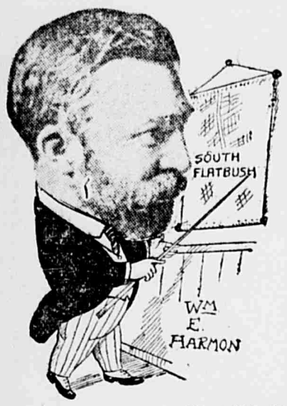
MILLION FIND OUTSIDE HOMES ON NEW SUBWAYS

Rapid Transit Lines of This Year Relieve Crowded Centres.

WM. E. HARMON IS A PROFESSOR OF REAL ESTATE.



His lecture before the West Side Y. M. C. A. this week on "Suburban Development" was called the most instructive in the season's course. He is one of the largest operators in the country.

More than 1,000,000 persons will have new, better, cheaper homes as a direct result of the rapid transit subways completed this year.

To discount the subways builders have been at work for three years in the suburbs to be opened for home-seekers. They are busy still. Their operations will not be ended with the finishing of all the subways, but homes built during 1906, 1907 and 1908 will be available at once for the new streams of population that will make use of the subways.

The output of homes during the past two years in the territory opened by the 1908 subways has made a total of 30,000 private dwellings and 7,000 flat-houses. The result of this year's construction is estimated at 20,000 dwellings and 5,000 flat-houses. The total for the three years is figured at 50,000 dwellings and 12,000 flat-houses. In the dwellings the total population housed is estimated at 300,000. The flat-houses are intended for 700,000 persons.

Flats for Near Suburbs.

New flat-houses are concentrated in nearer suburban sections, while dwellings are in outlying districts. Brooklyn is the favorite centre of suburban flat-builders. They have put up a great mass of such houses in the territory to be opened by the extension of the Brooklyn subway system. Many old private dwelling districts of Brooklyn are being transformed to a flat-house utility.

In Queens and in New Jersey, where new subways open attractive sites, flat-builders are modifying their activities. It is evident that [illegible] flat-house [illegible] of dense flat-house population is destined to be as persistently as it has covered Manhattan.

While the houses built from 1906 to 1908 do not represent the total increase of homes due to the new subways, they are regarded as the first direct means of relieving population through the subways. Real estate men says that the subways will stabilize building for several years until all the districts opened to rapid transit by them shall have been built solidly for a dense population.

$500,000,000 in New Homes.

Three years of home building to discount the new subways has involved an outlay of $500,000,000. The cost of new structures in the subway zone last year reached $100,000,000. It was $80,000,000 in 1906. Work under way and planned for this year will make a total of $550,000,000. It includes at least $50,000,000 of construction, which would have been started last year if investors had not been frightened by the financial panic.

Brooklyn flatbuilders are at work all along the subway as far as the union station with the Long Island Railroad at Flatbush and Atlantic avenues, as well as in districts which are within a mile of that traffic artery. Some of them have followed the projected Fourth avenue subway line into the Prospect Park South and Flatbush sections. More are preparing to invade those localities. Private dwelling builders are seeking sites further away.

In Queens flatbuilders are planning a large mass of houses in districts within a mile of the Belmont tunnel line and its Queens traction company connections. For three or four miles from the East River sites are available for flats. Builders say that a large middle-class flat-house population will cover the country within a few years because the fare into Manhattan will be only five cents.

In Queens as in Brooklyn, builders of small private dwellings are being forced to outlying sections. The movement is extending heavily into Nassau County, some of it continuing on into Suffolk.

Cheaper Rents in Jersey.

New Jersey is planning to make the nearer parts of the Hudson River cities and towns a flat-house settlement, while private dwelling builders are not trying to conduct operations in there beat the. They are planning their campaigns in districts of cheap land along the trolley lines which connect with the McAdoo tunnels, or in the suburban territory of the Erie and Lackawanna railroads.

Flat-house development is expected to extend along the line of the present Pennsylvania Railroad tracks into the Newark district, because the McAdoo tunnel trains will use the Pennsylvania right of way as soon as the Pennsylvania tunnels are ready for the main system. The McAdoo trains will give express service on a regular schedule between Manhattan and Newark, and like the rapid transit subway service between Manhattan, the Bronx and Brooklyn. It will open a territory to flat builders almost as large as the present residential area in Manhattan. This means cheaper rents for masses of people.

