THE AMERICAN LADY.

BY REV. WALTER COLTON, U.S.N.
Author of "The Deck and Port, &c.

She moves among us, but apart
From folly's empty din;
The smile that lights her silent heart
Flows from a fount within.

The incense of the flatterer's tongue,
Which each in turn may share,
She lightly deems as bubbles flung
Upon the vacant air.

And when a flash of anger's force
Would light resentment's flame,
She only pities more the source
From which the menace came.

There's not a throb which sorrow brings,
Or sigh of the oppressed,
But pours its pulses o'er the strings
Which tremble in her breast.

There's not a smile which hope bestows,
Or light in memory's dream,
But o'er her changing aspect throws
Its warm reflected beam.

Her bright thoughts greet us as the rays
Of some sweet star at even,
Seen o'er the twilight's golden haze,
Climbing the verge of Heaven.

VALPARAISO.

Experiences of a California Emigrant...Staten Land...Doubling Cape Horn...The Storms...Passage up the Coast....Arrival at Valparaiso: The Town, Its Inhabitants and its Sights....The Chilenos.

Correspondence of The Tribune.

VALPARAISO, Monday, Jan. 7, 1850.

* * * Passing Cape St. Roque, with a current setting to leeward at the rate of ninety miles a day, we ran inside of Falkland Islands, and the next morning made Staten Land, being seventy-one days out; during which, like the Frenchman's speculation in city lots, "with a grand water privilege," (which proved to be nothing else,) it had been "all water and no ground." The "land ho!" however, was not as exciting to us as it would have been on the premises of the Frenchman, it was so far from home, and such a miserable apology for land, being bleak, barren and uninhabited, swept by wintry winds, and a prey to the storm throughout the year. Something of its own desolation is imparted to the feelings of the beholder, and he turns away with a shudder from the scene which so disappoints the hopes and many dreams of his own green earth. But the wind soon hauled ahead and drove us off, through hail and sleet, and a tremendous swell, toward the South Shetland Islands; where for two weeks we were beating around in every direction but the right one, until we reached 60 South, longitude 80, when the wind came out S. E. and sent us around on our northern tack. We gave three cheers as the ship wore about and took leave of Cape Horn *on plaisir de ne le voir jamais.*

The worst storm which we had to encounter was, when least expected, off the coast of Patagonia, on the Pacific, where, for twenty-four hours, the ship was under close-reefed topsails, and most of the time under water, shipping heavy seas fore and aft, and rolling and pitching so as to render it unsafe either on deck or below. One of the passengers ventured out in the morning "to take the air," as he called it, of which there was undoubtedly a good supply, when he "took a sea" instead, or as landsman would render it, the sea took him, carrying away his breath before he had done with it, beside his hat and spectacles; whereupon, like a certain other dignitary who had "marched up the hill," he wisely concluded to "march down again."

Our passage up the coast was rapid and pleasant, and we arrived off Valparaiso on the 29th of December, where in company with thirteen sails, including the U.S. sloop Vandalia, we were obliged to "lay to" through the night, and beat in the next day against a head wind. We spoke the Vandalia while lying outside, and found we had beaten her by two days in the run from Rio Janeiro—a circumstance which has happened to about thirty other vessels from New-York, the W. S. having made the shortest passage of the fleet.

The Ohio, 74, and two English and two French frigates, were in the Bay, and when the Vandalia came to anchor she fired a national salute of 21 guns, which was answered from the Fort and by the ships of war. Each gun had four distinct echoes from the surrounding mountains, which rivalled those of our own Lake George. And as the respective bands began to play their national airs, the place seemed like one of enchantment. It is situated at the base and partly upon a semicircle of mountains, opening on the bay, which strongly resemble volcanic formations, being of a dark brown color, and almost entirely destitute of vegetation. Two long, narrow streets, one of which is washed by the tide, form the business part of the town, and the only avenues for vehicles. Running up from these, by steep and tortuous paths, are the houses or hovels of the natives. These sometimes rise almost perpendicularly over each other, being built of the clay on which they stand, low and small, yet remarkably neat; and their lights, seen in the evening from the bay, look like stars set in the dark background of the mountains.

Valparaiso has a population of about 40,000, together with quadrupeds enough to smother any single census—the productions of the place consisting mainly of dogs and donkeys, which, like the *Picayune's* "tomatises" in Texas, seem to be of "spontanus" growth. It is almost impossible to cross a street without having a cur at your heels, or to stop on the sidewalk to converse with a friend, without finding a donkey's head resting on your other shoulder. But this interesting animal performs nearly all the labor that is done, carrying, like the miller, every man's grist on his back.

