, Administrator, has filed in the County Court of Dallas County his Final Account, showing the condition of said Estate; and his application to be finally discharged as such Administrator, and to close the administration of said Estate, which will be heard at the next term of said Court, commencing on the First Monday in *July* A. D. 1899, at the Court House in the City of Dallas, at which time all persons interested in said Estate shall appear and contest said Account if they see proper.

WITNESS, *A. S. Jackson*, Clerk of the County Court of Dallas County, Texas. Given under my hand and the Seal of said Court, at office in the City of Dallas, this *27* day of *May* A. D. 1899

A. S. JACKSON, Clerk County Court of Dallas County, Texas.

By *A. M. Rawlins* Deputy.

Issued this the *27* day of *May* A. D. 1899

By *A. S. Jackson*, County Clerk,  
By *A. M. Rawlins*, Deputy.

Notice of Filing Final Account.  
No. 1565. Estate of O. S. Riggens, deceased  
W. N. Coe, administrator. The state of  
Texas. To all persons interested in the es-  
tate of O. S. Riggens, deceased: W. N. Coe,  
administrator, has filed in the county court  
of Dallas County his final account, showing  
the condition of said estate and his appli-  
cation to be finally discharged as such ad-  
ministrator, and to close the administration  
of said estate, which will be heard at the  
next term of said court, commencing on the  
first Monday in July, A. D. 1899, at the court  
house in the city of Dallas at which time  
all persons interested in said estate shall  
appear and contest said account if they see  
proper. Witness, A. S. Jackson, clerk of  
the county court of Dallas County, Texas,  
given under my hand and the seal of said  
court at office in the city of Dallas, this 27th  
day of May, A. D. 1899. A. S. Jackson, Clerk  
County Court Dallas County, Texas. By  
A. M. Rawlins, Deputy. Issued this 27th  
day of May, A. D. 1899. A. S. Jackson, Coun-  
ty Clerk. By A. M. Rawlins, Deputy.

W. B. B's  
Clerk of the Court  
Deed

FILED  
MAY 16 1899  
W. B. B's  
Clerk of the Court

Approved  
M-482

THE STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, W. Jackson Clerk of the  
County Court of Dallas County, Texas, this day personally appeared W. Blackwell  
who, being by me duly sworn, on his oath says that he is the publisher of The Dallas Democrat  
a newspaper published weekly in Dallas County, Texas, and that the within notice of filing Final Account was duly published in  
said newspaper for three successive weeks prior to the first Monday in

on the following dates, to-wit: May 30, 1899 June 6, 1899 June 13, 1899 and  
June 20, 1899 A. D. 1899

Sworn to and subscribed before me this 29 day of June A. D. 1899

W. Jackson  
Clerk of the County Court of Dallas Co., Texas.  
By W. B. B's Deputy.

Sub fee of \$2.00 paid by W.N. Coe

No. 1065  
COUNTY COURT.

ESTATE OF  
O. J. Piggard

Deceased.

NOTICE OF FILING FINAL ACCOUNT.

Issued this 27 day of May,  
A. D. 1899

By W. B. B's Deputy.  
W. B. B's  
Clerk County Court, Dallas Co., Tex.

SHERIFF'S RETURN.

Came to hand the 27 day of May  
A. D. 1899 and executed by causing the same to  
be published in The Dallas Democrat

a newspaper published weekly in the County of Dallas,  
Texas for twenty days prior to the first Monday in  
July A. D. 1899, and on  
the following dates, to-wit: May 30, June 6, 13, 20,  
A copy of said publication is hereto attached and made  
a part of this return.

By W. B. B's  
W. B. B's  
Sheriff Dallas County, Texas.

By W. B. B's Deputy.  
W. B. B's

Dallas Texas  
July 29/97

Est. O'Riggins Dec  
W N Cor admr

To Frank Forbes Dr  
For Services Rendered

as appraiser of property in  
O'Riggins addn to West

Dallas \$2.00

Dallas Texas  
July 29 1897

Est. O'Riggins Dec  
W N Cor admr

To Jesse Forbes Dr  
For Services Rendered

as appraiser of property in  
O'Riggins addn to West Dallas

\$2.00

Page No. Abstract No.