Construction of flat-houses during the past two years has made homes for 24,000 families in Brooklyn, 12,000 in the Bronx, 4,200 in Queens, 60 in Richmond, 4,000 in the Jersey suburbs. Real estate men say the demand this year is equal to that of the past two years combined. Builders will put up structures if house all if financial conditions permit them to get money enough.

Open Sites at Plainfield.

Valhall Realty and Improvement Company, which was very successful last fall with property at Plainfield, N. J., has acquired many valuable properties for the market this summer.

Plainfield has a service of over one hundred passenger trains a day. The Valhalla Company guarantees to build for all who make substantial payments on the property. They say their Plainfield Estates will be a City Beautiful.

Big Sales at Metuchen.

At Metuchen Estates the Metuchen Realty and Improvement Company has sold 60 half acre plots this week for over $10,000. People of Metuchen were large buyers. Before August a dozen buildings will be finished or under construction. A New York writer of note is breaking ground for a fine all-year home to be one of the show places of New Jersey. The company will run another free excursion to-morrow at 12.30 o'clock from the Cortlandt and West Twenty-third street ferries on the Pennsylvania Railroad.

Free Trip to Babylon.

W. C. Reeves & Co. will take excursionists to North Babylon Park, L. I., on a free special train at 1 o'clock.

They have provided for 600 people. The train leaves Long Island City and Flatbush avenue depots at 1.10 o'clock.

Big Work at Massapequa.

Plans for the new pumping station at Massapequa are completed. In point of architectural beauty and mechanical equipment it will be the finest structure in the country. It will force water from Massapequa to Brooklyn through a seventy-two-inch steel pipe.

The building will contain offices for operating department and engineering forces. It will be in the middle of a 400-acre park surrounding Massapequa Lake. The ground has been acquired by the city to protect its water system. The improvements will cost $500,000. A large number of lot holders have started to build homes, and the Queens Land and Title Company is pushing extensive street improvements.

Caruso to End Season at the Metropolitan

MR. CONRIED'S directorship of the Metropolitan Opera House practically ends to-night. True the week after next will be devoted to a cycle of the Nibelungen Ring, but that is outside the subscription. Caruso as Manrico in "Trovatore," has proved so potent an attraction at popular prices for to-nights farewell performance that the house was sold out long ago. Rita Fornia will be Leonora, Louise Homer will be Azucena, and Stracciari will be the Count. The programme for the performances of the "Ring" is "Das Rheingold" on Monday, April 13, "Die Walkuere" on Tuesday, "Siegfried" on Thursday and "Gotterdaemmerung" on Saturday.

In the house programmes of last night and to-day Mr. Conried tenders his "most sincere thanks to the music loving public of New York in general and to the subscribers of the Metropolitan Opera House in particular for their loyal support and their appreciation of my efforts to raise the artistic standard of grand opera at the Metropolitan Opera House." He concludes with the hope that his friends and patrons "will keep me in kind remembrance."

The Metropolitan Opera Company next season is to establish a free chorus school for the education of singers in operatic and oratorio chorus work. The tuition will include sight reading, languages and stage deportment. As the pupils acquire ability and experience they will be made regular members of the chorus at an increasing salary, according to the proficiency. The hours of instruction will be in the evening, and applicants of American birth will be preferred.

MUSIC NOTES.

William C. Carl will give an organ recital at the First Presbyterian Church Tuesday evening in the style of the Motetten Chor concerts given in the Thomas Kirche, in Leipzig. The choir of the Old First will sing. Seats are free.

De Pachmann's farewell New York recital takes place at Carnegie Hall this afternoon. He says this is his last visit to America.

The third sonata recital by Mr. and Mrs. David Mannes will be given at the Stuyvesant Theatre on April 12 instead of April 5, as previously announced.

Sally Frothingham Akers will give a song recital in Mendelssohn Hall on Tuesday afternoon, with Isidore Luckstone at the piano.

Herwegh Von Ende gives the first of five violin recitals at the American Institute of Applied Music next Thursday afternoon.

Harriet Ware will present some of her own songs and compositions in the ballroom of the Plaza Hotel to-night.

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Does a general banking business.
Takes entire charge of real estate.
Safe deposit and storage vaults.
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WE CAN
HARDLY WAIT
It is almost too good to keep
Mapl-Flake Day
Thousands of 15c packages free
At your grocers

King Leonard and Queen Joan Are to Rule Over the Auto Carnival

Queen Joan.