The grain, wood, vegetables and fruits from the country, and the milk and bread for daily distribution, are thus transported. But there are as many as two mules for every load, and these are left around the streets to look up customers, or into shop windows, or congregated by fifties along the beach, where they sometimes stand all day, gazing out upon the waters most dejectedly, for some friendly waif of grass or seaweed, upon which to feast their active appetites. As for the dogs, there's no accounting for them, unless by supposing, with the French tourist in Waverley, respecting those of Scotland, "that the Government employs relays of curs to chase the starved and exhausted chevaux de peu from one village to another, until they reach the end of their stage," or that a municipal appointment has constituted them a sort of *guard mobile*, to do the heavy standing around, and coöperate in a general system of defense with the Fort, containing some fourteen guns, which, with four echoes each, make quite a formidable battery.

There are no good hotels or cafés in town, and the only buildings of respectable proportion are the Custom-House, Theater, and some two or three Churches. This, however, is owing to the danger from earthquake, of which there are frequent shocks. The Jardin de Pablo, though better than any other public or private garden, is of the most ordinary description—laid out without taste, and containing only the commonest flowers of North America.—Without manufactories, or mechanical employments, exhibitions of art, or places of amusement, there is little to interest a stranger here. The climate is delightful, but monotonous. It seldom, and in some parts, never rains, though the soil is highly productive, both of the cereal grains and of the most delicious fruits.

It is evident that the Chilians are not much addicted to industry, and they have never been betrayed into anything like ingenuity. Still they preserve simple habits, and their wants are well supplied, and they appear to be generous, hospitable and happy. There is considerable wealth here, though it makes but little display, and is not offset by any extreme poverty. I have seen neither beggars nor drunkards in the streets during the holidays, and in their physical relations the rich and the poor seem to "lie down together," enjoying in common the necessaries and many of the luxuries of life.

Yours. H. F. D.

COAL.

COAL.—PRICE REDUCED—$4 50 and $5. Fresh mined Coal, best Peach Orchard nut, common size stove, large stove and egg, at less than last Summer prices, and of superior quality. Also, Lehigh Coal, at SIMPSON'S Yards, 75 Thompson-st. near Spring, and 9 Christopher-st near Greenwich-av. m18 1m*

COAL.—I am delivering best Red Ash at $5 per ton from my yard, corner King and Greenwich sts. $4 75 from boats. [m28 1m*] PETER CLINTON.

CHAIN CABLES.—A large assortment of English proved, from 5-8 to 1 7-8 inches. For sale by m22 GAUNT & DERRICKSON, 159 South-st.

LEGAL NOTICES.

WHEREAS the Trustees of the Seventh-street Baptist Church in the City of New-York, by a certain indenture of mortgage, with a power of sale therein contained, bearing date the 21st day of June, 1847, for securing the payment of the sum of seven hundred and ten dollars, on the 21st day of December, 1849, with legal interest thereon, at the rate of seven per cent, per annum, payable semi-annually, did grant, bargain, sell, convey and confirm unto Patrick M. Barrow, Jr. of the City of New-York, all those certain lots, pieces or parcels of ground, situate, lying and being in the Seventeenth Ward of the City of New-York, bounded together as follows, to wit: beginning at a point on the south-westerly side of Twelfth-street, north-westerly distant from the Third-avenue one hundred and ninety feet, and running thence south-westerly, on a line parallel to the said avenue, one hundred and one feet six inches; thence north-westerly, on a line parallel with the said street, seventy-five feet; thence north-easterly, on a line parallel with the said avenue, one hundred and six feet six inches, to Twelfth-street, and thence south-easterly, along said street, seventy-five feet, to the place of beginning, according to the measurement made by the commissioners duly appointed to lay out streets and roads in the City of New-York, under the act of the Legislature, passed April 3, 1807, together with all and singular the edifices, buildings, rights, members, privileges and appurtenances thereunto belonging or in anywise appertaining. And also all the estate, right, interest, title, term of years yet to come and unexpired, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Trustees, of, and to the said demised premises, and every part and parcel thereof, with the appurtenances, which mortgage and power of sale were thereafter duly recorded in the office of the Register of the City and County of New-York, in Liber 405 of mortgages, page 457 on the 14th day of July, 1847. And whereas, default has been made in the payment of the interest money secured to be paid by the said mortgage, or any part thereof, whereby the whole of the principal money secured by the said mortgage, and the interest thereon, became and is now due and payable, and there is now due and owing on the said mortgage for principal and interest the sum of eight hundred and thirty-five dollars and eighteen cents. Notice is therefore hereby given, that by virtue of the power of sale in the said indenture of mortgage, and in pursuance of the statute in such case made and provided, the premises and mortgage will be sold at public sale at the Exchange, in the City of New-York, on the 21st day of July, 1850, at the hour of ten o'clock in the forenoon of that day. Dated New-York, 26, April, 1850.

JANE McBARROW,
Administratrix, &c. of Patrick McBarrow, Jr. deceased.

