FURNISHED PARLORS or SINGLE ROOMS, together or separately, without Board, at No. 142 Chambers-st., is a modern house and with a private family. The apartments are pleasant, well-furnished, and very convenient for Gentlemen doing business down town. Several first-class restaurants are in the immediate vicinity.

GENTLEMEN'S FURNISHED ROOMS in Hotel corner of William and Frankfort-sts.—Gas lights, Croton water and water closets on each floor. 25 cents nightly; $1 50 weekly. Office never closed.

GRAMERCY HOUSE—Broadway and 20th-st.—The Proprietors beg leave to announce to their patrons and the travelling public, that they have just completed an extensive addition to their house, and can now accommodate several Families with elegant suites of apartments, with or without private table. DONADI & Co.

NO. 52 EAST SIXTEENTH-St.—A few single Gentlemen can be handsomely accommodated with Board, if immediate application be made.

OPPOSITE OPERA HOUSE, No. 143 8th-st.—A suite of elegantly furnished Rooms with Board, in a first-class house. Also, a few gentlemen can be accommodated with dinner at 6 o'clock.

PRIVATE BOARDING-HOUSE, ST. AUGUSTINE, East Florida.—Mr. G. N. PAPY has reopened his private Boarding House for the accommodation of invalids and travelers generally. Having, during the past summer, made many thorough improvements in his House, and his room being large, airy, and well furnished, he flatters himself that for comfort and convenience his House is unsurpassed. The table will be supplied plentifully with the best game, fish, oysters, &c., the market affords. His servants are polite and attentive; and, being grateful for past favors, his constant endeavor will be to please all who may favor him with their patronage. For the use of Invalids and Boarders, horses and carriages are attached to the establishment.
St. Augustine, East Florida, November, 1852.

THREE or FOUR SINGLE GENTLEMEN can be accommodated with Board and pleasant Rooms, on the second floor, at No. 11 Varick-st., near St John's Park.

TO FAMILIES.—A Gentleman of Collegiate education wishes to give instruction in a private family in full or partial compensation for Board. Address VAN HORN, office of The Tribune.

TO LET without BOARD.—Two unfurnished front Rooms—one on second door, the other a good attic—to a Dentist, or to single Gentlemen, or a Gentleman and his Wife. The location is in the vicinity of some of our best up-town hotels. Full security or unexceptionable reference required. Inquire at No. 110 Spring-st., second block west of Broadway.

TO LET, with BOARD, in the immediate vicinity of St. John's park, a pleasant front room on the second story, with bedroom attached, if required. Also, comfortable rooms for single gentlemen, with convenience for fire, and a fire room on the second story, suitable for a lady and gentleman. Apply at No. 67 Varick-st. Stages and railway cars pass within two houses every few minutes.

TO LET—A Furnished Room for one or two single Gentlemen. Apply at No. 129 Amity-st.

TWO neatly FURNISHED ROOMS to LET, with or without Board, on 3d floor in a genteel private family, with a few boarders. Reference given and required. Apply at No. 127 Sullivan-st.

$10 OR $12 PER WEEK will be paid by a young Lady for the comforts of a home and good room, in a strictly private family. Location between Canal-st. and Union-square. Board wished immediately. Address Miss F. O., Broadway P. O., stating location and terms. None others need answer.

Houses Wanted.

HOUSE and LOT WANTED.—The advertiser wishes to purchase a House and Lot, in this city, Brooklyn, or Williamsburgh, for which he will pay $1,000 to $3,000 in cash, and from $3,000 to $4,000 in valuable merchandise, suitable to any market, particularly South, West, or any port on the Pacific. Address L. W. S., office of this paper.

WANTED to HIRE—A Store in Canal-st., from 1st day of February next, north side, 21 or 23 block from Broadway. Lot must not be less than 20 feet front and 70 feet deep. Address F., No. 23 Pike-st.

Houses to Let.

AN OFFICE to LET.—A large back Office, in the second story of the building No. 109 Fulton-st., to be let at the low rent of $.00 per annum, and possession to be given immediately. Apply on the premises.

ROOMS with STEAM POWER to LET.—Five light Rooms, with good steady Power, to let, in the new Depot Building, corner of Center and Franklin-sts. Apply to W. A. ALLEN, on the premises, second floor, from 9 to 10 daily.

STEAM POWER to LET.—Several well-lighted rooms, with constant and steady power, in building on Elizabeth and Hester-sts. Apply to MORTON & BREMNER, No. 212 Pearl-st., corner of Fletcher.

TO LET.—A neat two-story Swiss House, on stage route, at East Brooklyn. (2 minutes walk from Ferry—Fulton Ferry—11 rooms, sliding doors, good yard, front and rear, first-rate water, healthy, and every convenience for a genteel family. Rent $400; first of May. Inquire at the Agency of E. K. VAN BEUREN, Myrtle-avenue, near Franklin.

TO LET—To small genteel families, several suites of ROOMS, in Bond-st., near Broadway. For particulars apply to G. J. HAMILTON, No. 180 East Bond-st.

