T. GILBERT & Co.'s PIANO-FORTES, with the New Action and Scale. Only warerooms in New-York, Nos. 415 and 421 Broadway, cor. Canal. These instruments are considered equal (if not superior) to any manufactured in the world. PIANOS to RENT, and rent allowed and purchase. Call and examine.

Real Estate for Sale.

BROOKLYN HOUSES for SALE—Viz., Nos. 174, 178 and 180 Canton-st., on and adjoining the north-west corner of Hamilton-place, only 500 feet from the Fulton-av. cars. The location is most desirable, and in every respect first-class. $3,000 can remain as a permanent mortgage, and the residue, if desired, be paid in installments. Apply to WM. B. NICHOLS, owner, No. 16 Nassau-st., N. Y., or D. BRAINERD, esq., No. 106 Canton st., near the premises.

DELIGHTFUL SUBURBAN RESIDENCE FOR SALE.—One of the pleasantest villages near New-York is STAMFORD, Conn. One of its pleasantest residences is for sale, by the widow of the late proprietor, who built the house and stable, and stocked the garden, and adorned two acres of ground, regardless of expense. Of course it will be sold for below cost. The house, though on the hill east of the village, is furnished with gas and embowered in shade and flowers. It has ample room and is well furnished, and part of the furniture can be had with the house and possession as soon as desired. Half or more of the purchase-money can remain on mortgage. Address Mrs. CLARISSA SHARP, Stamford, Conn.

FOR SALE—A nice FARM of about 10 acres, ½ mile from depot; substantial house; 12 rooms; fruits, &c. A good FARM of 28 acres, with good buildings, fruits, shade, &c., to EXCHANGE. For particulars, call on S. D. LAW, No. 52 John-st., New-York, or GEO. W. DEWEY, Plainfield Depot, New-Jersey.

FOR SALE or EXCHANGE—A valuable LOT, 25 by 100 feet, and HOUSES in Forsyth-st., two doors from New Canal-st., to be sold or exchanged for a small dwelling house in New-York or vicinity. Address J. N. O., Box No. 4,651 Post Office.

GRIST MILL and a fine FARM of 113 acres, at Liberty Corner, N. J., for SALE on easy terms. Wisconsin and Minnesota Land for SALE, or TRADE for Houses or Lots, Clothing, Dry Goods, Hardware or merchandise. S. COCKCROFT, 13 Merchants' Exchange, Wall st.

LLEWELLYN PARK, ORANGE, N. J.—VILLA SITES, five to ten acres each, within one hour of the city. For sale by
L. S. HASKELL, No. 44 Cedar-st.,
or HOMER MORGAN, Metropolitan Bank.

LAFAYETTE-AV., BROOKLYN.—5 first-class HOUSES for SALE on this popular avenue, being Nos. 1, 3, 5, 9 and 13, only 250 feet from the Fulton-av. cars. They are finished with every modern improvement, and in a most substantial manner. $3,000 can remain as a permanent mortgage and the residue, if desired, be paid in installments from time to time, to suit the convenience of parties. Apply to WM. B. NICHOLS, owner, No. 16 Nassau st., New-York.

MISSOURI LAND for SALE or EXCHANGE.—11,520 acres in Green Co., $1 per acre. Apply to J. VANDERBILT, No. 84 Fulton-st. Agents will please no apply.

VALUABLE FARM for SALE.—The subscriber offers for sale that valuable FARM known as the FORT FARM, ¼ miles south of the City of Poughkeepsie, Dutchess County, N. Y., being on the post road between Poughkeepsie and New-York City. Said farm contains about 237½ acres, about 38 acres of which are woodland. It is in a good state of cultivation, well watered and adapted to grain or grass.

On the premises are a good Dwelling House, Tenant House, Barn, Sheds, Granary, Carriage House, Hog House, Woodhouse, &c., all in good repair, with a fine spring of water near the house.

The Farm can easily be divided into two parts, as the post road runs nearly through the center. On the west side of the road is a fine building site, having a view of the Hudson River and the surrounding country.

For further particulars inquire of the subscriber, corner of Cannon and Liberty-sts., Poughkeepsie, or of YOUNG, SCHULTZ & Co., No. 57 Ferry-st., corner of Cliff, New-York.
JOHN PETER NELSON.

WHAT is VERY SELDOM FOUND for SALE.—A full half acre of LAND in the Village of Benedict, on the Patuxent River, Charles County, Md. It is the heart of said village—extending to the river with about 50 feet of beach as an outlet—on this outlet is a Steamboat Wharf which can be put under rent after this year; three weekly steamboats to and from Baltimore use this wharf, and three vessels would cheerfully pay warfage for use of same. This property was sold by an act of our Legislature. I became the purchaser with a view of carrying on a foundery, blacksmithing, wagon and cart making, oyster salooning, pickling oysters, merchandising, lumberyarding, &c., and to erect several buildings for annual rent. It is one of the greatest openings in the United States for everything of this kind. Charles, Prince George's, St. Mary's, and Calvert Counties call loudly for it, and would patronize almost exclusively. It is the shipping depot of this part of Charles Co., and it is hard to estimate the extent of shipping, &c., to and from Baltimore, carried on through this place annually. Often it is a perfect thoroughfare. Oysters can be had of the very best kind for ten cents per bushel, or raked up from their inexhaustible beds by vessel loads for nothing; fish of all kinds are at the door the year round; crabs and turtles plentiful in their season, and the cost of a family living in this place is but nominal.