WARD & DOYLE, Attorneys, No. 11 Nassau-street, N. Y. m15 1w1w

AT A SURROGATE'S COURT held in and for the County of New-York, at the Surrogate's office in the City of New-York, on the fourth day of February, in the year one thousand eight hundred and fifty, present Alexander W. Bradford, Surrogate.—In the matter of the proceeding of MATTHEW W. MORGAN and BEULAH W. BESTEEN, formerly Beulah W. Kane, Administrator and Administratrix of ESTEPHEN KANE, deceased.—On reading and filing the petition of Thomas Baldwin, J. H. Havens, Charles Crane, William Chance, Morgan W. Morgan and Simon Shindler, creditors of the estate of Stephen Kane, deceased, personally to be and appear before the Surrogate of the County of New-York, at his office in the City of New-York, on the thirteenth day of May next, at 11 o'clock in the forenoon of that day, and render an account of the proceedings of said Matthew W. Morgan and Beulah W. Besteen, as such administrator and administratrix. And it is further ordered that a copy of this order shall be served upon the Trustees Beulah W. Besteen and Beulah W. Besteen his wife, by publishing it once in each week for three months before the return day thereof in the State papers, and also in The Tribune, a paper published in the City of New-York. (m15w13w*) A. W. BRADFORD, Surrogate.

SUPREME COURT, Dutchess County.—Matthew A. Bogardus and Ann Truesdell against James V. Tillotson.—To JAMES V. TILLOTSON: You are hereby summoned to answer the complaint in this action, which complaint was filed in the office of the Clerk of the County of Dutchess, the first day of March, 1850, and serve a copy of your answer on me, at my office, at Fishkill Landing, Dutchess County and State of New-York, within twenty days after the service of this summons on you, exclusive of the day of service, and if you fail to answer the complaint within the time aforesaid, the plaintiffs will take judgment against you for the sum of four hundred and thirty one, 50-100 dollars, with interest on the sum of one hundred and seventy two 50-100 dollars, parcel of said sum, from the 20th day of January, 1850, and with interest on the sum of two hundred and fifty eight 50-100 dollars, (the remaining parcel of said first mentioned sum,) from the 3d day of February, 1850, besides costs of suit.—Date: Fishkill Landing, March 1, 1850. E. R. BOGARDUS, Att'y for Pltff's,
m16 1w6w Fishk'l Landing, Dutchess Co. N.Y.

SUPREME COURT.—Alexander E. Hosack against Henry E. Langley. To HENRY E. LANGLEY, the above named Defendant: You are hereby summoned to answer the complaint in this action, which was filed in the office of the Clerk of the Supreme Court in the City Hall in the City of New-York, and to serve a copy of your answer on me at my office No. 14 Wall-st. in the City of New-York, within twenty days after the service hereof, exclusive of the day of such service, and if you fail to answer the complaint as aforesaid, the plaintiff will take judgment for the sum of one hundred and ninety six dollars and twenty two cents, with interest from the thirteenth day of January one thousand eight hundred and forty nine besides the costs of this action. Dated March 14, 1850. [m16 1w10w*] D. HOBART, Plaintiff's Attorney.

BY ORDER of O. J. Harmon of the City of Oswego.—Notice is hereby given, pursuant to the provisions of the statute authorizing attachments against absconding, concealed, and non-resident debtors, that an attachment has been issued against the estate of John Forman, late resident of the State of New-York, and that the same will be sold for the payment of his debts, unless he appear and discharge such attachment, according to law, within nine months from the first publication of this notice; and that the payment of any debts due to him by residents of this State and the delivery to him or for his use, of any property within this State belonging to him and the transfer of any such property by him are forbidden by law, and are void. Dated the thirteenth day of November, 1849. CHARLES RHODES
m2 1aw 9w of Oswego Attorney for Attaching Creditor.

BY ORDER of John Doer, Justice of the Superior Court of the City of New-York, notice is hereby given, pursuant to the provisions of the statute authorizing attachments against absconding, concealed and non-resident debtors, that an attachment has issued against the estate of WILLIAM BROWN, a resident of the State of New-Jersey, and that the same will be sold for the payment of his debts, unless he appear and discharge such attachment, according to law, within nine months from the first publication of this notice; and that the payment of any debts due to him by any person, and the delivery to him or for his use, of any property or rights to action belonging to him, and the transfer of any such property by him are forbidden by law, and are void.—Dated, the 26th day of November, 1849.
m30 1aw9w BARNARD & PARSONS, Att'ys for Attaching Creditor.

BY ORDER of Hon. Deodatus Wright, Recorder of Albany, notice is hereby published of an order requiring all the creditors of ALLEN LARK, of the County of Albany, an insolvent debtor, to shew cause, if any they have, before the said Recorder, at his Chamber, in the City of Albany, on the 18th day of May, 1850, at 10 o'clock A.M. of that day, why an assignment of the said insolvent's estate should not be made and he discharged from his debts according to the provisions of the statute concerning voluntary assignments, made pursuant to the application of an insolvent and his creditors.—Notice published on March 2, 1850.—Albany, February 26, 1850.
HAMMOND, KING & BARNES, 450 Broadway, Albany,
m2 1aw10w* Attorneys for Petitioner.