Dallas July 29th 1897

Est. O'Riggins Dec  
W N Cor Admr

To L. H. Hopkins Dr

For services rendered as appraiser  
of property in O'Riggins addn to West  
Dallas

\$2.00

Ed Skippin

Dallas Texas  
July 29/97

W R Coradun

To A Jones or

To Banking affdts of 3

Appraisers in State of 7/27

Patented Feb. 27, 1895.

DIRECTIONS.—Crease the metal plates—attach the banner-rip—then turn the points down—then slip down the pointed flap and stick it down—this fastens the papers and hides the metal.

1 The State of Texas } In the Probate Court  
 2 County of Dallas } of Dallas Co., Tex

3  
 4 In re Estate of O. S. Riggen dec'd  
 5 W. N. Cor, Admr.

6  
 7 Now comes W. N. Cor, Admr of said Estate  
 8 and reports to the Hon. Court that, in  
 9 pursuance of an order of this Hon. Court  
 10 granted on <sup>on app. of Geo. H. Sprouhant</sup> May 7, 1892, directing him  
 11 to sell the following described property  
 12 viz: lying and being situated in the City &  
 13 County of Dallas, Texas, a part of Block 588-21.  
 14 according to Mueple & Bolanz Official Map of Dallas  
 15 Texas, & more fully described as follows, to wit, beginning  
 16 at the S. corner of Hugo & Thomas Sts, thence S. 45 1/2° W.  
 17 with the S. E. line of said Thomas St. 95 feet a stake; thence  
 18 S. 40° E. at right angles to said Thomas St. 130 ft. a stake  
 19 thence N. 45° E. parallel with said Thomas St. 145 ft. a  
 20 stake the S. W. line of Hugo St. thence N. 44° W. with  
 21 said line of Hugo St. 130 ft. a stake the place of  
 22 beginning.

23 At public or private sale as he may deem best,  
 24 That he has sold the same on the 28th  
 25 day of June 1892, at Dallas, Texas, to  
 26 Joseph Neil, who resides in Dallas  
 27 Co., Texas, for the sum of One thousand <sup>one hundred & thirty</sup>  
 28 (\$1,130) Dollars cash, and that such  
 29 sale was private. This Admr represents  
 30 that, in his judgt, such sale is ad-  
 31 vantagous to the estate and recommends  
 32 that it be approved. All of which  
 report is respectfully submitted for the  
 action of this Hon. Court thereon.

W. N. Cor  
 Admr Estate O. S. Riggen  
 Dec'd

1 Personally appeared before me on  
2 this day W. N. Co. Administrator of the  
3 Estate of O. S. Riggien, decd, who being  
4 duly sworn, deposes and says that the  
5 facts set forth in the foregoing report of  
6 sale are true.

7 Witness my hand & official seal  
8 this 29th day of June 1892

9 S. B. Scott Clerk County Court

10 Dallas County Texas

11 By A. S. Jackson Deputy

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No. 15765

Estate O. S. Riggien  
decd.

W. N. Co. Adminr

Report of sale

No. 1565

Estate O. S. Riggen

Decd

Na. Co Adm'r.

Report of Sale

FILED

JUN 29 1883

S. B. SCOTT, County Clerk,

By *A. C. Jackson*  
Deputy.

Examined & approved  
said conditions - It is  
ordered to be recorded  
therein in compliance  
with terms of sale.

Julius H. Brown, Agent  
of the Co. Secy.

<Recorded>

In the matter of the } Un County Court  
Estate of O. Riggen dead } Dallas County Texas  
N. N. Coe Adm<sup>r</sup> } Probate side

To the Honorable Court,

Now comes the Administrator of said  
Estate N. N. Coe and respectfully reports,  
That under <sup>order</sup> of sale made 23<sup>rd</sup> day of  
Aug 1892 for the Residuary described  
property your petition, received no offer  
of purchase at private sale, but  
advertised said property for sale  
according to law, said sale to take  
place at public Auction at the  
Court House door of Dallas County  
between the hours designated by law on  
the first Tuesday and 4<sup>th</sup> day of  
Oct 1892, and in pursuance to said  
advertisement this Administrator at said  
place and between said hours on this  
4<sup>th</sup> day of Oct 1892 offered said  
property for sale to the highest bidder  
for cash. When J. C. O'Connor appeared  
and bid the sum of Fifty Seven  
Thousand five hundred dollars therefor,  
which being the best bid received and  
the only bid received the said property  
was knocked off to him for such sum.  
The property referred to in above order