TO LET—Well-lighted ROOMS, with or without Steam Power, of any size. Inquire of C. M. SIMONSON, No. 181 Lewis-st.

Real Estate for Sale.

A COTTAGE on the HUDSON for SALE or LEASE.—The advertiser being about to remove from the country, desires to sell his present residence to a cash customer. It is situated in the pleasant, healthy village of Dobbs Ferry, (1 mile by Hudson River Railroad) is new, neat, with the view of the Hudson, good garden, well of water, &c., attached, and will make a suitable pleasant home for a small family. Will be sold cheap. Apply to the owner, B. K. COUENS, Dobbs Ferry, or D. M. COWDRY, No. 11 Chambers-st., N. Y.

A VILLAGE FARM for SALE.—For sale, adjoining the village plot of Wayne, a Farm containing 100 acres. Said farm is capable of producing annually five thousand bushels of grain, and of keeping, summer and winter, 150 head of horses and cattle. The village of Wayne contains about 800 inhabitants, is thriving, and is healthy as any part of New-England. There is a Railroad now building within one mile of said farm, which will connect with Boston and New-York. Fifty miles of it is expected to be ready for the cars this fall. When the Railroad is completed, which will be in the course of one year, a person leaving Wayne can reach Boston or New-York in forty-eight hours. The State Prison is located here. Terms liberal. For particulars, inquire, by mail or otherwise, of FARNAM A. SUMNER, Wayne, Paul ds Lac County, Wisconsin.

AT PRIVATE SALE—A first-class four-story brown stone front House on 4th-st. The well-built four story brown stone front House, with Stores, having all the modern improvements, Croton water, gas, bath-rooms, range, &c., No. 256 4th-st., the fifth house above Third-st., on the east side. The house is 22 feet 6 inches by 56 feet, finished in the best manner, and is a first-class house in every respect. The lot is 22 feet 6 inches in width and about 50 feet deep. $8,000 can remain on bond and mortgage. Will be exchanged for lots between 7th and 4th-sts., or on streets from 4th to 7th-sts. Apply to COLE & CHILTON, No. 3 Wall-st.

AT PRIVATE SALE—The first-class brown stone front House No. 42 East 20th-st., between Broadway and 4th-av. Lot 25 by half the block. It has all the modern improvements in every respect. Possession given immediately. A large portion of the purchase money may remain on bond and mortgage. Apply to COLE & CHILTON, No. 3 Wall-st.

COUNTRY SEAT for SALE, on the east bank of Hudson River, containing forty acres of land, within two minutes' walk from railroad depot. Buildings entirely new, and command a view of Newburgh Bay. Also, there are materials for Brick on the premises. For particulars, inquire of UTI MILLS, No. 1 Cortlandt-alley, or of the subscriber, on the premises, at New-Hamburgh.
ASA COSALIN.

CLIFTON, STATEN ISLAND, near the NARROWS.—Building Lots for immediate improvement for sale in the most central part of Clifton on advantageous terms. Also, a few of the choicest villa sites on the Island, with commanding views of the Bay, Narrows, and city. The purity of the water, the vicinity of schools, churches, &c., and the facility of access to the city, with the beauty of the surrounding country, render Clifton a most attractive residence. Apply to W. W. VAN WAGENEN, No. 36 Post's Buildings, Hanover-st.

FOR SALE—A Farm, containing 160 acres, (100 improved,) and in good cultivation. The land is smooth, well watered, and pleasantly situated, where a good home market may be had for all kinds of produce at New-York prices, with 140 miles transportation added. On the premises are necessary buildings and a good orchard. Price $4,800.
Also, 80 acres of good land, (40 improved,) in the County of Ulster. On the premises are necessary buildings, a saw-mill, and splendid water power. Price $2,800.
Also, seven hundred acres of unimproved lands will be sold as a great bargain.
All of the above lands, excepting the 80 acres, are in the County of Sullivan and adjacent to plank roads, making a daily communication with New-York City by stage and railroad. Title indisputable. Terms easy. For further particulars, inquire of
WATKINS & HINE, No. 439 Broadway.

FOR SALE CHEAP—A splendid building plot of 30 acres, including about 20 acres of valuable woods. It lies due north on the Mashamomuck road, Long Island, one mile from the meeting of the Flushing Village Plank Road, and 15 miles from New-York, convenient for fishing, gunning, bathing, &c. Stages pass four times a day. Fine views of East River and country. For a Collegiate Institute, large boarding house or private residence, it has no superior. Apply to
E. K. VAN BEUREN, Myrtle-av., near Franklin.

FOR SALE—A Farm on Long Island, thirty miles from New-York, and three from the village of Farmingdale. Possession 80 acres of prime land and the upper 3 a large two-story house, barn, &c. A good situation for a country store. Terms easy. Apply to
JAS. MOULDER, No. 139 Fulton-st.