L. K. Clark and Mrs. Cuneo Win Crowns With a Total Vote of 540,838, the Former Polling 260,084 Votes and the Ranier Candidate 280,754 With the Aid of Tammany.

King L. K. Clark

COMPLETE VOTE FOR CARNIVAL RULERS

Mrs. Joan Cuneo, Ranier	280,754
L. K. Clark, N. Y. Transportation Co.	260,084
Eva Tanguay, Maxwell	158,428
H. N. Allen, Prest. N. Y. Taxicab Co.	55,396
Edna May Spooner, Rambler	50,287
Hattie Williams, Apollo Opera House	48,127
Col. A. N. Ross, Orient	45,118
Dr. J. P. Thomas, Oldsmobile	34,151
F. W. Vinton, Cadillac	28,976
Joseph Murphy, Ford	16,296
Elsie Janis, Garford	11,302
Col. K. C. Pardee, Maxwell	9,802
R. A. Lessing, Autocar	7,045
Arthur Prescott, Maxwell	5,205
Vol. Conf. 7 Ad. Club, A. A. A.	4,180
Ex-Judge J. H. Faulkner, Rambler	2,933
William C. Hurst	2,022
Montague Roberts	1,792
Jay W. Fox, Buffalo Bills	1,658
Rosalind Greaves, Queen	1,368
Mina Phillips, Payton's Stock Co.	1,878
Sidney R. Bowman, Auburn	1,696
Harry H. Adams	1,640
Mortimer Kaplan	1,496
Gen. J. Cutting, Oldsmobile	1,281
Fred Wilson	1,078

Their Royal Highnesses Queen Joan and King Leonard are hereby notified that their loyal subjects have chosen them as the most popular automobilists within the confines of the five boroughs of the city, to reign over them during the festivities of the week of carnival appointed by the merchants of the New York Automobile Trade Association, to begin on Monday next.

And they are especially directed to repair to the Cumberland Inn, at Broadway and Fifty-fourth street, at sundown of Tuesday next; there to wait until their subjects arrive in illuminated pageant, 5,000 cars strong, when they will ascend to the two throne cars provided for the occasion by the Carnival Committee, of which Gen. John T. Cutting is chairman, and lead the parade down Broadway to Twenty-fifth street, and, turning the sharp little triangle there, proceed up Fifth avenue to Fifty-seventh street, to and up Broadway by the eastern roadway to One Hundred and Tenth street, where it countermarches. It will be ordered by Grand Marshal R. G. Howell, who will command in his National car. The countermarch will be by the westerly roadway on Broadway to the Columbus Circle, where the populace having seen and cheered their new rulers, the parade will disband and disperse.

The most remarkable election ever held has resulted in the selection of Leonard K. Clark as King and Mrs. Joan Newton Cuneo as queen of the Automobile carnival. The Evening World conducted the election at the request of the Carnival Committee, the official ballot being printed in this newspaper each day, and the result of each day's voting being published.

Upward of [illegible] ballots were cast for [illegible] Evening World and cast for more than [illegible] candidates in this election, the name of the favored candidates being written on the ballot by the voter.

Mrs. Cuneo Chosen as Queen.

Naturally, a fair automobilist was accorded by enthusiastic New Yorkers the honor of being their queen. Of the 540,838 votes polled into the ballot-box for Mrs. Joan Newton Cuneo, daughter of John C. Newton, railroad builder and capitalist, of Holyoke, Mass., and wife of Andrew Cuneo, who succeeded his father as founder of the Cuneo Bank, in Mulberry street, twenty-eight years ago.

The home of the Cuneos is at Richmond Hill, L. I., but Mr. Cuneo, both in the Second Assembly District, and a member of Tammany Hall since he became a voter, has always retained his voting residence there.

Queen Joan is a wee woman, slight and delicate of physique, with two little feet, for whom she is devoted. She is pretty, cultivated, graceful and refined. Her chief rival for the Queen's diadem was Miss Eva Tanguay, the "I Don't Care" little queen of vaudeville, now playing in Cleveland, O., for whom 158,428 votes were cast.

