

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

Case Number 1031

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FILMED BY THE DALLAS GENEALOGICAL SOCIETY - 1977

# 1031

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THE STATE OF TEXAS.

To all Persons Interested in the Administration of the Estate of  
*A. J. Hanson,* Deceased.

*W. H. Leznor* has filed, in the County Court  
of Dallas County, an Application for letters of Administration upon the Estate of said  
decendent,

which will be heard at the next term of said Court, commencing on the Third Monday in  
*March*, A. D. 1880, 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, A. HARWOOD, County Clerk of Dallas County, Texas.

Given under my hand and the seal of said Court, at office  
in the City of Dallas, this *4<sup>th</sup>* day of *March*,  
A. D. 1880.

A. HARWOOD, County Clerk, Dallas Co., Texas.

By *W. H. Shackles* Deputy.

THE STATE OF TEXAS.

To all Persons Interested in the Administration of the Estate of  
*A. J. Hanson,* Deceased.

*Sinter, Davis & Co, Creditors,* ~~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: "*West half of Block*

*No. 3 of the Beau champ and Rainwater addition to the City of Dallas, Containing 2 1/2 acres;  
Tract of land in Tarrant County, Texas, 10 miles S.W. 1/4 from Junction of Coughlin and Red Fork  
of Red River, on south side of said Red River, and known as Survey No. 27, in  
District Mag. by virtue of Certificate No. 852, issued by Commissioners of Indian Colony  
on 29<sup>th</sup> Oct. 1850 to Angelita C. Lamar and transferred to W. R. House on day of *1884.**

which will be heard at the next term of said Court, commencing on the Third Monday in  
*November*, A. D. 1880, 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, A. HARWOOD, County Clerk of Dallas County, Texas.

Given under my hand and the seal of said Court, at office  
in the City of Dallas, this *23<sup>rd</sup>* day of *September*,  
A. D. 1880.

A. HARWOOD, County Clerk, Dallas Co., Texas.

By *W. H. Shackles* Deputy.



No. 421

COUNTY COURT.

ESTATE OF

A. J. Hanson.

Deceased.

Notice of Application for Letters of Administration.

Issued this 4<sup>th</sup> day of March, 1880.

A. HARWOOD, County Clerk,

By W. H. Thacker, Deputy.

SHERIFF'S RETURN.

Came to hand the 4<sup>th</sup> day of March 1880, and executed the 4<sup>th</sup> day of March 1880, 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.

Wm. M. Morn  
Sheriff Dallas County,

By Geo. A. McKenzi Deputy.

Sheriff's Fees \$3.00  
Paid 3.00 ✓

No. 431

COUNTY COURT.

ESTATE OF

A. J. Hanson,

Deceased.

Notice of Application for sale of real estate by Sentinel Realty Co.

Issued this 23<sup>rd</sup> day of Sept. 1880.

A. HARWOOD, County Clerk,

By W. H. Thacker, Deputy.

SHERIFF'S RETURN.

Came to hand the 23<sup>rd</sup> day of Sept. 1880, and executed the 23<sup>rd</sup> day of Sept. 1880, 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.

Ben. F. Jones  
Sheriff Dallas County,

By W. H. Thacker Deputy.

Sheriff's Fees \$3.00 ✓

The State of Texas ~~County~~ Estate of J. D. Hanson, dec'd  
 Dallas County ~~County~~ ~~Commission~~ 1880

To The Hon Judge of Said Court

Your Petitioner, W. H. Lemon re-  
 spectfully represents and shows to the  
 Court, that J. D. Hanson died on the  
 day of <sup>in said County</sup> 1879, intestate, leav-  
 ing real and personal estate of the  
 estimated value of five hundred dol-  
 lars. That said Hanson, at the time of  
 his death was a citizen of and resided  
 in Dallas County, Texas. That at the  
 time of the death of the said intestate he  
 was indebted and said debts are still  
 due and unpaid, and that your peti-  
 tioner is not disqualified by law  
 to act as administrator.