EAST MORRISANIA VILLAGE.—About 250 Lots (remaining unsold) varying in size from one-eighth of an acre to six acres, are offered for SALE on the most favorable terms. Ten per cent. down and balance on or before March, 1854. Title perfect. These lots occupy a very healthy and beautiful location, near and in full view of the East River, and in the immediate vicinity of the residences of several of the most wealthy and respectable citizens of Westchester County. Also fine facing within one-quarter of a mile. Several houses are now building, and lots selling rapidly. For maps and other information apply to D. R. WINTON, No. 5 Tryon-row, near Harlem Railroad Office, opposite City Hall.

FOR SALE, near STAMFORD, Connecticut, a FARM, or COUNTRY SEAT, containing about 22 acres of excellent land, well wooded and watered, lying about half a mile from the village, near the Sound, and about ten minutes walk from the New Haven Railroad Station. The dwelling-house is pleasantly situated, commodious, and in first-rate order. For particulars, inquire of Mr. RUFUS WARDWELL, at Stamford, or of R. S. ROWLEY, No. 252 Broadway, New-York.

FOR SALE.—Two very valuable plots of ground in Williamsburgh—one having a frontage of 450 feet; the other of 200 feet—the whole comprising three corners, and situated in a rapidly improving neighborhood, near the river, very favorably located for the erection of dwelling houses, stores, &c. Price of the whole $15,000; the whole to be secured on the premises for a term of years.
Also, Money to loan. Inquire at No. 115 Jay-st., Brooklyn.

FOR SALE—With immediate possession, the large three-story brick dwelling House and Lot, in fee, No. 203 West 21st-st., delightfully situated opposite the Park of the Theological Seminary, now in perfect order; walls all painted; plumbing very full and complete; baths, water closets, hot air furnaces, &c. For key and permission to view the house, apply to JAS. N. WELLS, Esq., No. 197 8th-av.; or to WILLIAM HARSELL, No. 60 Duane-st.

FOR SALE—A fine one-story House, about 32 feet square, and a lot of 4 acres, at Fort Lee, about half a mile from the landing. The house contains 7 rooms, and has a good cellar underneath, and piazza in front; is in first-rate order, and partly new. The lot is 170 feet front on the road, with a handsome picket fence; has two good wells and a spring of water, and about 20 fruit-trees of the best quality on it. Also a fine barn, 22 feet by 18. Possession can be had immediately. Apply to D. T. MACFARLAN, 3 Nassau-st., from 10 A. M. to 4 P. M. Price $4,500.

FOR SALE—Ten small and Thirty large Farms, from the very best to the commonest in the State, Houses and Lots, Stores, Tanneries, Public-Houses, &c. Sent, Real Estate of all sorts, and at all prices. Call on S. VAIL, on Saturdays, from 11 to 2 o'clock, at the Pacific Hotel; other days, at Plainfield, New Jersey.

FOR SALE—Twenty acres of Land, situated in Newtown, L. I., 3½ miles from Williamsburgh Ferries. Said land is fronting on the Fresh Pond Road, and adjoining the village of Winfieldville, within a few yards of Williamsburgh and Jamaica Turnpike Road. For further information apply to GEORGE HULST, on the premises.

FOR SALE.—In Newtown, L. I., a Farm, containing about 30 acres of first quality of land, fronting on Fresh Pond Road, and running nearly through to Cypress Hill Plank Road, being about three miles from Williamsburgh, and about one and a half miles from Brooklyn Ferry, direct course of Myrtle-av., and half a mile from rear entrance of Cypress Hill Cemetery. On the premises are a large commodious house and out-buildings. For further particulars inquire of CORNELIUS DE BEVOISE, on premises, or of M. C. DE BEVOISE, No. 35 Catharine-st., N. Y.

FOR SALE—House and Lot No. 231 9th-st., between 1st and 2d-avs., built by day's work under the supervision of the owner, for his own use. The lot is 25 feet front by about 80 feet deep. The house is 25 feet wide by 45 feet deep, exclusive of inclosed yards, with gas, Croton water, bath, water closet, &c., all complete and in perfect order. Apply to D. T. MACFARLAN, No. 3 Nassau-st., from 10 A.M. to 4 P.M.

FOR SALE—House and Lot No. 44 Baltic-st., south side, 100 feet from Clinton, Brooklyn. The Lot is 22 feet front by about 90 feet deep. House 22 feet front by 40 deep, three stories high, with basement and under-cellar; gas throughout except third story; cooking range and hydrants in the kitchen; marble mantels and chandeliers in parlors; rents now for $400; price $4,300; $2,000 may remain on bond and mortgage. Apply to D. T. MACFARLAN, No. 3 Nassau-st., from 10 A. M. to 4 P. M.

FOR SALE or EXCHANGE for CITY PROPERTY—A first-class FARM, highly improved, of 100 acres, in Westchester County, 13 miles from the Harlem River Depot at Sing Sing. Said Farm produces fifteen hundred dollars' worth of hay annually, besides a great abundance of grain, apples, &c. A large House, Barns, &c., Stock and Farming Utensils, also for sale. The lowest price for the Farm is Eighteen Thousand Dollars. Inquire of GEORGE McCORD, No. 79 William-st., and SAMUEL RODY, No. 63 Wall-st.