The hot rivalry between these two popular stage favorites in the eighteenth day of the contest, saw Miss Edna May Spooner, of Blaney's Lincoln Square Theatre, and Miss Hearth Morgan, the auburn-haired leading lady in Manager Harry Prunell's Keith-Proctor stock company, at Harlem Opera House, was carried to the end of the canvass, long after it was plain that the race would go to another. At the close of the election there was but 2,000 difference between them in an aggregate of nearly 100,000 votes, Miss Spooner having 50,287 and Miss Morgan 48,127 votes.

Miss Janis, of "The Hayden," who was the heroine in the first automobile play, "The Vanderbilt Cup," received 11,302 votes, despite her published telegram withdrawing her name from the contest. Miss Janis is a native of Louisville, Ky., and a favorite with the Kentucky colonists in this city.

Rosalind Greaves, the dainty cashier for the Times Square Automobile Company, received 1,368, and Miss Mina Phillips, of the Corse Payton company, 1,878 votes.

Clark Won King's Crown With 260,084 Votes.

In the contest for the King's sceptre Leonard Knight Clark, the young superintendent of the New York Transportation Company, received 260,084 votes. He is a native of Kentucky and twenty-nine years old. He worked his way up from the ranks and can drive or repair any kind of self-propelling car. He is a member of the Automobile Club of America, the Engineers' Club and the Society of Engineers of London and New York. He is the idol of the thousand employees of his company, and they organized into a campaign committee, with Julian Howard, an energetic young Alabamian, for campaign manager.

The final vote is given as cast for every candidate receiving more than 1,000 votes. By reference to the table it will be seen that more than 1,000,000 votes were cast for the seven leaders in the contest. Another million more were distributed among more than 1,000 candidates, twenty-six of whom received more than 1,000 each, while fifty others had from 500 to 999 votes.

Take it all in all, it was a most remarkable election and justified the belief of the Carnival Committee that the best way to popularize the first Automobile Carnival of history was to employ The Evening World to conduct the election of a King and Queen of the festivities.

Robes of royal purple velvet, with crown and sceptre for King Leonard and a dainty diadem for Queen Joan, await them in the custody of the Executive Committee of the Carnival.

Queen Joan will have her throne room during a week in the Rainier Motor Car establishment, Broadway and Fifty-sixth street, and will give audiences to her subjects there every afternoon.

AUTOMOBILES & MOTOR BOATS. AUTOMOBILES & MOTOR BOATS. AUTOMOBILES & MOTOR BOATS.

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A Tube Strong Enough to Carry Weight of Car. Reinforced with Fabric.

Guaranteed Resiliency, Speed, Light, Weight, Material and Workmanship.
Saves Expense, Worry, Trouble.
Insures Safety.
Brings Back to Life Old, Discarded Castings.
A Practical Improvement Without Resorting to Freakish Adjuncts.

HEADQUARTERS FOR ALL OUT OF TOWN VISITORS and principal centre of attractions. Have your mail addressed here, arrangements have been made to take care of it. This will be the rendezvous.

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"Don Giovanni" Given With an Almost All-American Cast

BY SYLVESTER RAWLING.

"DON GIOVANNI," Mozart's opera, arranged in two acts and nine scenes, by Gustav Mahler, closed the subscription for the season at the Metropolitan Opera House last night. The audience was a big one, but there were no scenes of unusual importance. Rita Fornia, an American girl who recently made a hit as Leonora in "Trovatore" when Eames was sick, was Donna Elvira. She sang and acted with zeal and intelligence the part that many a prima donna has found full of difficulties. The two other women principals were also in the hands of Americans. Eames, in better voice than she has been recently, was Donna Anna, and Geraldine Farrar was the rustic coquette Zerlina. A little too sophisticated but very charming in voice and action was the latter.

Blass for the first time was Leporello. He showed signs of nervousness, and never was dashing or unctuous enough for Giovanni's valet and companion; but he sang well, and should be able to make a great deal of the character. Scotti's interpretation of the title part is familiar. It lacks the consummate devilitry and assurance and grace of Renaud or Maurel, and is far less convincing, but it has its charms. Bonci sang the two important arias of Don Ottavio delightfully, and was a tower of strength to the performance. Barrochi was an indifferent Masetto, and Muhlman was the Commandatore.

Mahler conducted from the centre of the orchestra at his transformed piano-harpsichord, and showed his masterful control of the performance from beginning to end. Whatever its merits, they belong primarily to him. He was called before the curtain with all the principal singers at the end of the first act. There were flowers and wreaths for all.

Doings in Music World as the Season Wanes.