NEW-YORK SUPREME COURT.—Summons for a demand on contract.—WILLIAM H. COOK and CHARLES [illegible] against JOSEPH LEVY and JUDAH LEVY: You are hereby summoned and required to answer the complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your answer to the said complaint on the subscriber, at my office, No. 10 Wall-street, in the City of New-York, within twenty days after the service hereof, exclusive of the day of such service, and if you fail to answer the said complaint within the time aforesaid, the plaintiffs in the action will take judgment against you for the sum of one hundred and forty-four dollars and fifty-four cents with interest from the 24th day of April, one thousand eight hundred and forty-nine, beside the costs of this action.—Dated March 9, 1850. [m9 6w6w] R. H. SHANNON, Plaintiff's Attorney.

NOTICE OF APPLICATION for the discharge of an insolvent from his debts, pursuant to the provisions of the third article of the first title of the fifth chapter of the second part of the Revised Statutes. GEORGE L. DAVIS of Perry, Wyoming County, in his individual capacity and as one of the late firm of Davis & Sackett, and Wm. Stewart & Co.—notice first published February 2, 1850. Creditors to appear before W. Riley Smith, County Judge, at his office in the Town of Warsaw, County of Wyoming, on the 26th day of April, 1850, at 10 o'clock, A.M. m1 1aw10w*

NOTICE IS HEREBY GIVEN, according to law, to all persons having claims against MARY CATHARINE WHITE, late of the city of Brooklyn deceased, that they are required to exhibit the same, with the vouchers thereof, to the subscriber, George W. Gerau, at his office, No. 88 South-street, in the City of New-York, on or before the fifth day of September next.—Dated February 28, 1850.
GEORGE W. GERAU, } Administrators.
m1 1aw10w* LEWIS F. R. GERAU, }

NOTICE IS HEREBY GIVEN, according to law, to all persons having claims against ALTIE STOOTHOOF, late of Gravesend, Kings County, deceased, that they are required to exhibit the same, with the vouchers thereof, to the subscriber, at his residence, No. 166 Hudson-avenue, in the City of Brooklyn, on or before the fifteenth day of September next.—Dated Brooklyn, March 8, 1850.
m8 1aw10w* THOMAS BURKE, Executor.

NOTICE IS HEREBY GIVEN, according to law, to all persons having claims against JUSTUS McKINSTRY, late of the City of Hudson, and County of Columbia, Counsellor-at-Law, deceased, that they are required to exhibit the same, with the vouchers thereof, to the subscriber, at his office, No. 4 New-st. in the City of New-York, or at the office of Killian Miller, Esq. in the said City of Hudson, on or before the fifteenth day of July next. Dated this 8th day of January, 1850.
j12 1aw10w CHAS. McKINSTRY, Administrator.

NOTICE is hereby given to the creditors of JAMES LLOYD, late of the city of Boston, in the Commonwealth of Massachusetts, deceased, requiring all persons having claims against the deceased to exhibit the same with the vouchers thereof to the Administrator, at the office of George W. Strong, Esq. No. 68 Wall-st. in the City of New-York, on or before the twenty-fifth day of April next.—Dated 14th October, 1849. [o20 1aw10w*] JOHN BORLAND, Administrator.

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against HENRY FIENCKEN, late of the City of New-York, deceased, to present the same with vouchers thereof to the subscriber, at her residence, No. 95 Hester-st. in the City of New-York, on or before the thirteenth day of September next.—Dated New-York, the 8th day of March, 1850. [m9 1aw10w.] ELIZA FIENCKEN, Administratrix.

IN PURSUANCE of an order of the Surrogate of the County of New-York, Notice is hereby given to all persons having claims against MOTT S. CANNON, late of the City of New-York, deceased, to present the same with vouchers thereof to the subscribers at the residence of Zetus Searle, at corner Third Avenue and Thirty-second-street, in the city of New-York, on or before the twentieth day of August next.—Dated New-York, the 19th day of February, 1850.
MOTT CANNON, } Executors.
16f 1aw6w* ZETUS SEARLE, }

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against NATHANIEL PUTNAM, late of the City of New-York, deceased, to present the same with vouchers thereof to the subscriber, at the office of Stephen Cambreleng, Esq. No. 18 Wall-street, in the City of New-York, on or before the fifteenth day of August next.—Dated, New-York, the 8th day of February, 1850.
9f 1aw10w* NATHANIEL PUTNAM, Executor.

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against FELIX A. MORIN, late of the City of New-York, jeweler, now deceased, to present the same with vouchers thereof to the subscriber, at his store, No. 476½ Broadway, in the City of New-York, on or before the fifth day of August next.—Dated New-York, 31st day of January, 1850.
BARTHOLOMEW DELAFIKRE,
2f 1aw6w* Administrator of Felix A. Morin, deceased.