GREAT INDUCEMENTS to PURCHASE LOTS in the NEW VILLAGE of CLARENCEVILLE, L. I.—So great has been the demand for lots in this beautiful village, that, although it has only been in operation for a little over one month, yet over one-third of the lots have been already sold, and, as soon as the coming spring shall open, there will be upward of one hundred buildings in the course of erection. There are but few villages at the present time that offer so many advantages. The very access to the city by the Long Island Railroad from Brooklyn, and the stages from Williamsburgh, make it a desirable place of residence for those wishing to live out of town and at the same time do business in the city. We would advise all who wish to secure a home by only paying from $5 to $1 per month, to call immediately and purchase, at the office of D. T. MACFARLAN, General Agent, No. 3 Nassau-st., from 10 A.M. to 4 P.M.

MELVINA BUILDING LOTS for SALE, payable in 3 per cent. monthly instalments.—The liberal terms offered in this beautiful village property are such as to enable even poor men to save a sufficient amount from their monthly earnings to purchase a home, and the price so low as to insure a large advance before half the payments are made. It is very accessible, being only two and one-half miles from the Williamsburgh ferries, and fronting on the Newtown Plank Road, where the Newtown and Maspeth omnibuses are constantly passing; fare 6d. For maps, pamphlets, &c., see T. J. POND, No. 27 Nassau-st., 2d floor, New-York, or JOHN H. SMITH, on the premises.

MICHIGAN LANDS for SALE or EXCHANGE for NEW-YORK CITY, BROOKLYN or WILLIAMSBURGH PROPERTY.—The subscriber offers for sale or exchange about 300 acres in Montcalm Co., three miles from Greenville, the County seat, and eleven from Ionia Village. It includes a beautiful Lake, abounding in Pickerel. Size of the lake about 100 feet long and 400 wide, and said to be 200 feet deep. Water clear and transparent; the marsh, watered by large and never failing springs. About 200 acres fine white-oak timber, the best rolling prairie and meadow land. Located by the subscriber a few years since after examining a large extent of country. Also, 80 acres in St. Clair Co., (Mich.) about twelve miles from Harrell, in Lapeer Co. A fractional lot of 38 35-100 acres in Kent Co., located on a beautiful lake. Further particulars can be had by addressing the subscriber at Newburgh, New-York.
FRANCIS CRAWFORD.

SIX TWO-STORY and BASEMENT, COLONADE-FRONT HOUSES at Williamsburgh, finished in the best workmanlike manner, with two marble mantelpieces, four bedrooms with seven good parlors, marble mantels and grate in parlors, tent finished, white throughout, grape vine arbor and pump in yard, —attic above and also from the hall, convenient to shop room. For sale on easy terms of payment. Apply to JOHN CARLEET, No. 28 South-st., Williamsburgh.

500—IN ILLINOIS—Wanted to purchase, the old tribe to locate granted to soldiers in Illinois, which have for many years been sold for taxes. Apply to, or address, E. MATTINGLY, No. 3 Nassau-st., second floor, front room, N. Y., giving number of lot, &c.

3,500 ACRES HEAVY TIMBERED LAND in Jefferson County, N. Y., with a Sawmill and plenty of water-power, in easy access to market. Also another piece of cleared and timbered Land, in same locality, for sale cheap either singly or together. Apply to J. S. EDWARDS, Carthage, or A. SHERMAN, No. 166 Nassau-st.

Schools.

A. S. VILLEPLAIT continues to give instruction in the French language and literature, at the residence of his pupils, or at his own, No. 22 West 20th-st., near Broadway.

A GRADUATE of the N. Y. UNIVERSITY, accustomed to Teaching, would devote an hour or two daily, at his own house in West 31st-st., near 6th-av., to the instruction of a gentleman's son in Classics, Spanish, and the various other branches of a polished education. He would call, if desirable, at his pupil's residence. Address "MENDOZA," care of Beecher & Co., No. 26 John-st. Terms moderate. References satisfactory.

A LADY, having several years' experience in teaching the Piano-Forte, is desirous of obtaining a few more pupils. Inquire of No. 45 Greene-st., or of Mr. VANDERBECK, No. 479 Broadway.

FAIR HAVEN CLASSICAL and MATHEMATICAL SCHOOL.—Number limited to twenty—advantages second to none. For circulars and further information, apply to E. H. WILCOX, U. S. School Agency, No. 256 Broadway, N. Y., or to the Principal at Fair Haven, Conn. E. A. SMITH.
REFERENCES—The President and Professors of Yale College; B. C. Benedict, Esq., No. 70 Wall-st.; Dr. J. Bolton, No. 10 East 14th-st.; Thomas Denny, Esq., No. 8 Janeway Court; Prof. J. J. Owen, D.D., No. 112 West 26th-st.; E. Speyers & Sons, No. 137 Pearl-st.; D. S. Appleton, Esq., No. 200 Broadway; A. Reed, Esq., No. 216 Fulton-st., New-York City. Rev. A. C. Dunham, Lenoxdale; Rev. Levi Packard, Spencer, Mass.