WALTER DAMROSCH will bring the season of the New York Symphony Orchestra to a close at Carnegie Hall to-morrow afternoon with the sixth concert in the Beethoven series. The programme consists of the great Ninth Symphony, with its choral finale to Schiller's "Ode to Joy," which was completed in 1823; the Benedictus from the "Missa Solemnis," finished in 1822, and the slow movement from the string quartette in F, composed in 1826—one of the master's very latest works. The soloists will be Jomelli, Marie Lansing, David Mannes, Max Heller and Claude Cunningham. The chorus will be that of the Oratorio Society augmented by a choir from the Choral Society of Mount Vernon.

The giving of twenty-eight successful symphony concerts this season by this permanent orchestra that has rehearsed every day may be counted as highly creditable to New York's musical taste. Mr. Damrosch now has under his baton an orchestra of skilled musicians of which he and all of us well may be proud. Next season the eight evening concerts will be given on Tuesdays instead of Saturdays. The Sunday concerts, probably, will be more than twenty, but at present only two subscription series of eight have been laid out. The first Sunday concert will take place on Nov. 1.

The directors of the society are to give a reception in the ballroom of the Plaza Hotel next Saturday afternoon, at which Walter Damrosch and the orchestra will play.

The fifth concert of the Kneisel quartet will be given on Tuesday evening in Mendelssohn Hall. The programme consists of a quartet by Rolf Lewis Crawford, Haydn's quartet in G major, and Cesar Franck's quintet in F minor for piano and strings, the piano part to be played by Olga Samaroff. Chetini is the second son of the Duke of Sermoneta. He has studied with Scarlatti in Rome and in France and Germany. His quartet is new here. Walter Damrosch produced a symphonic prelude by him in 1902.

That fine choral body of 500 singers, the People's Choral Union, directed by Dr. Frank Damrosch, will sing Sir Edward Elgar's "King Olaf" in Carnegie Hall next Wednesday evening. The soloists will be Beatrice Fine, Daniel Beddoe and Edward Evans, the orchestra that of the New York Symphony Society.

A week of Italian opera at popular prices under Director Abrams is announced for the Academy of Music, beginning on Monday, April 13. "Rigoletto," "Trovatore," "Faust," "Lucia," "Aida" and "Traviata" will be sung. The principal singers will be Jennie Novelli, Virginia Novelli, Georgina Strauss, Virginia Colombati, Madalena Rossi, Domenico Russo, Luigi Samtoro, Eugenio Bozzano, Cesare Alessandrini and Eugenio Zara. Angelini Fornari will be the conductor.

Victor Herbert and his orchestra will begin a series of Sunday night spring concerts at the Broadway Theatre to-morrow. Blanche Duffield will be the soloist. Of course, many of Mr. Herbert's own compositions will be played, including two that are new.

Gadski's annual recital takes place at Carnegie Hall next Friday afternoon. Songs by Schubert, Schumann, Franz, Brahms, Grieg, La Forge and Loewe make up her programme. Mr. La Forge is Gadski's accompanist.

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I WILL SEND YOU A TRIAL TREATMENT FREE.

I can reduce your weight 3 to 5 Pounds a Week and turn ill health into robust health, mental sluggishness into activity, and relieve that feeling of fullness and oppression by producing healthy digestion and assimilation. No distasteful dieting or starvation, no exercising, no nauseating drugs or sickening pills that ruin the stomach. I am a regular practicing physician and a specialist in the successful reduction of superfluous fat. My new and scientifically perfected method strengthens the heart and relaxes the arteries, so that breathe easily, and quickly removes double chin, large stomach and fat hips. Prominent physicians advise their patients to use my treatment, and many of them are themselves my patients. I absolutely guarantee satisfaction in every case. Write today for my trial treatment, which will also send you free, by return mail, a copy of my book on obesity. It will give you detailed outline of my treatment; it will be sent you FREE.
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Doesn't she look smart
A-driving in her cart?
Say! she must be wealthy—
Certainly she is healthy.
She looks like Miss Gotdough,
But that is not quite so;
Her horse and cart are swell,
But ask her and she'll tell
You how World Ads. she read
And so, of course, instead
Of paving dollars many
She spent, oh, scarcely any
Cash down for cart and horse
So she's Miss Smart, of course.