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against ALLEN JOHNSON, late of the City of New-York, deceased, to present the same with vouchers thereof to the subscriber, at the store of John Allen, No. 110 Vesey-street, corner of West-street, in the City of New-York, on or before the twenty-ninth day of May next.—Dated New-York, the 23d day of November, 1849.
m4 1aw10w* MARGARET ANN JOHNSON, Administratrix.

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against ABISHA W. SAMSON, late of the City of New-York, deceased, to present the same with vouchers thereof to the subscriber at her residence, No. 100 Twelfth-street, in the City of New-York, on or before the twenty-sixth day of June next.—Dated, New-York, the twenty-sixth day of December, 1849. LETITIA M. SAMSON,
f22 1aw10w* Administratrix.

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against WILLIAM PARSEYL, late of the City of New-York, deceased, to present the same with vouchers thereof to the subscriber, at his residence, No. 80 Grove-st. in the City of New-York, on or before the twenty-seventh day of June next.—Dated, New-York, the 21st day of December, 1849. EDWIN KNAPP,
f22 1aw10w* Administrator with Will annexed.

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against ELIZABETH ANN STOKES, late of the City of New-York, deceased, to present the same with vouchers thereof to the subscriber, at his store, No. 56 Fulton-street, in the City of New-York, on or before the twenty-eighth day of March next.—Dated New-York, twenty-first day of September, 1849. BENAIAH G. STOKES, Administrator.
m26 1aw10w*

IN PURSUANCE of an order of the Surrogate of the County of New-York, notice is hereby given to all persons having claims against ALEXIS SMITH, late of the City of New-York, deceased, to present the same, with the vouchers thereof, to the subscriber, at his office, No. 74 Wall-street, in the City of New-York, on or before the 15th day of August next.—Dated, New-York, February 8, A. D. 1850.
6f 1aw10w* JESSE C. SMITH, Administrator.

PLANETT'S BITTERS.—This article is used with great success in cases of Indigestion, Flatulency, General Debility, Liver Complaints, and all the Nervous affections. It is probably one of the best tonics ever offered, and commends itself to the attention of those suffering from the above disorders. For sale by
a9 6teod1seod6s* JOHN MILHAU, 183 Broadway.

TO LET.

333 BROADWAY.—To be let, valuable business locations, on lease or by the year—One fashionable store, about 25 feet square, corner of Broadway—rear of the New-York Bazaar, including store with boxes, gas fixtures and counters, free—rent $350. To be let, all or part, splendidly fitted up and to be newly painted, the New-York Bazaar Saloon Basement Dining Saloon, with bar and restaurant, altered to suit tenant and money expended on counters, widening doors, &c. &c. rent $750.—333 Broadway. To be let, all or in parts of the New-York Museum, 100 feet long by 25 feet wide, late the Gallery of the American Institute temporarily rented by them to the "Anatomical" Museum. This room and hall contains twenty windows, fronting Broadway, City Hospital and Anthony-st. suitable for concerts, auction sales rooms, exhibitions, military purposes, law or professional offices. To be let, one office on the second story—rent $150 per year. To be let, one office on the third story—rent $150; one ditto $125; one ditto, $125—all to be re-painted at a cost of $250 decorated with fixtures, &c. and kept respectable. Apply to Mr. GEORGE P. FOX, Lessee of the New-York Traders' Museum Building, on the premises, and at 65 Chambers-st. m12 7t**

TO MANUFACTURERS.—To let, with steam power, that valuable property situated adjoining the ferry landing at Stapleton, Staten Island, fronting on the water, 100 by 225 feet, now occupied as a Malleable Iron Factory. On the premises are two brick buildings, one 50 feet by 100, three stories, with a chimney 70 feet high, lined with fire-brick; the other 40 feet square, one story high. The fact that this property is situated alongside a public ferry, within 30 minutes of the city of New-York, and accessible to vessels of ordinary draught of water at all times of tide, gives it great advantages, and makes it admirably calculated for a manufacturing purpose.—The buildings can be occupied separately, and additional buildings erected, with steam power to each, if required. Possession given immediately. Apply to J. QUACKENBUSH & CO. 71 Liberty-st. N. Y. or to JOHN S. WESTERVELT, Tompkinsville, Staten Island. a10 2w*

TO LET OR FOR SALE.—The Iron Foundry and dwelling house 401 and 403 Cherry-st. The foundry having been occupied many years and a successful business having always been done in it, renders it an important stand for any persons wishing to establish business anew or change their location. The subscriber wishes to sell or let it for a number of years, or he will exchange it for property in or near Broadway below Chambers-st. The foundry may be had without the dwelling-house. Terms easy. Apply to G. C. SCOTT,
m24 1m* 146 Broadway, up stairs.