Indeed, the value of this property cannot well be described. There are no buildings except the large, square county tobacco warehouse, an office and one small house. I am a large planter ten miles off, and of delicate health, becoming more and more so, otherwise no person could buy this property. Terms made to suit the purchaser or purchasers. Baltimore two-thirds of a day's journey by steamboats from Benedict. Persons wishing to install themselves in a road leading directly to fortune, can write me and I will meet them at their appointed time on said property; then they will see that I have failed to do justice to said property in noticing it as I have. They can leave Baltimore by Wednesday morning or Saturday morning steamers, and reach Benedict early in the evening.

Direct your letters to ALFRED W. GARDINER, Bryantown, Charles Co., Maryland.

WANTED in EXCHANGE for excellent LANDS in IOWA, a good DWELLING HOUSE with the modern improvements, to cost not over $10,000, situated in Brooklyn, south of Fulton-st., or in New-York north of Fourteenth-st. Persons having such property and desirous of exchange will please apply at the Western Land Office, No. 29 Broadway, cor. of Morris-st. GEO. B. GRANISS, Agent.

WATER POWER, with or without FACTORIES, for SALE and to LET, at Matteawan, N. Y., 2½ hours from New-York. Inquire at No. 62 Courtlandt-st., or to S. B. SCHENCK, Agent, Matteawan, N. Y.

153 WEST 14TH-ST., for SALE.—A strictly first-class 4-story BROWN STONE HOUSE. Newly painted and frescoed—House, 25x65; lot, 25x120. Apply at No. 31 SPRUCE st.

Machinery, &c.

COTTON MACHINERY for SALE.—110 ¾-LOOMS, with the preparation Machinery, much of it nearly new. Inquire at 62 Courtlandt st. of S. B. SCHENCK.

FOR SALE—One Steam-engine, Boiler, Pump, 19 Grover & Baker's Sewing Machines, two Steam Printing Presses, together with all the Fixtures necessary for carrying on an extensive Bag Manufacturing business. Apply to E. H. PARSONS, Assignee, No. 50 Water-st.

MATTEAWAN STEAM-ENGINES, MACHINISTS' TOOLS, and Cotton, Woolen and all kinds of MACHINERY and CASTINGS, at No. 62 Courtlandt-st.

PUMPS.—For Railroad Water-stations, Shops, Factories, Mines, &c., in great variety on hand and for sale by FOSTER, LEACH & Co., No. 26 Broadway, N. Y.

WOODWORTH PLANERS at MATTEAWAN, N. Y., and No. 62 Courtlandt st., New-York.
SAMUEL B. SCHENCK.

Cutlery, Hardware and Iron.

CUTLERY, PLATED WARE, &c.—American and English Ivory-Handled KNIVES and FORKS; Knives only; Beef and Game Carvers; Table Steels, Silver-plated Forks, Spoons, Casters, &c.; Japanned Tea Trays and Waiters in great variety; and a large assortment of HOUSE-FURNISHING HARDWARE. For sale by CHAS. S. LITTLE & Co., Nos. 33 and 34 Fulton-st.

GARDEN and HAY RAKES, SCYTHES, Snaths, Grass Hooks, Scythe Stones, Rifles, &c.; Hay Spading and Manure Forks; Shovels, Hoes, Spades, Picks, Hatchets, Axes, Pruning Saws, Shears and Chisels; Hand Plows, Garden Trowels, &c.—For sale by CHAS. S. LITTLE & Co., Nos. 33 and 34 Fulton-st.

MOUNT HOPE CUT NAILS, made at entirely new works, with superior machinery. There are no better Nails in market. Agency JOHN Q. QUINCY, No. 98 William-st.

O. AMES & SON'S SHOVELS and SPADES—For sale by JOHN W. QUINCY, No. 98 William-st.

PATENT GALVANIZED IRON.—Consumers and dealers in this article are informed that it can be obtained at the Warehouse of the undersigned of a superior quality; claiming greater economy and durability than any other article heretofore known. JOHN W. QUINCY, Corner William and Platt-sts.

SPELTER, ANTIMONY, BANCA TIN, CUT NAILS—For sale by JOHN W. QUINCY, 98 William-st.

THOMAS PIG IRON—Soft, free, strong, and a warranted substitute for Scotch Pig. JOHN W. QUINCY, No. 98 William-st.