Wherefore your petitioner prays  
 that he may be appointed adminis-  
 trator of said Estate. That all persons  
 interested be cited. W. H. Lemon

Attorney for Petitioner

431

Estate of A. J. Han-  
son deceased

Application for  
Letters of Administration

Filed March 4<sup>th</sup> 1898.

H. Harwood, Clerk.  
By H. H. Thacker, Att.

Application of \_\_\_\_\_  
and \_\_\_\_\_ is  
appointed administrator  
and letters were issued  
to him upon his  
notice issued Sunday  
morning into Court  
in the case of \_\_\_\_\_  
• Transferred various  
credits and assets  
which requires

Mar. 20<sup>th</sup> 1898  
Dated \_\_\_\_\_

431



The State of Texas  
 County of Dallas Estate of A. J. Hanson  
 Know all men by these  
 presents, that we R. E. Geman as  
 Principal and John E. Meyer  
 as Sureties are held  
 and firmly bound unto the County  
 Judge of Dallas County and his  
 successors in office in the  
 sum of one Thousand Dollars  
 conditional, that, the above  
 bound R. E. Geman who has  
 been appointed Administrator  
 by the County Judge of Dallas  
 County, of the Estate of A. J. Hanson  
 deceased; shall well and truly  
 perform all the duties required  
 of him under said appointment  
 R. E. Geman (S) (S)  
 John E. Meyer (S) (S)  
 J. C. Page (S)

Approved

March 30<sup>th</sup> 1880.

R. E. Bunker

Co. Judge

I do solemnly swear that A. J. Hanson died  
 without leaving any lawful will so far as I  
 know or believe; and that I will well and truly  
 perform all the duties of Administrator of the Estate of said  
 A. J. Hanson, deceased.

Sworn to and Subscribed before me this 8th day of  
 April, A.D. 1880. At Warwood, Ark. - By H. H. Thacker, Esq.

R. S. Leman  
 Clerk

431

Estate of  
 A. J. Hanson,  
 Deceased

Bond of R. S. Leman

Filed March 30th 1880.

H. H. Thacker, Clerk  
 of the Court.

Witness my hand and  
 Seal of Office this 8th day of  
 April, 1880.

David  
 431

MR Bell  
 David Baynes  
 Geo Grantlin  
 Appraiser  
 Appraisers

David -  
 R. C. Panther  
 Jacksonville



State of Texas  
 County of Dallas To the Honorable  
 R. E. Burke Judge of the  
 Probate & County Court of  
 Dallas, The undersigned ad-  
 -ministrator of the estate of  
 A. J. Hanson deceased has  
 the honor to report that  
 in accordance with the  
 order of your honor dated

I proceeded  
 to sell to the highest bidder  
 for cash on the 1st Tuesday  
 in April it being the fifth  
 day of said month the following  
 real estate

Nix (2 1/2) two & one half acres of  
 land situated and being a  
 part of the Beauchamp and  
 Hammett addition to the  
 City of Dallas, ~~for~~ <sup>four hundred</sup> ~~four hundred~~ <sup>dollars</sup>  
 being the highest bid it was sold  
 to Sinker Davis & Co; also (320) acres  
 of land situated in Couch County  
 which was sold to Sinker Davis & Co  
 they, being the highest bidder  
 for the same of <sup>two hundred</sup> ~~two hundred~~ <sup>dollars</sup> ~~dollars~~

Respectfully  
 R. S. Lemmon  
 Administrator of A. J. Hanson

431

States Land Co

Report of Sale

No. of Hanson Estate

Dated April 7<sup>th</sup> 1881.

A. Hurwood, Clerk,

By W. H. Thacker, Depy

April 13<sup>th</sup> 1881

examined and  
approved, and  
to be made to  
purchasers

A. G. Burke  
Carpenter

431

Done in and Subscribed before me  
this 7 day of April, A.D. 1881  
At W. H. Thacker, Clerk  
By W. H. Thacker, Depy

The State of Texas & Estate of St. J. Hanson, Dec'd  
 Dallas County } In County Court, July Term 1880.