IMPORTANT TO PHYSICIANS.—To let two fine offices on the first floor, together or separately. The front offices has three large windows, one partitioned off for bed, &c. now occupied as a physician's office, who leaves to take charge of a practice up town. As there is no regular medical man in the neighborhood—one who practised with great success for eight years within two doors having lately retired to the country—a rare chance for a first-rate location is offered to medical men.—Terms moderate to a good tenant. Inquire of
m16 1w* FIRTH, POND & CO. 1 Franklin-square.

HOUSE, GROCERY STORE AND STABLE TO LET.—The spacious store and dwelling situated 25 Charles-st. corner of Factory-st. with brick stable adjoining. The house is 28 feet front, and contains about 20 rooms. It is one of the best grocery stands in the Ninth Ward. To a good tenant it will be let or leased for any number of years, cheap, for a grocer, or any kind of light manufacturing business, if required, or the dwelling part will be let separate, and is well calculated for a large boarding-house. Inquire of D. F. LEE,
a11 3t* 203 Beecker-st.

FURNISHED COUNTRY HOUSE.—To let or lease the premises known as Cedar Cliff, Staten Island, situated on Castleton Hights, within half an hour of New-York by steamboat, and consisting of a large cottage containing four or five rooms on the first story, and seven or eight on the second. Also, a stable and coach-house and extensive gardens well stocked with fruit and flowers.—The view is unsurpassed in extent and beauty. The house being elegantly furnished, a small family without children would be preferred. Apply to NESMITH & CO.
a2 tf 50 Pine-st.

TENANT WANTED.—For a part of the house 12 Lamartine-place, (Twenty-ninth-st. between Eighth and Ninth avenues,) consisting of 2d floor, front basement &c. The house is of the first class. Croton water, baths, &c. with a private park in front. The location is not excelled by any in the city. It is a very desirable place for a gentleman and wife or small family. No one need apply who have any boys from 5 to 16 years of age. a8 6t*

TO LET—A country residence at Norwalk, Conn. from the first of April or May next. The place is elegibly situated in the upper village of Norwalk, about 1½ miles from the Railroad depôt, and consists of a large commodious house and barns, a beautiful yard and excellent garden adjoining. Would be suitable for private families or a boarding house. Terms moderate. Apply personally or by letter post-paid to STEPHEN OLMSTEAD,
m15 2aw4w* Norwalk, Conn.

TO LET FURNISHED—A large front parlor, two bed-rooms and basement. Croton water, Beebee range, pantries, &c.; or back parlor, tea-room, one bedroom and basement, furnished or unfurnished, as required. Inquire in the old-established cheap furniture store of S. CAMPBELL, 349 Bowery, opposite Great Jones-st. where the apartments can be seen. The rooms will be rented low to a small family. a11 1w*

TO LET—The new four-story house 70 Thirty-third-st one door from Broadway, well arranged for one or two families, Croton, bath, &c. Stages leave the door every five minutes. Rent to a good tenant $200.—Also, house 24 Douglass-st. Brooklyn, three stories and basement, with tea room, two-stories high in the rear. Rent to a good tenant $400. Inquire on the premises or of T. J. COLMAN, 63 Wall-st. from 12 to 4 o'clock. a6 tf

TO LET—A neat two-story cottage and grounds to let, on Fifty-fourth-st near Tenth av. having a fine view of the Hudson River. The place is well stocked with fruit trees, pears, plums, peaches, quince, &c. also some 30 fine standard and moss roses; also, barn and outhouses. Stages run to Forty-eighth-st. and Broadway—inquire of [a12 1w*] A. TRAVERS & CO. 64 Maiden-lane.

WATER POWER AND BUILDING wanted on lease for a term of years, and within 4 to 8 hours of New-York by railroad or steamboat. The power must be permanent and sufficient to drive 2,000 to 4,000 cotton spindles. Communications describing building, location, power, &c. and naming price on lease or sale will receive attention if addressed to Blackstone, New-York Post Office. a12 2t*D&1tW*

WANTED—A three story house, with the modern improvements, situated east of Broadway, between First and Twenty-third sts or west, between Grand and Twenty-seventh sts. Answers containing full descriptions of house and lot, with terms, which must be moderate, (and no other,) will be attended to. A good tenant may be secured by addressing Z. Z. Tribune office. a12 3t*

TO LET.—Two small genteel houses with croton water and water closets, in Broadway, between Twenty-ninth and Thirtieth-sts The street is lighted with gas and Omnibusses pass the door. Apply to H. M. SCHIEFFELIN 17 East Fourteenth-st. or of EDMUND HURRY 14 Wall-st. a12 1w*

WANTED TO HIRE.—Part of a dwelling house, for the use of a very small family, wanted from May 1st. Must be a genteel house, in a pleasant location in the Seventh Ward, not east of Jefferson-st. Address H. L. at this office, stating location, apartments and rent, and prompt attention will be given to the matter. a12 3t*

BASEMENT TO LET—The light and airy basement of the store 96 Maiden-lane, 22 by 50 feet; a good stand for a trunk store, having been occupied for that purpose the past three years. The rent and an equal amount in addition will be taken in trunks. Apply to
a12 3t*r GRANNISS & STEWART, 96 Maiden lane.