Furniture.

ENAMELED CHAMBER FURNITURE.—New and beautiful styles of ENAMELED CHAMBER FURNITURE. Housekeepers in want of this cheap and fashionable style of Bedroom Furniture will find a large assortment in all colors at H. F. FARRINGTON'S Manufactory Warerooms, Nos. 46 and 48 Wooster-st., between Broome and Grand.

SOUTHERN and WESTERN MERCHANTS.
SOLOMON & HART,
No. 240 Broadway,
Are now opening their Fall stock of UPHOLSTERY GOODS, CURTAIN MATERIALS, and WINDOW SHADES, To which they invite the attention of the trade.

SHOW-CASES.—Hoffman & Fersch's Show-Case Warerooms, No. 44 Chatham-st. and 57 Bowery.—A general assortment of Show-Cases kept constantly on hand. Old Show-Cases taken in exchange. Orders promptly executed.

Paints, Oils, Glass, &c.

REFINED LARD OIL, for Burning and Machinery; free from gum, burns brightly, does not crust the wick. Also, COBURN PURE TALLOW OIL, which will outwear Sperm, stands colder weather, and burns well. Warranted as above. Barrels 30 to 40 gallons. Only Agent, JOHN W. QUINCY, No. 98 William-st.

Financial.

ALBERT H. NICOLAY, Auctioneer, will sell THIS DAY, Aug. 17, at 12½ o'clock, at the Merchants' Exchange, for account of whom it may concern:

$6,000 Racine and Mississippi Railroad 1st Mortgage 8 per cent Bonds.
$14,000 Manchester Mining and Manufacturing Company Bonds, $500 each.
$2,000 Marietta and Cincinnati Railroad 1st Mortgage Bonds.
$5,000 Lackawanna Railroad 1st Mortgage 7 per cent Bonds.
$5,000 Lackawanna Railroad Mortgage 6 per cent Convertible Bonds, $500 each.
10 shares Home Fire Insurance Co., $100 each.
50 shares Hanover Fire Insurance Co., $50 each.
10 shares Goodhue Fire Insurance Co., $100 each.
20 shares Commonwealth Insurance Co., $100 each.
200 shares West Ranch Bituminous Coal Co., $10 each.
30 shares Accelerating Fire-Arms Co., $100 each.
10 shares Harmony Fire Insurance Co., $50 each.

TERMS OF SALE—10 per cent this day, and the balance before 1 o'clock to-morrow. The accrued interest on all the Bonds will be charged to the purchaser. Next regular sale on THURSDAY, Aug 20. ALBERT H. NICOLAY,
(5102) Stock Auctioneer and Banker, No. 4 Broad-st.

STATEMENT of the AFFAIRS of the MUTUAL LIFE INSURANCE COMPANY of NEW-YORK, for the Quarter ending 31st July, 1857:

RECEIPTS DURING THE QUARTER.

For Premiums		$239,197 35
For Interest		125,749 55
For Annuities		1,160 00
Total		$366,067 90
DISBURSEMENTS.		
Paid Claims by death and dividends on the same	$91,723 33	
Paid for Surrendered Policies and dividends applied to reduction of premiums	7,073 96	
Paid Annuities	946 09	
Paid Commissions	9,279 96	
Paid Expenses, including Exchange, Postage, Taxes, Medical Examinations, Advertising, Salaries, Stationery, Rent, &c.	18,483 83—	127,522 17
		$238,565 73
Add: Net Assets on hand, per Report of 30th April, 1857		3,902,393 79
		$4,140,959 52

ASSETS.

Cash on hand and in Bank	$94,526 19	
Bonds and Mortgages	4,025,537 85	
Bills Receivable and due for Fire Insurance	1,820 64	
Cash, deposit for Taxes	4,187 41	
Amount due from Agents	15,087 43—	4,140,959 52
Policies in force 1st May, 1857		10,166
Policies issued during this quarter		586
Total		10,752
Deduct: Forfeited, expired by deaths and terms of limitation, canceled and surrendered		265
Policies in force 1st August, 1857		10,487
Of which 9,479 are for life.		
Increase of Policies during the quarter		321
Average amount of Insurance for each Policy of Increase		$2,895 32

I have examined the above Statement, and believe it to be correct. SHEPPARD HOMANS, Actuary.

BOARD OF TRUSTEES.