BOOK-KEEPING, WRITING, &c. are taught upon sound and indisputable principles at FOSTER'S Commercial Institute, No. 307 Broadway, near Walker-st., where gentlemen are qualified to discharge the duties of a book-keeper with promptitude and dispatch.
From The London Times.
"There needs little observation to show that the manner in which merchants' accounts are kept is the principal or subsidiary business, difficulty and importance. The plan is in general, because the system adopted are in inextricable, or we perplexed with difficulties that the mind is fatigued, and all attempt at analysis ceases from the greatness of the task, and so much labor lost. Now, Mr. Foster teaches book-keeping, not by drilling the learner into a variety of mechanical rules, but by teaching him to reason upon and comprehend what he is doing or about to do. The reasoning is laid down with clearness and perspicuity, so that the pupil can follow the exercises, and the whole is illustrated by examples, so that any person may understand the system, and be able to answer, not set of questions, however complicated, as he knows his own or his employer's books in a satisfactory manner."—Oct. 17, 1842.
For sale as above.
FOSTER'S DOUBLE-ENTRY ELIMINATED. $1.
FOSTER'S PENCILED COPY BOOKS. 62c.
FOSTER'S PENMANSHIP ILLUSTRATED. 50c.
FOSTER'S COUNTING-HOUSE ASSISTANT. $1.
FOSTER'S CLERK'S GUIDE. 50c.
FOSTER'S HINTS TO YOUNG PENMEN. 25c.
FOSTER'S ORIGIN AND PROGRESS OF BOOK-KEEPING. 50c.

FAMILY BOARDING SCHOOL, Fairhaven, Ct.—THOMAS G. SLOAN, Principal of the Fairhaven Academy, having erected a new building adjoining his dwelling for the accommodation of Boarding Scholars, can now receive into his family six additional pupils; number limited to 15. The School is delightfully situated, about one mile east of New-Haven. Circulars may be had at GOULD & BERRY'S Music Store, No. 291 Broadway, and at H. S. DUNN'S Book and Music Store, No. 135 Broadway.

GOLDSMITH'S SYSTEM of PENMANSHIP.—An elegant copy-book, quarto size, containing 36 pages, with copies and instruction on the top of each page. Price 25 cents per copy, or $2 25 per dozen. Goldsmith's Writing Books in three parts, A, B and C, with copies and instruction, price $1 per dozen. To be had wholesale and retail of OLIVER B. GOLDSMITH, No. 229 Broadway.

MOUNT PLEASANT INSTITUTE, AMHERST, Mass., J. A. NASH, A. M., Principal.—The object of this Institution is to educate thoroughly, and in circumstances favorable to the formation of correct habits and sound moral principles, a select number of lads, (not to exceed 20,) preparatory to college or business. Definite information will be communicated in reply to letters addressed to the Principal, at Amherst, Mass.
Mr. N. is now in this city, and would call on individuals, if desired by note, left at C. M. SAXTON'S Bookstore, No. 152 Fulton-st., or at the Post Office.
New-York, Nov. 18, 1852.

NEW-YORK SCHOOL of DESIGN for WOMEN, No. 376 Broadway, corner of Broome-st.—Miss L. C. CHASE, Superintendent and Teacher of Drawing and Design.—The lady managers, having received a liberal subscription for the establishment of the School, give notice that they are now prepared to receive pupils from twelve years old and upward, who can furnish satisfactory testimonials as to character.
The object of the School is to give instruction to women either gratuitously, or at very low rates, which will qualify them to earn a living by the practice of some of the branches taught in it, or to become teachers in other schools.
Pupils will be taught elementary drawing with reference to furnishing original designs for manufacture and other purposes where ornamental designs are required.
Lessons will also be given in Wood and Steel Engraving, Lithography, or in whatever branches are found to be most advantageous and profitable.
Classes are now forming, and the school is now open daily (except Saturday) from 9 A. M. to 2 P. M. It will also be open during such other hours as may be found convenient for students in special departments and for industrial classes.
Candidates for admission as pupils and persons who desire further information upon the subject, will apply at the School between the hours of 10 A. M. and 2 P. M. (Saturday excepted.)

PATTON'S INSTITUTION for the EDUCATION of BOYS, No. 258 Greene-st., between Clinton and Waverley-places—J. H. PATTON, A. M., Principal.—The two Departments, Collegiate and Primary, open on MONDAY, Sept. 6. Pupils are prepared for the counting house or for admission to any college. The number of pupils is limited. Circulars containing further information may be obtained at the bookstores, Crumbie's druggist store, No. 262 Broadway, cor. 14th-st., or at the Institution.

PRIVATE LESSONS in SPANISH.—Professor GORRIN continues to give Private Instruction in the above language, at the residence of Pupils, or at his own, No. 41 8th-st.