TO LET—In the village of Stamford, Conn. a house with 11 rooms, a garden, carriage-house, barn, &c. fruit trees thereon; a very pleasant situation; it is a splendid place. Possession given immediately. Inquire at 482 Grand-st. New-York, or of WM. HOYT,
a10 1w* Stamford, Conn.

TO LET—The beautiful cottage in Cottage Row, Williamsburgh, two doors above Truham-av. 15 minutes walk from the ferry, containing five rooms, dry cellar, good cistern, &c. It is tastefully ornamented with shrubs and flowers. Apply to JAS. T. BARNES, Daguerrian Artist, 170 Broadway, cor. of Maiden-lane. a11 1w*

DRUG STORE FOR SALE with an out-door practice—price $2,000 cash.—The business will be warranted to clear the whole cost the first year. The store is an elegant one and situated in an improving neighborhood up-town. Apply to J. LAUMONIER, Esq.
a11 3t* 48 Maiden-lane.

TO LET—The upper part and back basement of house 26 Union-place, Brooklyn, 5 minutes' walk from Atlantic Ferry. To a small family who can give good references the above apartments will be let at a low rent. Inquire at 118 Broadway, up stairs, or at 50 West-st. New-York. m20 1m*

TO LET—With steam power for three horse and upward, at $2 per horse per week, a large room on the first floor; also several workshops in the same building—the best lighted of any in the city. Possession given immediately. Inquire of J. LOCKE, 47 Ann-st. m16 1m*

TO BAKERS.—To let, the large new store 155 Crosby-st. It can be finished in good style for a bakery, on a lease, or will be let for a temperance grocery. Inquire at 116 Maiden-lane, or at 173 Essex-st. of
m2 2tn* R. FISHER, Agent.

TO LET—Two floors, consisting of two front rooms and two bedrooms on each, with pantries, &c. in house corner Bleecker and Elizabeth sts; also two front rooms and bedrooms in house adjoining in Elizabeth-st. Inquire at 20 Bleecker-st. a11 1w*

WORK SHOPS TO LET.—Several rooms, some large and others small, in the buildings rear of 70 and 72 Bowery, to let from 1st of May next. Rent low to good tenants. Cart entrance from Elizabeth-st. Apply at RAYNOR'S Bookstore, 76 Bowery. a12 2t*

TO LET—The house and store 40 Canal-st. opposite the New-Haven Railroad depôt. Also, the large room 25x50 feet in house 413 Broadway, suitable for an artist. Apply to P. DICKIE, 166 William-st.
a10 3t*WS&M

TO LET—The three story, modern-built house, 156 Christopher-st next to Washington-st—or the two basements with the first and third stories will be let together. Rent low to a good tenant; no other need apply.
a11 3ds* J. T. MILLS, 153 Cherry-st.

A FURNISHED HOUSE TO LET—Three stories high, in the vicinity of Bleecker-st near Broadway. It will be let for a year from the first of May.—Apply for further particulars to
a4 tf BARTLETT & WELFORD, 7 Astor-House.

TO LET—A Shop, centrally situated, suitable for a jeweller or any light manufacturing business—windows on three sides—length 50 feet by 17 wide. Rent $300. Apply to ARROWSMITH & RAIT, Manufacturing Jewellers, 7 Dey-st. a2 1my1*

TO LET.—The upper part (comprising thirteen rooms) and back basement of building 229 Fulton-st. Brooklyn. For further particulars, enquire on the premises, or between the hours of 11 and 1, of
a8 1w* H. B. PERKINS, 128 Front-st. N. Y.

TO LET—Several genteel houses with Croton water, &c. in Thirty-fourth-st. between the Ninth and Tenth avenues. Apply to J. W. LATSON, 170 Broadway, or morning and evening on the premises. a11 1awtf

TO LET—Store and basement 51 Broad-st. Apply to HARPER & BROTHERS.
m6 tf 82 Cliff-st.

AN OFFICE TO LET—Also furnished rooms. Inquire at 564 Broadway, entrance in Franklin-st.
m20 tf

FOR SALE.

FOR SALE—ELMIRA MILLS, AT ELMIRA, N. Y.—This valuable property, situated on the Chemung River, in one of the most pleasant towns in Western New-York, on the line of the New-York and Erie Railroad, where it is intersected by a branch connecting with the Albany and Buffalo Road, is offered at a very low price, and on easy terms. Previous to the proprietors leaving Elmira it yielded for several years a net profit equal to 20 per cent on the cost. Terms: One-third cash down, balance in six yearly instalments. For particulars apply to NATHANIEL W. GOULD, Elmira, or to the proprietor, in Montreal, Canada East.
20f 1m* IRA GOULD.