FREDERICK S. WINSTON,	JOHN WADSWORTH,
MILLARD FILLMORE,	WILLIAM J. BUNKER,
DAVID HOADLEY,	SAMUEL M. CORNELL,
WILLIAM V. BRADY,	SAMUEL E. SPROULLS,
HENRY A. SMYTHE,	JOHN M. STUART,
ROBERT H. McCURDY,	HAMLIN BLAKE,
JOHN V. L. PRUYN,	ALFRED EDWARDS,
WILLIAM BETTS,	LUCIUS ROBINSON,
ISAAC GREEN PEARSON,	SAMUEL D. DABCOCK,
WILLIAM MOORE,	GEORGE S. COE,
JOHN H. SWIFT,	CHARLES J. STEDMAN,
W. E. DODGE,	CEPHAS NORTON,
RICHARD PATRICK,	W. K. STRONG,
JOSEPH BLUNT,	EZRA WHEELER,
NATHANIEL HAYDEN,	WILLIAM H. POPHAM,
JONATHAN MILLER,	LYCURGUS EDGERTON,
ABRAHAM BININGER,	W. SMITH BROWN,
JOHN P. YELVERTON,	GEORGE R. CLARK.

FREDERICK S. WINSTON, President.

ISAAC ABBATT, Secretary, SHEPPARD HOMANS, Actuary, MINTURN POST, M. D., Medical Examiner, HENRY H. HYDE, General Agent.

OFFICE OF THE NEW-YORK FIRE AND MARINE INSURANCE COMPANY, New-York, Aug. 4, 1857.

DIVIDEND.—The Board of Directors have this day declared a Semi-Annual Dividend of TEN PER CENT, payable on demand at the office of the Company, No. 72 Wall-st. D. UNDERHILL, Secretary.

LORILLARD FIRE INSURANCE CO., OFFICE MECHANICS' BANK BUILDING, No. 31 WALL ST. New-York, Aug 7, 1857.

THE DIRECTORS have THIS DAY declared a Dividend of EIGHT (8) per cent, payable on demand. CARLISLE NORWOOD, Secretary.

CATAWISSA, WILLIAMSPORT AND ERIE RAILROAD CO. Office No 417 Walnut-st., Philadelphia, Aug. 12, 1857.

THE COUPONS of the FIRST MORTGAGE and INCOME BONDS of the CATAWISSA, WILLIAMSPORT and ERIE RAILROAD COMPANY, due August 1, 1857, will continue to be paid at the Bank of North America, in the City of New-York, till the 15th inst. After that they will be paid at the office of the Treasurer, No. 417 Walnut st., in the City of Philadelphia. WM. R. FISHER, Treasurer.

THE BOSTON, CONCORD and MONTREAL RAILROAD COMPANY.—The COUPONS on the BONDS of this Company due August 15, will be paid by J. A. UNDERWOOD & SON, No. 18 Exchange-place.

OFFICE MILWAUKEE AND CHICAGO R. R. COMPANY, No. 21 Nassau-st., New-York, Aug. 3, 1857.

NOTICE.—The Transfer Books of this Company have this day been closed, by order of the Board of Directors, until further notice, for the purpose of a STOCKHOLDERS' MEETING, to be held Aug. 11, 1857, at 11 a. m., at the Company's Office in the City of Milwaukee, to vote upon the question of the CONSOLIDATION of THIS COMPANY with THE CHICAGO AND MILWAUKEE RAILROAD COMPANY, and to transact such other business as may be incidental thereto. C. E. SCOFIELD, Transfer Agent.

NOTICE TO HOLDERS OF INDIANA FIVE PER CENT BONDS ISSUED FOR BANKING PURPOSES.—The Commissioners of the Sinking Fund of Indiana will pay ninety cents on the dollar, and the interest accrued, for any amount of the above bonds of the State of Indiana (which fall due in eight years), not exceeding in all $400,000, which may be presented at the office of Messrs. WINSLOW, LANIER & Co., No. 52 Wall st., New-York, previous to the 1st day of October, 1857.—Office of the Commissioners Sinking Fund, Indianapolis, Indiana, June 30, 1857.
E. DUMONT, President.

NEW YORK, June 1, 1857,
DUNCAN SHERMAN & CO.'S BUILDING.

WE have formed a COPARTNERSHIP, under the Name and Firm of
A. N. LEWIS & THEODORE STOUT,
For the transacting of a
GENERAL BANKING BUSINESS,
Including the negotiating of FOREIGN and DOMESTIC EXCHANGE, MERCANTILE PAPER and LOANS, the Buying and Selling of STOCKS, BONDS, &c.

Our experience in the House of Messrs. DUNCAN, SHERMAN & Co., from the commencement of their business until the present time, to whom we take pleasure in referring, affords us peculiar advantages for conducting the business we propose.

Particular attention will be given to Orders for the Purchase and Sale of STOCKS and BONDS and FOREIGN EXCHANGE. Collections made on all parts of the country upon the most favorable terms.

Interest allowed on Deposits. A. N. LEWIS,
THEODORE STOUT.

In addition to the above reference, we present, by permission, the following: J. T. Soutter, esq., President of the Bank of the Republic; James Barnes, esq., President of the Merchants' Exchange Bank; Wm. B. Astor, esq., New-York; Hon. Wm. Kent; Erastus Corning, esq., Albany; Chas. H. Fisher, esq., Philadelphia.