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ENGLAND SAYS NO ALUM IN FOOD
and strictly prohibits the sale of alum baking powder—

So does France
So does Germany
The sale of alum foods has been made illegal in Washington and the District of Columbia, and alum baking powders are everywhere recognized as injurious.
To protect yourself against alum, when ordering baking powder,
Say plainly—
ROYAL BAKING POWDER
and be sure you get Royal.
Royal is the only Baking Powder made from Royal Grape Cream of Tartar. It adds to the digestibility and wholesomeness of the food.

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The one Security not affected by the present financial upheaval. Every morning it is worth more than the night before. No shrinkage to explain, and the reason is an increasing demand against a decreasing supply. Thousands of purchasers are making money at
Massapequa
We invite you to visit this great development this Sunday.
Secure the Lots Now Selling at $240.
Payment Plan—$10 Down, $5 Per Month.
Let $600,000,000 transit expenditure make several hundred per cent. for you on the money you can spare.
The train leaves at 1.20 P. M. We supply tickets for the train at the ferry, at 4.5 E. 34th St., New York, or Flatbush or Nostrand Ave. Depot, Brooklyn.
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At Plainfield, N. J.—The City Beautiful.
Half Acre Plots,
$200 UP, $10 DOWN, $5 MONTHLY.
THESE PRICES IN FORCE FOR ONE WEEK ONLY.
This property is finely situated at Plainfield, N. J., within easy commuting distance of New York City.
Grand Free Excursions to every wage earner and prospective buyer
SATURDAY, APRIL 4TH, SUNDAY, APRIL 5TH, AND SATURDAY, APRIL 11TH, SUNDAY, APRIL 12TH.
Meet our agents wearing Blue cards with Valhalla Realty & Improvement Co. printed on them, at foot of Liberty st., 1.00 o'clock on any of the above dates, or free tickets at our office.
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SUITE 312, 132 NASSAU ST., N. Y. CITY.
If you cannot attend any of our sales, send $5.00 and we will reserve the best half acre that remains unsold.

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Do you know that we are going to run a
FREE SPECIAL TRAIN, SUNDAY, APRIL 5, TO
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Do you know that New York City is the greatest city in the whole world? Do you know that Long Island is the most beautiful and healthiest spot in this country? Do you know that we are selling
2,000 Square Feet of Long Island for $16
Tickets are free. Come with us. Bring all your friends. Train leaves L. I. City, L. I. RR. and Flatbush Av., L. I. RR. depots, 1.10. Look for badges reading
W. C. REEVES & CO.,
1123 BROADWAY, MANHATTAN.

ELECTIONS AND MEETINGS.

[illegible] Nominations having been filed made for one or more vacancies to be filled in the Board of Directors of the New York Life Insurance Company, at its 1908 election of directors, and the Superintendent of Insurance having, as required by law, prescribed rules and regulations for conducting or holding said election, therefore, pursuant to said rules and regulations, notice is hereby given that the 1908 election of members of the Board of Directors of the New York Life Insurance Company will be held at the home office of the Company, No. 346 Broadway, in the City of New York, in the State of New York, on Wednesday, the 8th day of April, 1908, the polls to be opened at ten o'clock in the forenoon and to remain open until four o'clock in the afternoon of said day, at which time they shall be closed.
NEW YORK LIFE INSURANCE COMPANY,
by JOHN C. McCALL, Secretary.

LEGAL NOTICE.

NOTICE is hereby given that the surviving trustee of the estate of GEORGE FAY, will sell at public auction, through JAMES L. WELLS, Auctioneer, at the Real Estate Exchange Salesroom, 16 Vesey st., New York, on MONDAY, April 13, 1908, at 12 o'clock noon, all the right, title and interest of said estate in the premises situated on the northeast corner of Prospect av. and Cortona Place North, in the 19th ward of the Bronx, City of New York, being about 50 feet on Cortona Place North and along 100 feet on Prospect av. The property will be sold subject to all unpaid taxes and assessments now liens thereon. Terms: all be all cash at time and place of sale, to be paid to auctioneer when the deed will be delivered. JAMES L. WELLS, Auctioneer, 141 Broadway.

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[illegible] Bronx values, half Bronx prices; Webster and Jerome av. trolleys pass properties; proposed 3d av. "L" and subway will double values. Room 500, 489 5th av., New York.

Sunday World Ads Work Wonders.

thumb into Hackenschmidt's eye. Hack guard, and Ed Peters will ship horses to Salmon