To the Hon Judge of Said Court

Your Petitioner, Mrs M. A. Hanson, re-  
 spectfully represents to the Court, that her hus-  
 band, St. J. Hanson, departed this life inter-  
 ite on the 2<sup>nd</sup> day of October 1877, that at  
 the time of his death he resided and had his  
 domicile in the County of Dallas, Texas,  
 and was the lawful husband of Petitioner,  
 that one B. S. Lerman has been appointed  
 administrator of his estate by the County  
 Court of Dallas County, at the March  
 Term thereof 1880, and has duly qualified  
 and is now acting as such, that at the  
 time of his death the said Hanson was and  
 his estate is still insolvent. That said ad-  
 ministrator has returned an inventory  
 and appraisement of said <sup>estate</sup> to the said ~~Dallas~~  
 County <sup>Court</sup>, at its July Term 1880, and the same  
 has been duly approved.

Your Petitioner further represents  
 to the Court, that said decedent died with-  
 out any issue or children, and that his  
 said widow under the law has not been  
 made. She further represents that her  
 said husband did not own a homestead  
 at his death, and petitioner has not acquired  
 one since. That she had not at his death  
 and has not ~~acquired~~ since any separate  
 property whatsoever. That all the property  
 and effects belonging to said estate are set  
 forth and contained in the said inventory of



of said estate. She further represents  
that many articles exempt by law are  
not and were not in hand at the date  
of decedent's death -

Previous Considered Petition  
or says that you have fix the amount  
of her years allowance as per the  
same paid to her - That the articles  
exempted by the Constitution and laws of  
the State be set apart to her - and that  
a reasonable allowance be made to  
her on view of the articles not found  
among the effects of the decedent - and  
in view of the same - and for  
general relief, in

H. B. Barkdale  
Atty for Petitioner

No. 431  
Estate of Chas. D. Mann  
Dec. Dec 2  
Application for  
years allowance, &c

Filed July 19, 1880.  
J. H. Harwood, Clerk.  
By W. H. Shackles, Deputy

July 29/80

Taxed  
431

SINKER, DAVIS & CO., Indianapolis, Ind.

\$ 215<sup>14</sup> "B" - Dallas Texas August 5<sup>th</sup> 1879  
 ON OR BEFORE the 5<sup>th</sup> day of February 1879, I, we, or either of us, promise to pay  
 to the order of **SINKER, DAVIS & CO.** Three Hundred and Fifteen <sup>00</sup>/<sub>100</sub> Dollars, with  
 interest at ten per cent. from date, payable at City Bank Dallas Texas  
 for value received in  
 and if not paid at maturity, with annual interest at ten per cent. on the amount then due until paid, and  
 with reasonable justice or attorney's fees, if the whole, or any part of this note is collected by an attorney,  
 by suit or otherwise. The drawers and endorsers severally waive presentment for payment, protest, and notice  
 of protest and non-payment of this note, and all defenses on the ground of any extension of the time of its  
 payment that may be given by the holder or holders, to them, or either of them.

The express condition of the sale and purchase of the said machinery above named is such, that the  
 title and ownership does not pass from the said **SINKER, DAVIS & CO.**, until this note is paid in full: that the  
 said **SINKER, DAVIS & CO.** have full power to declare this note due and take possession of said machinery above  
 described, at any time they may deem themselves insecure, even before the maturity of the note, and to sell  
 the same at private sale and endorse the amount on this note.

# 4000  
 WITNESS

Post-Office Dallas

County Dallas

State Texas

SINKER, DAVIS & CO., Indianapolis, Ind.