DISSOLUTION.—The firm of DREXEL, SATHER & CHURCH, of San Francisco and Sacramento California, is, from this day, dissolved by limitation, F. M. DREXEL, of Philadelphia, retiring therefrom.

Messrs SATHER & CHURCH, as per advertisement below, will continue the business as heretofore, and are authorized to collect and settle all claims in California, and F. M. DREXEL will settle the business on the Atlantic side.

Any outstanding drafts will be paid on presentation at the respective places upon which they are drawn.

F. M. DREXEL,
P. SATHER,
June 28, 1857. E. W. CHURCH.

NOTICE OF NEW FIRM.

P. SATHER and E. W. CHURCH have this day formed a copartnership under the name of SATHER & CHURCH, and will continue the BANKING BUSINESS, as heretofore conducted by the late firm. P. SATHER,
San Francisco, June 28, 1857. E. W. CHURCH.

SATHER & CHURCH, Bankers,
Corner of Battery and Clay-sts.,
Draw BILLS OF EXCHANGE at sight in sums to suit as follows:
On New York.....Payable at the American Exchange Bank
On Boston.....Payable at Shoe and Leather Dealers' Bank
On Philadelphia.....Payable by Drexel & Co.
On Baltimore.....Payable by Johnston, Bros. & Co.
On Cincinnati.....Payable by A. J. Wheeler, esq.
On St. Louis.....Payable by Haskell & Co., Exchange Bank.
On Pittsburgh, Pa. Payable by E. V. Jones, esq., Cashier.
On Louisville, Ky. Payable by A. V. Hunt & Co.
On Charleston, S. C. Payable by H. W. Connor & Co.
On N. Orleans, La. Payable by Brown, Johnson & Co.
Also, Exchange on London.
Frankfort on the Maine, Stuttgart } Germany.
Purchase CERTIFICATES OF DEPOSIT and other EXCHANGE at current rates, and transact a general BANKING BUSINESS. P. SATHER, E. W. CHURCH. } San Francisco.

BANK DEPARTMENT, ALBANY, Oct. 20, 1855.

NOTICE IS HEREBY GIVEN, pursuant to the statute in such case made and provided, that all the circulating notes issued to S. GILBERT, an individual banker, (DROVERS' BANK OF ST. LAWRENCE COUNTY, Ogdensburgh, and late DROVERS' BANK OF CATTARAUGUS COUNTY), must be sent to the office of the Superintendent of the Banking Department of the State of New-York, for payment, within two years from the date hereof, or the funds deposited for the redemption of the circulating notes issued to the said banker will be given up. M. SCHOONMAKER,
o28 law2y6M Superintendent.

PROPOSALS for $1,700,000 CITY OF BROOKLYN PERMANENT WATER LOAN.

Sealed Proposals will be received by the Board of Water Commissioners of the City of Brooklyn, until Thursday, Oct. 8, 1857, for the whole or any part of $1,700,000 of the PERMANENT WATER LOAN SIX PER CENT BONDS OF THE CITY OF BROOKLYN, issued pursuant to an Act of the Legislature of the State of New York, passed Feb. 11, 1857, entitled "An Act to supply the City of Brooklyn with Water."

Said Bonds are in sums of $1,000 each, having twenty-five years to run, with 6 per cent interest Coupons attached, payable 1st January and 1st July in each year.

Each proposal should be sealed up and indorsed, "Proposal for Brooklyn Permanent Water Loan," and inclosed in an envelope addressed to "Board of Water Commissioners of Brooklyn," at Office of CORNING & Co., No. 63 Wall-street, New-York.

The bids will be opened publicly and the Bonds awarded to the highest bidder on the day and at the place before mentioned, at 1 o'clock p. m.

The Commissioners are authorized to sell the Bonds without limit as to price, but they reserve the right to reject all proposals which may be in their judgment disadvantageous to the city.

TERMS OF PAYMENT:
Cash for the whole amount offered, or
Twenty per cent in cash.
Twenty per cent payable Nov. 2, 1857.
Twenty per cent payable Dec. 1, 1857.
Twenty per cent payable Jan. 2, 1858.
Twenty per cent payable Feb. 1, 1858.

The purchaser will pay all accrued interest on the Bonds to 1st October. The first payment will be reserved as collateral security for the fulfillment of the contracts, and the proportion of Bonds for the same will be delivered at the time of final payment.

Six per cent interest will be charged on deferred payments.
SAMUEL S. POWELL, Mayor.
WILLIAM B. LEWIS, Controller.
CRAWFORD C. SMITH, Treasurer.
JOHN H. PRENTICE, Chairman
Board of Water Commissioners.
J. CARSON BREVOORT, Secretary
Board of Water Commissioners.

NEW-YORK CENTRAL RAILROAD SEVEN PER CENT BONDS.—The undersigned offer for sale the SEVEN PER CENT COUPON BONDS of this Company (late issue), having twenty years to run. Interest payable semi-annually on the first days of February and August, at the Company's Agency in this city.
DUNCAN, SHERMAN & Co.