as follows viz =

All that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas State of Texas a part of Block 53 according to Murphy & Bolanz official map of the City of Dallas Texas. And more fully described as follows to wit: Beginning at the N. E. corner of Elm and Lamar Sts. Thence in an easterly direction with the north line of Elm Street Fifty feet a stake on said line, Thence in a northerly direction at right angles to said Elm Street One hundred & fifty feet six inches a stake, Thence in a westerly direction parallel with said Elm Street Fifty feet a stake the east line of said Lamar St. Thence in a southerly direction with said east line of said Lamar Street One hundred & fifty feet six inches a stake the N. E. corner of Elm and Lamar Streets the place of beginning - and being the same land conveyed by J. O. Connor to O. S. Rigger by deed dated Dec 10. 1889 and recorded in book 117 page 222 Dallas County and Records -

Which said action and sale you Administrator reports and submits to this Honorable Court for its action thereon to be had,

J. O. Cal  
Administrator of the  
Estate of O. S. Rigger duly

Sworn to and subscribed before me  
this Oct 4<sup>th</sup> 1892,  
J. O. Scott Co. Clerk Dallas Co. Texas  
By J. H. Harris Deputy

75 60

In matter of the Estate  
of J. S. Rigger  
decd  
W. B. Calvert admr

---

Report of sale

Filed Oct 4, 1891

H. B. Scott & Co. Clerks  
By J. F. Lavin

Report of sale of  
unimproved property  
situated in the  
County of ...  
in compliance with  
the provisions of  
the Act of ...  
(Recorded)

*Additional*

INVENTORY AND APPRAISEMENT

Of the property, real and personal, belonging to the estate of *C. S. Reggie Dec*

*A Block of land 450 x 300 feet containing about 3<sup>08</sup>/<sub>100</sub> acres and being the "Campus" as shown by C. S. Reggie's College Park Addition a map of which is recorded in the records of deeds etc of Dallas County Texas in Book 84 on pages 604 and 605.*

*We value the above described property at \$900.<sup>00</sup>/<sub>100</sub>*

The State of Texas, }

County of Dallas. }

*I, W. N. Coe, Administrator*

of the above named Estate, do solemnly swear that the foregoing is a true, full and complete Inventory of all the property, real and personal, belonging to said Estate, that has come to my knowledge.

*W. N. Coe*

Sworn to and Subscribed before me, this *1* day of *December* A. D. 189*2*

*L. H. Hughes* Clerk Co. Court,

By *A. S. Jackson* Deputy.

The State of Texas, }

County of Dallas. }

Before the undersigned authority, this day personally appeared *L. N. Hopkins, W. E. Parry, and H. H. Smith* Appraisers of the above named Estate, heretofore appointed by the Court, and each being duly sworn, says that the above and foregoing is a just and true appraisement of the property pointed out to them as belonging to said Estate.

*L. N. Hopkins*

*H. H. Smith*

*W. E. Parry*

Sworn to and Subscribed before me, this *29* day of *Nov* A. D. 189*2*

*L. H. Hughes* Clerk Co. Court,

By *A. M. Nelson* Deputy.

No. 1565

COUNTY COURT.

ESTATE OF

O. S. Rigger  
decd

INVENTORY AND APPRAISEMENT

Filed 30 day of November  
A. D. 1892

L. H. Hays  
COUNTY CLERK.

By J. Jackson Deputy.

Examined and approved this 30  
day of December 1892

J. F. Ash  
COUNTY JUDGE

A. D. Aldridge & Co., Stationers and Printers. 106

Recorded  
appraisers fees \$6.00



THE STATE OF TEXAS,

COUNTY OF

*Dallas*  
*Reggie*

We, the undersigned, duly appointed and legally qualified Appraisers heretofore appointed to appraise the property belonging to the Estate of *O. A.*

Deceased, do solemnly swear that the foregoing contains a full inventory and appraisement of all the property, both real and personal belonging to said estate, together with a list of claims due or owing to said estate and exhibited to us for appraisement by *W. K. Coradour* of the said Estate, and that the amount set opposite each item is a full and fair appraisement thereof.