FOR SALE OR TO LET—A delightful country residence situated on the banks of Mianus River, at the head of navigation, where the packets ply twice a week on the Boston road, between Horseneck and Stamford, Conn. a very short distance from the New-York and New-Haven Railroad, passing six times a day—within two hours travel of the city, two and a half miles from steamboat landing. A neat two-story dwelling; parlor with sliding doors, kitchen attached; cellar under, both piazzas, front and rear, a good barn and other necessary buildings; an excellent garden, about ½ an acre attached, abounding with choicest kinds of fruit. To a man of business or of leisure, it is not surpassed by any. For terms, apply to JESSUP & FOX, 177 South-st. or to the subscriber near the premises. [a12 1w*] SOLOMON PECK.

FOR SALE—A well built three-story brick house with basement and under cellar, situated in Twenty-fourth-st. near Second-avenue, convenient to Rev. Dr. Tyng's Church and the Stuyvesant-park. The house is finished in a complete manner, with marble mantels, hot and cold water and gas fixtures throughout. The above property will be sold cheap if applied for soon. Apply to JOHN E. BLISS, builder, corner of First-avenue and Ninth-st. or of WM. G. CHASE, on the premises. Three-fourths of the purchase money can remain on bond and mortgage.
a9 2w*

COUNTRY RESIDENCE FOR SALE—Delightfully located in Middletown, Conn. within 15 minutes walk of the Railroad leading to New-York and Boston. The house is tastefully and substantially built in the Italian style, with iron verandahs, and contains 14 rooms. The lot contains about half an acre and is stocked with a choice variety of fruit and ornamental trees, shrubs, &c. If not sold at private sale by the 1st of May it will be offered at auction. For further particulars inquire of E. T. Starr, 19 Nassau-st. N.Y. or of E. W. N. Starr on the premises. a8 6t*

THE SUBSCRIBER offers his country residence for sale or to let on a lease of five years, situated at Throgs Neck, Westchester, 14 miles from the city and 4 from the Railroad—contains 62 acres—or he will sell 19 acres, which includes the lawn, garden, mansion-house, lodge, barns, and all other useful buildings. The lawn is well shaded, with large forest and fruit trees, and fronts the river. For health and situation, not many, if any, will surpass it. THOMAS C. TAYLOR,
m21 12teod* 71 East Fourteenth-st.

MORRISANIA VILLAGE LOT FOR SALE.—One acre lot 147, fronting 120 feet on Morse-av. direct road to village of West Farms, running through to and fronting on Fordham-av. road to village of Fordham. This lot has the most commanding view in the village. Was the fourteenth lot selected at the time of division. Will be divided in halves if required. Apply third acre above, corner of Spring-place and Fulton-av. to
a12 3ds* LAWRENCE S. MOTT.

AT PRIVATE SALE—Two lots of ground on the north side of Nineteenth-st. each 25 feet by half the block, between Fifth and Sixth avs.

Also—Two lots on the south side of Twentieth-st. each 25 by half the block, between Fifth and Sixth avs.

Part of the purchase money can remain on bond and mortgage. For terms, &c. apply to
a10 1w A. J. BLEECKER, Auctioneer, 7 Broad-st.

BROOKLYN LOT FOR SALE.—Two lots on the north-west corner of Oxford-st and Atlantic av. 6 lots on Fulton-av. between Lawrence and Bridge sts. 3 lots on the north-east corner of Livingston and Bond sts. 4 lots on the north side of Livingston-st between Hanover-place and Nevins st. Apply to
EFFINGHAM H. NICHOLS,
a5 6teod* Attorney-at-Law, &c. 7 Nassau-st. N. Y.

FOR SALE CHEAP—In Williamsburgh, a two-story brick house and lot, built expressly for two families, five minutes' walk from the ferry, one block from Grand-st.; house 20x36; price $1,700; $600 may remain on mortgage. Apply to JOHN G. GUNN, 205 Grand-st. Williamsburgh. a9 1w*

FOR SALE—The 2-story attic house 178 First-av. Lot 25 feet by 100. The Croton is introduced, with hot and cold water. Several fruit trees and grape vines in the yard, and house in good order. Apply on the premises, or to WM. OSBORN, 3d story, Tribune Buildings. m2 tf

FOR SALE—The two-story and attic brick house and lot, 250 Henry-st. with tea room attached, all in good order. Will be sold reasonable. For terms, &c. apply on the premises, of Mrs. ANN KIPP, or at 10 East-Broadway. a12 1w*

BROADWAY LOTS FOR SALE.—The small half block of ground bounded by Broadway, Sixth-av. and Thirty-first-st.
H. M. SCHIEFFELIN, 17 East Fourteenth-st.
a12 1w* or 142 Front-st.

FOR SALE—Three lots on the south side of Broome, between Greene and Wooster-sts. Inquire of JAMES S. BUGG