Sales by Auction.

A. M. MERWIN, Auctioneer.

BY BANGS, BROTHER & Co.—Trade Sale-Rooms, No. 13 Park row.
SIXTY-SIXTH REGULAR NEW YORK TRADE SALE,
To be commenced on TUESDAY, September 8, 1857.
The catalogue of this sale, which embraces large and attractive invoices of BOOKS, STATIONERY, &c., is now ready, and will be sent to any address in the Trade upon application.

GILBERT S. SAVAGE, Auctioneer.

BY order of Assignee, DIBBLEE, BAGLEY & SAVAGE will sell, THIS DAY, commencing at 10 a. m., on the premises, No. 154 Atlantic-st., Brooklyn, the entire stock of a dealer in FANCY GOODS and HOUSE FURNISHING GOODS.

HORICON HOUSE, Lake George, N. Y.—AUCTION SALE.—Will be sold at Auction, on the 24th instant, at 4 o'clock p. m., on the premises, that beautifully located Hotel, and Farm attached, known as the UNITED STATES HOTEL, Lake George.

Also, a number of large VILLA LOTS, beautifully located, in natural groves, convenient to the Hotel, and commanding the most extensive views of the Lake and surrounding mountains.

Maps of the premises may be seen and had at the United States and American Hotels, and Congress and Union Halls, Saratoga; at the Pavillion, Ticonderoga; and the principal Hotels on Lake Champlain. Also, at the Fort William Henry Hotel, and Lake House, Lake George.

Mr. F. G. CROSBY, now on the premises, will at all times point out to any one wishing to purchase lots, the most desirable sites, giving the boundaries and numbers, as per map.

Terms, which will be liberal, made known at time of sale.

M. DOUGHTY, Auctioneer, will sell THIS DAY, at 10½ o'clock, at No. 20 East 31st st., near Madison-av., the genteel Parlor, Bedroom and Dining-Room FURNITURE of a family; Carpets, French Plate Mirrors, Bookcase, Kitchen Furniture, Bedding, Cooking Stove, Range, Refrigerator, &c. Catalogues at house.

SHERIFF'S SALE.—MOST DESIRABLE PROPERTY.—The premises No. 512 Broadway, opposite the St. Nicholas Hotel, 25x100, will be sold by Auction at 12 o'clock on TUESDAY, August 18, at the Merchants' Exchange.

PUBLIC SALE.—3,391 acres of LAND, in nine tracts, part Timber, to be sold on the 3d of September, at TANNERSVILLE, Monroe County, Pa., where the property can be seen. It is eight miles above Stroudsburg, and there are railroads passing around and through the property. It will be sold on accommodating terms. Apply to
JAMES H. WALTON, Stroudsburg, Pa.,
or to A. R. CHAMBERS, No. 32 3d-st., Philadelphia.

Copartnership Notices.

THE firm of BOWNE & HASBROUCK is this day dissolved by mutual consent, Mr. WILLIAM BOWNE retiring therefrom. The business will be continued by the undersigned on his own account.
J. A. H. HASBROUCK.
New-York, August 1, 1857. Stationers' Hall, Nos. 174 and 176 Pearl-st.

Insurance Companies.

CLINTON FIRE INSURANCE COMPANY—Cash Capital $250,000, with a large surplus. Office No. 52 Wall street, opposite the Merchants' Exchange.
HUGH LAING, President.
DIRECTORS:

Hugh Laing,	Stuart C. Marsh,	John Penfold,
Charles R. Sword,	D. Henry Haight,	Joseph Lawrence,
John Compton,	Silas Bronson,	A. R. Eno,
Leonardo S. Suarez,	Joseph W. Corlies,	Lawrence Turnure,
John Watson,	Wm. K. Strong,	S. T. Nicoll,
Samuel Willets,	Noah S. Hunt,	Thomas Small,
Geo. Griswold, Jr.,	Geo. A. Townsend,	Don A. Cushman,
J. H. Ransom,	Alfred Willis,	Syl'r L. H. Ward,
E. J. Smith,	J. S. Boyd,	A. Yznaga del Valle,
Robert M. Bruce,	Henry S. Leverich,	Alex B. Laing,
Cor'n W. Lawrence,	E. Townsend,	J. H. Holcomb,

JAMES B. AMES, Jr., Secretary.

Building Materials.

ENCAUSTIC TILES—For Vestibules, Halls, Hearths, Dining-rooms, Conservatories, &c. GARNKIRK CHIMNEY-TOPS, DRAIN-PIPES, &c. For sale by MILLER & COATES, No. 279 Pearl-st., N. Y.

GARNKIRK and AMERICAN CHIMNEY-TOPS, also best Glazed and Vitrified DRAIN-PIPES at Long Island Pottery Depot, No. 82 Nassau-st. E. H. QUINN.