\$ 300<sup>00</sup> "C" - Dallas Texas August 5<sup>th</sup> 1879  
 ON OR BEFORE the 5<sup>th</sup> day of August 1879, I, we, or either of us, promise to pay  
 to the order of **SINKER, DAVIS & CO.** Three Hundred <sup>00</sup>/<sub>100</sub> Dollars, with  
 interest at ten per cent. from date, payable at City Bank Dallas Texas  
 for value received in  
 and if not paid at maturity, with annual interest at ten per cent. on the amount then due until paid, and  
 with reasonable justice or attorney's fees, if the whole, or any part of this note is collected by an attorney,  
 by suit or otherwise. The drawers and endorsers severally waive presentment for payment, protest, and notice  
 of protest and non-payment of this note, and all defenses on the ground of any extension of the time of its  
 payment that may be given by the holder or holders, to them, or either of them.

The express condition of the sale and purchase of the said machinery above named is such, that the  
 title and ownership does not pass from the said **SINKER, DAVIS & CO.**, until this note is paid in full: that the  
 said **SINKER, DAVIS & CO.** have full power to declare this note due and take possession of said machinery above  
 described, at any time they may deem themselves insecure, even before the maturity of the note, and to sell  
 the same at private sale and endorse the amount on this note.

# 4001  
 WITNESS

Post-Office Dallas

County Dallas

State Texas

SINKER, DAVIS & COMPANY, INC.

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

Due 187 \_\_\_\_\_

Maker's Name: \_\_\_\_\_

Lives \_\_\_\_\_ miles \_\_\_\_\_ of \_\_\_\_\_ P. O. \_\_\_\_\_

For value received, we hereby guarantee the payment of the within note at maturity and the collection of the same at any time thereafter, provided the owner thereof shall have instituted a suit against the maker of the note, if to be found, for the collection thereof, within fifteen months from the date of its maturity, and we waive protest, demand and notice of non-payment.

187

SINKER, DAVIS & COMPANY, INC.

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

Due 187 \_\_\_\_\_

Maker's Name: \_\_\_\_\_

Lives \_\_\_\_\_ miles \_\_\_\_\_ of \_\_\_\_\_ P. O. \_\_\_\_\_

For value received, we hereby guarantee the payment of the within note at maturity and the collection of the same at any time thereafter, provided the owner thereof shall have instituted a suit against the maker of the note, if to be found, for the collection thereof, within fifteen months from the date of its maturity, and we waive protest, demand and notice of non-payment.

Oct 30 1879

By balance from  
his account 30.22

Dec 9<sup>th</sup> 1879

~~By cash~~  
~~1879~~

187



Exhibit A,

State of Texas  
 Dallas County. Know all men by these presents  
 that I, J. J. Hanson, of the above County, and State, for  
 and in consideration of the sum of one dollar to  
 me in hand paid by Sinker Davis & Co. of the city of  
 Indianapolis State of Indiana, receipt of which is  
 hereby acknowledged, and for the purpose of assu-  
 ring and securing the payment of my two certain  
 promissory notes, of even date herewith, one of which  
 is for the sum of Three Hundred and Eighty <sup>40</sup>/<sub>100</sub>  
 (\$388<sup>40</sup>) dollars and due February 15<sup>th</sup> 1880, and  
 one for One Hundred dollars (\$100<sup>00</sup>) due Au-  
 gust 1<sup>st</sup> 1880, have sold and by these presents  
 do bargain, sell, release and convey to Sinker  
 Davis & Co. all my right title property and  
 interest in and to two certain tracts of  
 land lying and being situated as follows:  
 The first in the County of Dallas State of Texas

and known and described as that tract or parcel of land designated as the west half of Block No. 3 (Town) of the Westcamp and Rainier addition to the city of Dallas and containing two and one half acres more or less; the second lying and being situated in Concho County, same state about 15 miles south 48° west from the junction of said Concho River with the Red Fork of Colorado and on the south side of said Concho River and known as survey No. 271 in District No. 9 by virtue of certificate No. 855 issued by the Commissioners of Texas Colony on the 29<sup>th</sup> day of October 1850, said certificate being issued to Augustus G. Giesner and by said Giesner transferred to W. R. Brown on the - day of - 1854 and particularly described by the Patent issued to said W. R. Brown by the State of Texas on the 18<sup>th</sup> day of May 1857. Together with all and singular the rights, claims and appurtenances to the same pertaining