PROF. SCHUSTER'S DRAWING and PAINTING ROOMS, No. 634 Broadway, are now prepared for the winter season. Separate classes for Ladies. Special course for Female Teachers on SATURDAY AFTERNOON, and one in the FORENOON for young Gentlemen. Evening Class for Gentlemen from 7 to 9 o'clock.

TARRYTOWN INSTITUTE.—In this Institution young gentlemen are instructed in all the branches requisite for commercial pursuits or entering College. The Winter Term commences on the 1st of November. Circulars, containing terms, references, &c., can be obtained at C. SHEPARD & Co.'s Bookstore, No. 154 Fulton-st., or of E. H. WILCOX, No. 256 Broadway, N. Y., or by addressing A. NEWMAN, Principal.

Piano-Fortes.

A GREAT BARGAIN.—A Piano-Forte, handsome modern case, excellent tone, 7 octaves, by one of the best makers, nearly new, will be sold for $175, as the owner expects soon to leave the City. Can be seen for a few days at the residence of the owner, No. 165 Chambers-st., N. Y.

A NEW PIANO-FORTE, modern rosewood case, of superior tone, 6½ octaves, in perfect order, will be sold at the very low price of $190. C. S. Seabury, (formerly Dubois & Seabury,) maker. It has the improved wave and repetition bridge. Can be seen at T. W. BRANCH'S Cabinet Warerooms, No. 113 Fulton-st., N. Y.

ÆOLIAN PIANO-FORTES.—T. GILBERT & Co.'s celebrated Piano-Fortes, with and without the Æolian. The subscriber, who is the sole Agent in this city for the sale of these instruments, (the reputation of which has become world wide,) is now prepared to offer them at prices which, to those wishing to purchase, cannot fail to be satisfactory. Possessing facilities for obtaining Pianos unsurpassed, if equaled, by those of any other house in this city, he does not hesitate to say that he can present instruments to buyers not to be found elsewhere. He has constantly on hand an extensive assortment of second-hand Pianos, at bargains, which, for fearlessly warrants, will defy competition. Gilbert's elegant boudoir or cottage Pianos, suitable for small rooms. Also, Melodeons of Prince's and Carhart's make. Grand, Square, and other Pianos to let. HORACE WATERS,
No. 333 Broadway, corner of Anthony-st., 2d floor.

CARHART'S MELODEONS, which are pronounced by the best judges superior to all others, can be had only of the sole agent, J. S. CLARK, No. 294 Broadway, (opposite the Park.) N. B.—Instruments with stops for Churches. All instruments warranted for one year.

FIRST PREMIUM, 1841, '42, '44 and '52.—The subscriber respectfully informs his numerous patrons and the musical public, that he has again received the first premium for the splendid 7½ octave Grand Square Piano, which he exhibited at the late Fair of the American Institute. These instruments are devoted to supersede the Grand Piano, as they possess all their volume and purity of tone. Superior Pianos from $30 to $300. CHARLES J. HULDER, No. 182 Spring-st.

FOR SALE—At No. 8 Barclay-st., next door to the Astor House—A variety of 6½ and 7 octave rosewood Piano-Fortes, warranted to give satisfaction in every respect, or no sale, for cash or approved paper. Pianos on hire. JAMES THOMPSON.

G. & H. BARMORE offer at their manufactory and warerooms, No. 348 Bleecker-st., corner of Charles, an assortment of elegant Piano-Fortes, with the metallic frame and reverse bridge, and all other modern improvements.

J. & C. FISCHER, (late Nunns & Fischer,) manufactory and warerooms, No. 170 Greenwich-st., corner of Dey-st. Piano-Fortes warranted, with reverse bridge and patent tone, well calculated for keeping in tune. Piano-Fortes tuned, repaired and exchanged.
N. B.—Also, Rosewood Piano-Fortes for sale.

JENNY LIND GRAND PIANOS.—S. TORDOFF, No. 71 Greenwich-st., has for sale four grand Piano-Fortes, unsurpassed tone—two richly carved; and two plain substantially built and highly finished, with patent dampers and cast tuns, will be sold low for cash. Second-hand Pianos taken in exchange.

MESSRS. LIGHTE & NEWTON, No. 292 Canal-st., in consequence of the increased demand and continued popularity of their PIANO-FORTES, have established their business, and are now prepared to offer to their friends and those wishing a superior instrument, an extensive assortment, in plain and ornamental cases, of modern style, from 6½ to 7½ octaves. Second-hand Pianos taken in exchange. Broadway Warerooms, No. 422.

NEW and SECOND-HAND PIANO-FORTES.—We have now on hand a large assortment of new and second-hand Pianos for sale and to hire. Pianos from $20 to $300. For hire from $3 to $10 per month. No. 365 Broadway, New-York. SAFFORD & BROTHER.