OSBORNE'S ROOFING CEMENT.—This superior article of ROOFING CEMENT, on account of its elastic and indurative properties, should be put upon every leaky, worm-eaten and old roof in the city. It is a perfect protection against fire, being as impenetrable to heat as stone. We recommend it to those of our readers who are in quest of something really substantial and cheap. The inventor, Mr. A. L. OSBORNE, is the only person in the city who puts it on. His office is at No. 414 Canal-st.

Miscellaneous.

ARCTIC REFRIGERATORS—Constructed on a new and original principle, being both perfectly dry and cool. GEO. PIERCE & Co.,
No. 608 Broadway.

EARTHENWARE by the PACKAGE.
250 crates White Granite.
75 crates Printed.
100 crates Edged.
60 crates Dipt.
150 crates C. C.
200 crates R ticted.
For sale at lowest market prices in lots to suit buyers, by DAWSON & Co., No. 160 Pearl-st.

FRESH OOLONG and YOUNG HYSON TEA, 50c. per lb; good Brown Sugar from 9 to 10c.; Coffee Sugar, 12 and 12½c.; Crushed Loaf, 13c.; good Molasses, 50 to 60c. per gall. Also, GROCERIES for sale in quantities to suit, by J. O. FOWLER & Co.,
Nos. 250 and 438 Greenwich-st.

JOHN DWIGHT & Co.,
Manufacturers of
DOUBLE-REFINED AND FAMILY SALERATUS;
ALSO,
SUPER-CARBONATE OF SODA, SAL SODA, ETC.,
No. 11 Old-slip, Hanover-square, New-York.
PURE CREAM OF TARTAR ALWAYS ON HAND.

NEW TRUNK and CARPET BAG ESTABLISHMENT, corner of Broadway and Murray-st., entrance on Murray-st.
A new stock of superior goods to be sold very cheap.
WOODRUFF & FINCH.

OTTER, MARTEN and WOLVERINE FUR SKINS cheap for cash. No. 135 Maiden-lane, corner of Water-st., up stairs. WEISENBERGEN.

Coal, &c.

FAMILY COAL.—Our LACKAWANNA COAL Yards at the foot of Hubert-st., North River, corner of 14th-st. and 9th-av.; corner of Gouverneur-st. and Front-st., East River, and in Brooklyn, No. 27 Atlantic-st., are now supplying families with their justly celebrated Lackawanna Coal, of all sizes at $5 per ton delivered. Punctual attention given to all orders left there or at our Office, No. 29 William-st., corner Exchange Place. Weight guaranteed
DELAWARE & HUDSON CANAL CO.

Ocean Steamers, &c.

ROYAL MAIL STEAMSHIP PERSIA—For LIVERPOOL.—The PERSIA, C. H. E. Judkins commander, will sail from the stream with the Mails and Passengers for Europe, on WEDNESDAY, Aug. 19.

A steamer will leave the Company's Dock at Jersey City with the passengers at 12 and 1 o'clock.

The ARABIA will sail on the 23d September.
E. CUNARD, No. 4 Bowling Green.

GREAT REDUCTION in FARE to EUROPE.—First Cabin, $80; Second Cabin $50—In the first-class paddle-wheel steamships ARIEL, 2,000 tons, and NORTH STAR, 2,500 tons, to sail from Pier No 3 North River, at noon precisely, carrying the UNITED STATES MAILS, viz:

Leave NEW-YORK for SOUTHAMPTON, HAVRE and BREMEN		Leave Bremen for Southampton	Leave Havre and Southampton for N. York.
ARIEL	——, ——, ——.		
NORTH STAR	Saturday, Sept. 5	Sat'y, Sept. 5	Wed., Sept. 9
ARIEL	Saturday, Oct. 3	Sat'y, Oct. 3	Wed., Oct. 7
		Sat'y, Oct. 31	Wed. Nov. 4

These steamships touch at Havre. Specie delivered in London and Paris. For passage or freight apply to
D. TORRANCE, No. 5 Bowling Green.

REDUCED PRICES—$100 THROUGH—FOR CALIFORNIA—UNITED STATES MAIL LINE, via PANAMA RAILROAD. The United States Mail Steamship Company will dispatch for ASPINWALL, on THURSDAY, Aug. 20, at 2 o'clock p. m. precisely, from pier foot of Warren-st., North River, the well-known and fast steamship CENTRAL AMERICA, Capt. Wm. C. Herndon, U. S. N. Passengers and Mails will be forwarded by Panama Railroad, and connect at Panama with the Pacific Mail Steamship Company's magnificent steamship GOLDEN AGE, J. T. Watkins, Commander, which will be in readiness, and leave immediately for San Francisco.

The public are informed that the Pacific Mail Steamship Company always have one or more extra steamers lying at Panama, ready for sea, to avoid any possible detention of passengers or mails.