or in any wise incident or belonging thereto.  
 To have and to hold unto the said C. C. Davis  
 his heirs and assigns forever. And I  
 bind myself my heirs and assigns to war-  
 rant and forever defend the same unto the  
 said C. C. Davis or their heirs and assigns or  
 against the claim or claims of any and all  
 persons lawfully claiming or to claim the same  
 or any part thereof. Nevertheless the within and fore-  
 going deed is made in trust to secure the payments  
 hereinafter mentioned. Now should the said J. J.  
 Dawson well and truly pay or cause to be paid the  
 whole herein described at or before maturity time  
 and in that case the within and foregoing deed  
 to be null and void. In case of default in the  
 payment of the same at maturity upon legal  
 demand having been made, then and in that  
 case Robert S. Linnon, Trustee, is authorized to  
 sell the same to the highest and best bidder



before the court house door in the city of Dallas  
for cash and I first having given thirty  
days notice of the time and place of sale, and  
the proceeds after paying expenses of sale, to  
be applied to the payment of the within decrees  
nots or any balance due thereon and the balance  
if any to be paid to myself or my assigns.

Witness my hand this 5<sup>th</sup> day of August 1879  
(Consent and ratification made  
before signing) A. G. Hanson

State of Texas & before me the undersigned authority duly  
qualified in Dallas County & appointed and commissioned this day  
jurisdiction came A. G. Hanson who duly acknowledged that  
he signed sealed and delivered the within and perso-  
nally instrument of writing for all the purposes and  
considerations therein set forth.

In testimony whereof I have hereunto set  
my official signature with seal  
at Dallas in Texas this 6<sup>th</sup> day of  
August 1879

A. G. Hanson  
Notary Public  
Dallas County  
Texas

Recorded in duplicate in Vol 46 pages  
125+6 Deed records Dallas County

Given under my hand  
and seal this 8<sup>th</sup> day 1879  
A. G. Hanson

A. G. Hanson  
D. B. Smith  
R. S. Lemmon  
Filed for record Aug 7<sup>th</sup> 79  
at 4 1/2 PM  
A. G. Hanson

# PHILIP LINDSLEY'S LAW OFFICE,

703 Main  
No. 508 ELM STREET, up stairs, DALLAS, TEXAS.

Indiana  
The State of ~~Ohio~~  
Marion County.

This day personally appeared before the undersigned Authority, John S. Heatherington, <sup>to me well known,</sup> who, being duly sworn, says he is the Agent of Sikes, Davis & Co., a private Corporation, created as such under the laws of Indiana, with its principal place of business at Indianapolis, Indiana. That the attached claim, marked Exhibits "A" and "B" is a just debt in favor of Sikes Davis & Co. and against the estate of A. J. Hanson, deceased; and that the sum of (\$615<sup>04</sup>/<sub>100</sub>) Six hundred and fifteen and <sup>04</sup>/<sub>100</sub> Dollars, principal, with interest at the rate of ten per cent per annum from August 5<sup>th</sup> 1879 is unpaid, and that all legal offsets, payments and credits known to affiant have been allowed; and that affiant is cognizant of the facts contained in this affidavit.

John S. Heatherington

Sworn to and Subscribed before me this the 7<sup>th</sup> day of July, 1880.

Richard S. Turvell  
Notary Public.

To be sworn to before  
notary

The above claim presented to me this 26<sup>th</sup> of July, 1880, ~~is~~ allowed by me in full.

R. S. Leman  
Administrator

Approved -  
Aug 23<sup>rd</sup> 1880 -  
R. E. Burke -  
C. J. G. H. -

The State of Texas } County Court, sitting as Probate  
County of Dallas. } Court, September Term, 1880.

To the Hon. R. E. Burke, Judge of said Court:

The Petition of Smiles, Davis & Co. against R. S. Lemmon, as Administrator of A. J. Hanson, deceased.

Petitioners respectfully state they are a private Corporation, duly created as such under the laws of the State of Indiana, with their legal domicile and chief place of business in the City of Indianapolis, State of Indiana, and that defendant is a resident of Dallas County, Texas.