*Louis Harkness*  
*Frank B. Bogle*  
*Jesse T. Bales*

Appraisers.

Subscribed and sworn to before me this

day of

*July*

1897

*A. J. Jones*

Notary Public

*Dallas County, Texas.*

THE STATE OF TEXAS,

COUNTY OF

*Dallas*  
*O. A. Reggie*

*W. K. Coradour* of the Estate

deceased do solemnly swear that the foregoing inventory and list, is a full and complete inventory and list of the property and claims belonging to said estate, that have come to my knowledge.

Subscribed and sworn to before me this

day of

*August*

1897

*A. Jackson Co. Clerk*  
*W. K. Coradour*

No. *1560*

Estate of *O. A. Reggie* Deceased.  
*W. K. Coradour*

INVENTORY APPRAISEMENT AND CLAIMS OF ESTATES.

Filed *Aug 14* 1897  
*A. Jackson* Clerk  
County Court, *Dallas* Co., Tex.  
By *W. K. Coradour* Deputy.

Examined this *17* day of *August* 1897 and approved.  
*A. Jackson*  
Clerk of the County Court, Dallas Co., Texas.

Recorded *9/14/97*  
*9-530*

No. \_\_\_\_\_

Estate of O. S. Higgins, decd.

W. N. Coe, administrator.

County court Dallas co. Texas.

Now comes W. N. Coe administrator in said above styled

and numbered cause and returns into court the property and list of claims contained in the inventory hereto annexed marked Exhibit "A" as an additional inventory and list of the property belonging to the estate of said O. S. Higgins deceased, which said property and list of claims has been recently discovered and

found by the said W. N. Coe, administrator, *was being filed of the original inventory in said cause* W. N. Coe administrator as aforesaid, respectfully

prays this Honorable Court to appoint three appraisers to appraise the property contained in this additional inventory *as requested*

*by law.*

*Calcutt & Brown*

Attorneys for W. N. Coe, administrator

Inventory of property belonging to the estate of O.S. Riggins deceased <sup>which</sup> has recently come to the knowledge of and been found by W.H. Coe administrator of said estate and since the filing of the original inventory of said W.H. Coe administrator in said cause.

Lot 13 in block A; lot 13 in block C; lot 2 in block D and lot 13 in block K; all of said lots being located in the O. S. Riggins College Park Addition to West Dallas and being the separate property of the said O. S. Riggins deceased.

LIST OF CLAIMS.

SEPARATE PROPERTY OF O. S. RIGGINS DECEASED.

\* 3 vendor's lien notes of <sup>J. A. Weston</sup> on lot 11, block E, of said O.S. Riggins College Park Addition to West Dallas for the sum of twenty five (\$25.00) dollars each, dated June 1st, 1887, with interest at 10 per cent per annum from date.

3 vendor's lien notes of John Colman, on lot 11, Block B of said O. S. Riggins addition to the city of West Dallas; dated June 1st, 1887, for the sum of twenty five (\$25.00) dollars each, with interest at 10 per cent from date.

3 vendor's lien notes of Richard Warren on lot 12, block D, of said O. S. Riggins addition to the city of West Dallas; dated June 1st, 1887, for the sum of twenty five (\$25.00) dollars each, with interest at 10 per cent from date.

3 vendor's lien notes of Lee Record on lot 11 in block B of said O. S. Riggins addition to the city of West Dallas; dated June 1st, 1887, for the sum of twenty five (\$25.00) dollars each, with interest at 10 per cent from date.

3 vendor's lien notes of Mary Freeman on lot 13 in block B of said O. S. Riggins addition to the City of West Dallas dated June 1st, 1887, for the sum of twenty five (\$25.00) dollars each, with interest at 10 per cent per annum from date.



3 vendor's lien notes of Margaret Woods on lot 12, block  
A of said O. S. Higgins addition to the city of West Dallas; dated  
June 1st, 1887, for the sum of twenty five (\$25.00) dollars each,  
with interest at 10 per cent \$20.00.

I, W. H. Coe, do solemnly swear that the foregoing  
additional inventory and list is a full and complete inventory  
and list of the property and claims of O. S. Higgins deceased that  
have come to my knowledge since the filing of the ~~last~~ <sup>last</sup> inven-  
tory by me in said cause.