For passage apply to I. W. RAYMOND, at the only Office of the Company, No. 177 West-st., corner of Warren-st., N. Y.

Regular United States Mail Steamer days, 5th and 20th of each month.

UNITED STATES MAIL STEAMSHIP LINE for HAVANA and NEW-ORLEANS.—ON MONDAY, August 17, at 2 o'clock p. m., from Pier foot of Warren-st., North River, the fast and favorite steamship EMPIRE CITY, John McGowan, will sail as above. Passage can be secured at the office of the line. Shippers will be supplied with blank bills of lading of the form signed by the line on application at their office. No other forms signed, and no bill of lading will be signed after the hour of sailing. For freight or passage apply at the office, No. 177 West-st., corner of Warren.
M. O. ROBERTS, Agent.

STEAM to SOUTHAMPTON and ANTWERP—The splendid and powerful new iron screw steamship LEOPOLD I., A. Michel, Commander will sail for Antwerp, calling at Southampton on SATURDAY, August 22, from Pier No. 39 North River.

RATES OF PASSAGE, INCLUDING PROVISIONS.
In first Cabin.....$80
In second Cabin.....50
In Steerage.....30

This steamer has five water-tight compartments, and carries an experienced surgeon.

For freight or passage, having superior accommodations for cabin and steerage passengers, apply to
AUGUST BELMONT, No. 7 Hanover-st.

Certificates of passage will be issued here to parties who are desirous of bringing out their friends at the following rates:
In first Cabin.....$100
In second Cabin.....60
In Steerage, Main deck.....40
In Steerage, Orlop deck.....35

THE BRITISH NORTH AMERICAN ROYAL MAIL STEAMSHIPS.

From New-York to Liverpool:
Chief Cabin Passage.....$130
Second Cabin Passage.....75
From Boston to Liverpool:
Chief Cabin Passage.....$110
Second Cabin Passage.....60

The ships from Boston call at Halifax.
PERSIA, Judkins.....Leaves N. York..Wednesday, Aug. 19
CANADA, Wickman.....Leaves Boston..Wednesday, Aug. 26
ARABIA, Stone.....Leaves N. York..Wednesday, Sept. 2
AMERICA, Lang.....Leaves Boston..Wednesday, Sept. 9

Berths not secured until paid for.
An experienced Surgeon on board.

The owners of these ships will not be accountable for Gold, Silver, Bullion, Specie, Jewelry, Precious Stones or Metals, unless bills of lading are signed therefor and the value thereof therein expressed. For freight or passage apply to
E. CUNARD, No. 4 Bowling Green.

THE LIVERPOOL AND NEW-YORK AND PHILADELPHIA STEAMSHIP COMPANY'S Clyde-built iron screw steamships

CITY OF BALTIMORE	2,307 tons	Capt. R. Leitch.
CITY OF WASHINGTON	2,380 tons	Capt. P. C. Petrie.
CITY OF MANCHESTER	2,109 tons	Capt. J. Kennedy.
KANGAROO	1,874 tons	Capt. Jeffrey.

The undernoted or other vessels are intended to sail as follows:

From Liverpool.		From New-York.	
CITY OF BALTIMORE	Wednesday, July 29	SATURDAY	July 18, 1857
CITY OF WASHINGTON	Wednesday, Aug. 12	SATURDAY	Aug. 1, 1857
KANGAROO	Wednesday, Aug. 26	SATURDAY	Aug. 15, 1857
CITY OF BALTIMORE	Wednesday, Sept. 9	SATURDAY	Sept. 12, 1857
And every alternate Wednesday.		SATURDAY	Sept. 26, 1857
From New-York.		SATURDAY	Oct. 10, 1857
CITY OF BALTIMORE	Thursday, Aug. 20	SATURDAY	Oct. 24, 1857
CITY OF WASHINGTON	Thursday, Sept. 3	SATURDAY	Nov. 7, 1857
KANGAROO	Thursday, Sept. 17	SATURDAY	Nov. 21, 1857
CITY OF BALTIMORE	Thursday, Oct. 1	SATURDAY	Dec. 5, 1857
And every alternate Thursday.			

WEDNESDAY	July 22, 1857	WEDNESDAY	Aug. 5, 1857
WEDNESDAY	Aug. 19, 1857	WEDNESDAY	Sept. 2, 1857
WEDNESDAY	Sept. 30, 1857	WEDNESDAY	Oct. 14, 1857
WEDNESDAY	Oct. 28, 1857	WEDNESDAY	Nov. 11, 1857
WEDNESDAY	Nov. 25, 1857	WEDNESDAY	Dec. 9, 1857
WEDNESDAY	Dec. 23, 1857		

RATES OF CABIN PASSAGE.—From New-York and Philadelphia, $75; from Liverpool, 21 guineas, 17 guineas, and 15 guineas, according to the accommodation in the State Rooms, all having the same privileges in the Saloon. Including Steward's Fees.