PIANO-FORTE WAREROOMS, No. 361 Broadway, one door above Thompson's Saloon. Persons about purchasing Pianos are invited to call at the Warerooms of BENNETT & Co., where they will find an assortment of rosewood Piano-Fortes, of modern style. Every instrument warranted for two years. Should doubts be entertained as to quality, the purchaser may be indemnified until such doubts are removed. Old Pianos received in part payment for new ones. New and second-hand Pianos to let. Manufactory, Nos. 811, 813 and 815 Hudson-st.

PIANO-FORTES.—Persons about purchasing Pianos will find it to their advantage to call at R. GLENN & Co.'s Manufactory, No. 194 Fulton-st., (near of Broadway.) A genteel assortment of unequaled and tasteful Pianos constantly on hand, which will be sold low for cash or approved paper. Pianos supplied on liberal terms. R. GLENN & Co., No. 194 Fulton-st.

PIANO-FORTES for SALE or to HIRE.—An assortment of new and second-hand Piano-Fortes for sale or to hire, together with a general assortment of Music, Musical Instruments, Italian Violin Strings, Piano-Covers, &c., by GEIB & JACKSON, No. 429 Broadway, one door above the Art-Union.

PIANO-FORTES.—The finest assortment of Piano-Fortes in the city may be found at the Warerooms of N. P. S. CURTISS, No. 467 Broadway, containing of George Dorn's celebrated American Patent-Action Pianos, and a variety of New-York and Boston makes, with and without the Æolian. Also, Boudoir and second-hand Pianos for sale or to let. No. 467 Broadway.

PIANOS $200 to $1,000.—The cheapest up to the most expensive Pianos, selected by R. STRAKOSCH from a large number offered for his inspection, including one owned by Mozart, the greatest artist in the world, are to be found at his Piano and Music Emporium, No. 629 Broadway, Bowman's Building.

PIANO-FORTES.—The best assortment of Pianos in this city can be seen at the Warerooms of LINCOLN & THOMPSON, No. 441 Broadway, including Hallet, Davis & Co.'s celebrated Æolian Pianos of new and much improved scales, acknowledged superior to any other in the market. Also, a large variety from other distinguished New-York and Boston makers, Gilbert's and other second-hand with and without the Æolian, at various prices.
LINCOLN & THOMPSON, No. 441 Broadway.

TO RENTERS of PIANO-FORTES.—THE PIANO-FORTE ASSOCIATION, No. 365 Broadway, will rent Pianos to be paid for by instalments at $3 to $10 per month. J. PEUK, Treasurer.

V. F. HARRISON has Removed his Manufactory and Warerooms from No. 21 Canal-st. to No. 37 Hester-st., near Grand-st., where may be found a splendid assortment of Piano-Fortes.

ADVERTISEMENTS are inserted in the best papers in other cities and towns at V. B. PALMER'S Advertising Agency, Tribune Buildings.

Machinery, &c.

HOWE'S SEWING MACHINES—The First and Original Patent.—My Machines, with recent and valuable improvements added, are warranted to produce work, (particularly on leather,) in a superior manner to any machine heretofore in use. For sale at No. 201 Broadway, New-York, and No. 15½ Hanover-st., Boston. Call and see the Machines and the work produced.
The validity of this Patent has been fully sustained and confirmed by trial at law, in Boston in July last, against an organized combination of infringers. All sewing machines now in use, (without authority from me) are but alterations or modifications of my invention, and will be legally proceeded against as infringements of the same. All persons who have infringed by using such machines, or otherwise, who wish to avoid legal expenses, may obtain licenses under my patent by applying as above.
The public are cautioned against a reported "Patent Straight Needle, Perpendicular Action Sewing Machine," as no such patent has ever been, or ever will be, granted to any person under our present Patent laws, all assertions or guarantees to the contrary notwithstanding. A prosecution will certainly follow the purchase of all such, or any other spurious machines.
Purchasers of Patent Rights! scrutinize your title deeds as closely as you would in buying real estate. See that you do not have a quit claim title imposed upon you. ELIAS HOWE, Jr., Original Patentee, No. 201 Broadway.

SINGER'S SEWING MACHINES at the FAIR.—The extraordinary attention which these Machines have attracted during the Exhibition of the American Institute has been noticed by every person who visited the Fair, and although the operation of this curious and ingenious machine was witnessed by thousands and thousands who looked upon them with wonder, very many were unable to get near them, so great was the crowd about them; such are invited to examine them at the Principal Office, No. 258 Broadway, where they can be seen in operation. These machines are now used by the principal shoe manufacturers, saddlers and clothiers throughout the United States, and are everywhere regarded as the wonder of the age and the great labor-saving machine of the nineteenth century.

STEAM PRESSURE GAUGES.—A small lot to close a concern—price $13 each. For sale by J. P. PIRSSON, No. 5 Wall-st.

TO RICE GROWERS.—A lot of "STRONG'S" PATENT RICE HULLERS for sale, one of which may be seen in operation on application to MORTON & BREMNER,
No. 212 Pearl-st., corner of Fletcher-st.