Petitioners further state that on the 5<sup>th</sup> of August, 1879, A. J. Hanson made, executed, and, for value received, delivered to Petitioners, who are the present legal owners and holders of the same, two certain several promissory notes, given date, August 5<sup>th</sup>, 1879, one for \$315<sup>00</sup>/<sub>100</sub> payable Feb. 5<sup>th</sup>, 1880, and one for \$300<sup>00</sup>/<sub>100</sub>, payable August 5<sup>th</sup>, 1880; each payable to the order of Petitioners; and each bearing ten per cent interest from date; and each stipulates to pay reasonable justice or attorneys fees, if the whole or any part of said notes is collected by an attorney, by suit or otherwise. Whereby said A. J. Hanson became liable, and promised plaintiffs to pay at the sums of money in said notes specified, according to the tenor and effect thereof. That to secure the payment of said notes, interest, and attorneys fees, said A. J. Hanson, on the 5<sup>th</sup> day of August, 1879, made, executed and delivered to Petitioners, a Deed of Trust, upon the following described real estate, viz: two certain tracts of land, situated as follows: the first in the County of Dallas, State of Texas, and known and described as that tract or parcel of land designated as the West half of Block No. (3) three of the Bennehamp and Rainwater Addition to the City of Dallas, and contain-

431

Smiles, Davis & Co.

Affidavit to  
Classi.

A. J. Hanson, dec'd

This Aug. 30<sup>th</sup> 1880.

A. Harwood, Clerk.

By W. H. Thacker, Deput.

431



ing two and one half acres more or less. The second lying and being situated in Concho County, Texas, about 15 miles South 48° west from the Junction of Concho River with the Red Fork of Colorado and on the South side of said Concho River and known as Survey No. 271, in District No. 9, by virtue of certificate No. 852, issued by the Commissioners of Fishers Colony on 29<sup>th</sup> day of October, 1850, said certificate being issued to Augusta Glesner and by said Glesner transferred to W. R. House on the day of — 1854, and particularly described by the Patent issued to said W. R. House by the State of Texas on the 18<sup>th</sup> day of May, 1859. Said Deed of Trust is still subsisting, and in no way cancelled or annulled. That said Mortgage or Trust Deed is duly recorded in the County Court Clerk's Office of Dallas County, in Vol. 46, pages 125-6, and the original Trust Deed and said notes, are hereto annexed, and made a part of this Application, marked Exhibits "A", "B" and "C".

That after the execution and delivery of said notes and mortgage, the said A. G. Hanson departed this life, leaving no Will. That defendant R. S. Leman, has duly qualified as his Administrator under the orders and authority of this Court, and said Administration is now pending in this Court. That said claim, described above, was, upon the 20<sup>th</sup> day of July, 1880, properly sworn to as required by Law, presented to said Administrator, and was by him upon said date ~~not~~ duly allowed in full. That upon August 25<sup>th</sup>, 1880, said claim was duly approved by the Judge of this Court. That said

claim, notes & Final Deed is herewith appended, as a part hereof, in Exhibits "A", "B", and "C".

The premises considered, Petitioners pray that defendant be cited to answer this Application; that petitioners have a judgment for the amount of their debts, interests, attorneys fees and costs, against defendant as Administrator of said A. J. Otterson, dec'd. That this Honorable Court will grant an order for the sale of the property described in said Final Deed, to satisfy petitioners claim, and for all other charges and disbursements which Petitioners may need and for which they will ever pray, etc.

Lindsley & Bradford

Attys for

Petitioners.

431

Linker Davis & Co.

Application for Order  
vs. } to sell land to satisfy  
Mortgage Lien.

R. J. Leman, Ad-  
ministrator of A. J.  
Hanson, dec'd

Filed Sept. 16<sup>th</sup> 1880.  
J. Hearwood Clerk,  
By W. H. Thacker, Sept.

notice Sep. 23/80

Lindsay & Bradford,  
Attys.  
431