*W. H. Coe*  
Sworn to and subscribed before me this the 27th day  
of July A. D. 1897.

*W. H. Coe*

*Notary Public for  
Dallas Co, Texas*

*July 29 1897 4 annexed affidavits  
and facias Hopkins Frank Bowles  
and Jessie Bowles are appointed  
appraisers.  
(411-502) McCreedy & Co  
Co. Judge*

*[Faint, mostly illegible handwritten text, possibly bleed-through from the reverse side of the page.]*

No. 15-65

Est of O. S. Riggin  
Needs

Additional  
Industry Aff

FILED

JUL 28 1897

A. S. TAYLOR  
A. S. TAYLOR  
A. S. TAYLOR

*[Handwritten signatures and initials, including "W.C." and "C. S. Riggin"]*

*[Faint, mostly illegible vertical text, possibly bleed-through from the reverse side of the page.]*

#1,565

Estate of O. S. Riggan, Dece.

F. H. C. A.

In county court Dallas Co.,  
Texas, Probate book.

To the Honorable, Emmeth Forre, judge of said court:

W N. Coe, administrator of the above

estate would respectfully show to the court that in obedience to two orders of this court made and entered in said administration on the 6th day of June, 1894, and one on the 20th day of November, 1897, he sold at private sale on the 8th day of April,

1900, at Dallas, in said county of Dallas, Texas, the following tracts and parcels of land which are fully described in the two orders of court above mentioned, to-wit:

Lot 12, Block A for the sum of *five* dollars; lot 13 in Block C for the sum of *five* dollars; lot 2 in block D for the sum of *five* dollars; lot 23 in Block K for the sum of *five* dollars; lot 11 Block E for the sum of *five* dollars. All of said lots are located in the O. S. Riggan College Park Addition to the town of West Dallas, Dallas county, Texas.

Also the following tract of land, containing 400 x 400 feet, in the O. S. Riggan College Park addition to the town of West Dallas, Dallas county, Texas, and designated as College Campus on the map of said Riggan's addition, which is found of record in Book 64, pages 604 to 605 of Dallas county, Records of Deeds, said land bounded on the north by Simpson Avenue; on the east by Sawyer avenue; on the south by Schneider avenue, and on the west by Norton avenue in said addition for

*Remedies*

and that J. G. O'Connor became the purchaser of said tracts of land for the sums above indicated,

and in compliance to said orders of said court made on the 7th day of June, 1904, and the 50th day of the said month, for cash, and the purchase is made in full of said terms of sale whenever the same shall be made in compliance with the same.

*M. C. O'Neal*

and subscribed to before me this the 10th day of April,

*O. W. Brown*  
Notary Public Dallas County, Texas.

No 565

Estates of J. Biggs,  
decd.

H. V. Lewis, Adm'r

Report of Adm'r  
of property

FILED Apr 11 1899

A. S. JACKSON,

Clerk of Court, Dallas County, Tex.

BY

*J. H. Frazier*  
DEPUTY

Apr 11-99

Report of Adm'r  
of undivided  
and approved  
He is authorized  
to make title to por-  
tion of same upon  
his compliance  
with terms of sale  
of said property

No. 1565.

Estate of O. S. Riggen, deceased? In the County Court of Tallas  
W. H. Coe, Administrator. County, Texas, Probate Docket

To the Honorable Judge of said Court:

Your petitioner W. H. Coe, administrator of the above named estate, would respectfully show to the court that said estate is insolvent and that it is necessary to sell the hereinafter described property belonging to said estate for the purpose of paying debts.

Wherefore, petitioner prays for an order of this court authorising and instructing him to sell the following described property belonging to said estate, viz.:

Lot 13 in Block A; Lot 13 in Block C; Lot 2 in Block ; and Lot 13 in Block K, all of said lots being located in the O. S. Riggen College Park Addition to West Tallas, and being the separate property of said O. S. Riggen deceased.