50 HORSE STEAM ENGINE for SALE.—A new and superior Engine and Boilers, with all connections, &c., complete and ready to be put in operation with out further additions. The above, with plain exterior finish, is made of the best of materials, and with the utmost attention to arrangement, construction and workmanship. For further particulars apply, by letter, to WM. H. RACEY, care of James Munson, No. 116 Wall-st., New-York.
The Engine may be seen at Johnson & Dickenson's store, No. 12 Atlantic Dock, Brooklyn, and the Boilers at E. J. Ways, Water-st., foot of Corlears, New-York.

Cutlery and Hardware.

JOHN T. BUDD, Manufacturer and Proprietor of Lockwood's celebrated Cooking and Laundry Ranges. Also, J. T. Budd's newly-invented Range, which, for beauty, durability and economy, cannot be surpassed. All Ranges warranted. N. B.—Prices from $30 upward. No. 616 Broadway, (formerly No. 642,) opposite St. Thomas's Church.

KNIVES and FORKS, POCKET KNIVES, RAZORS, SCISSORS, &c.—Builders' Hardware, Locks, Latches, Butts, Screws, &c. Coopers' Edge Tools of the most approved makers, Truss Hoops, Axes, &c. House and Ship Carpenters' Edge Tools, Planes, Saws, &c. Comprising a full and complete assortment of Hardware, Cutlery, Edge Tools, &c. Can be found at the Hardware Store of C. S. LITTLE Nos. 33 and 34 Fulton-st., N. York.

REMOVAL.—GEORGE PIERCE & CO., manufacturers of Pierce's Kitchen Ranges, Revolving Roaster, and Pierce's Elliptical Air-Heater, removed from No. 365 to No. 406 Broadway, next door to Grace Church.
N. B.—Pierce's Ranges repaired.

STOVES.—The celebrated Grecian Air-Tight Cooking Stoves, Venetian and Invincible, superior to anything yet offered to the public. Also, a general assortment of Office, Hall and Parlor Stoves, for sale by WILLIAM SOUTHWELL,
No. 148 Greenwich-st., one door from the Sub-av.

Miscellaneous.

BUSINESS and PUBLICITY.—Notoriety is the important element of success in business. It is through the newspapers of the country that this can be thoroughly attained. Fortunes are accumulated in a few years by those who avail themselves of this power. The vast benefits resulting from systematic and continuous advertising are only beginning to be understood. It is demonstrated that the merchant, the manufacturer or the mechanic may increase his business or pleasure, in proportion to the energy and means he employs in gaining publicity. Then why do not all advertise? Because business men are only beginning to realize its importance. Still the amount of advertising seen in the columns of the journals has doubled within five years, and will double again in five more. Those who hang back will see their younger and more energetic rivals outstripping them. There is no use in contending against the spirit of the age. If they won't jump into the cars and pay their fare they must be left behind to travel on foot.
The opportunity for advertising in the best papers of all the cities and principal towns of the country is afforded at the Agency of V. B. PALMER, where the papers are filed for examination. He is authorized by the proprietors to transact the business, and to give receipts for subscriptions and advertisements.

BROOMS! BROOMS! BROOMS!—The undersigned has established a Broom Depot at the store of Horace Harrington, No. 213 River-st., Troy, N. Y. The trade in the City of New-York can be supplied with Brooms in quantities from one to five thousand dozen.
JAMES HOUGHTON.
N. B.—Orders addressed to HORACE HARRINGTON, Troy, N. Y., will meet with prompt attention.

NEW-YORK PAINT COMPANY—Capital $125,000.—The above Company having completed their organization are now ready to receive subscriptions to their capital stock, at No. 127 Beekman-st.
Ten per cent. to be paid at the time of subscribing to the stock and the balance in ten per cent. instalments every three months after. The company possesses the advantage of a new invention covering eight States of the Union, which enables them to manufacture Paints much cheaper than the ordinary process, and at the same time the quality of the Paints is materially improved.
DIRECTORS.
B. Cornell, John C. Ferguson,
N. B. Rowan, Duncan C. Brown,
W. J. Cornell,
B. CORNELL, President.
J. D. LANGLEY, Secretary and Treasurer.

NOTICE.—All persons indebted to or doing business with the firm of C. S. & A. FRADENBURGH, since March 1, at Harlem, are notified that all moneys due said firm must be paid to C. S. FRADENBURGH or ABM. FRADENBURGH personally.

NEWTOWN PIPPIN APPLES for SALE.—Pelham Farm Newtown Pippin Apples, packed expressly for presents. From $6 per barrel. Apply to R. L. PELL, Empire Post-Office, Union Co.

DRUGS, DYES, PAINTS, OILS, &c.—GREENLEAF & KINSLEY, No. 42 Vesey-st.—Druggists, Country Merchants, Grocers and Manufacturers dealt with at liberal terms for cash.
SAMUEL T. GREENLEAF,
WM. H. KINSLEY.

TO OWNERS and ENGINEERS of STEAMBOATS.—Are you aware that there is a patent VEGETABLE OIL, manufactured and offered for sale, which, for its durability and peculiar qualities are infinitely superior to Sperm O