Petitioner would further respectfully show to the court that the unpaid claims against the said estate, as shown by his last annual report, which said claims have been approved by your honor, aggregate a very large sum, and upon these claims there has only been a small prorata payment made; that the property above described and which your petitioner asks to be sold for the payment of said debts against the above named estate, constitute the only remaining property belonging to said estate, save and except the vendor's lien notes herein below described, and said property was discovered by your petitioner subsequent to the filing of his last inventory herein, and was therefore made the subject of an additional inventory and appraisement filed and approved by your honorable court on the 28th day of July, 1897.

FILED TO THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF DALLAS COUNTY TEXAS

Petitioner would further show to your honor that he is of the opinion and considers it to the advantage of the above named estate that the property herein before described should be sold at private sale, as he fears that if sold at public auction great sacrifice would result to the estate and he would be unable to obtain reasonable market value therefor.

Petitioner would further show that there belongs to said above named estate the following described vendor's lien notes:

3 vendor's lien notes of J. D. Weems on lot 11, block E, for the sum of \$25.00 each, given the first day of June, 1887.

3 vendor's lien notes of John Coleman on lot 11, block B, for the sum of \$25.00 each, given the first day of June, 1887.

3 vendor's lien notes of Richard Warren on lot 12, block D, for the sum of \$25.00 each, given the first day of June, 1887.

3 vendor's lien notes of Lee Record on lot 12, block B, for the sum of \$25.00 each, given the first day of June, 1887.

3 vendor's lien notes of Mary Freeman on lot 13, block D, for the sum of \$25.00 each, given the first day of June, 1887.

3 vendor's lien notes of Margaret Woods on lot 12 in block A, for the sum of \$25.00 each, given the first day of June, 1887.; all the lots upon which said notes constitute a lien, being situated in the O.S. Riggan College Park Addition to the City of West Dallas. That the makers of all said vendor's lien notes are insolvent and have no property subject to execution, and are unable and refuse to pay off and discharge said notes; that if suit is brought upon said notes and the vendor's lien foreclosed and the lots sold they would not bring the amount due on said notes. Petitioner is informed and believes that the persons now holding the lots upon which the notes heretofore

described are a lien, will reconvey the same to your petitioner as administrator or to the estate upon the surrender and cancellation of these notes.

Petitioner believes it to the advantage of the estate that the notes be surrendered and canceled upon a reconveyance of the land by the makers of the notes, as he thinks that he can dispose of the lots to much better advantage to the estate than would result by foreclosure of the lien upon said lots and a sale of same at public auction.

Therefore, your petitioner prays that after proper citation your honor grant an order directing him to sell the real property hereinbefore described belonging to said estate at private sale for the purpose of paying the debts of said estate.

Petitioner further prays that your honor grant an order directing him to surrender and cancel the vendor's lien notes hereinbefore described on a reconveyance of the lots upon which

the same constitutes a lien, to petitioner as administrator of said

above named estate, and for a sale of said lots so reconveyed to your petitioner.

Petitioner further prays that you honor instruct and direct him to institute suit and foreclose the liens on such of said notes where the makers refuse to pay the notes or to reconvey the land upon which <sup>said notes</sup> ~~there~~ are liens, to your petitioner as administrator.

*W. H. Bland*  
Admin. Est.  
of Higginbotham &

I have read and subscribed before me this 13th day of August, 1897.

*E. M. Brown*  
Notary Public in & for  
Dallas Co. Texas.



of the land by the makers of the notes, as in disks first re-  
ferred to notes be surrendered and attached thereto records show  
petitioner, petitioner is so in consequence of the same  
of the notes.  
as in consequence of the same from the surrender and receipt-  
surrender the said will recover the same to her, her estate.

No 1565

*Wm. J. Tucker*  
Estate of *Wm. J. Tucker*  
deceased  
in case above  
Application to  
sell property

Died Aug 13 1897  
As executor of the  
Estate of *Wm. J. Tucker*  
Approved *Wm. J. Tucker*  
Prayer  
Petitioner prays  
that the notes  
of the  
Estate of *Wm. J. Tucker*  
deceased  
be sold

48  
Notice issued 11-11-97  
Recorded Nov. 25

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of the notes.  
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*Wm. J. Tucker*  
Estate of *Wm. J. Tucker*  
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Died Aug 13 1897  
As executor of the  
Estate of *Wm. J. Tucker*  
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Prayer  
Petitioner prays  
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