Chances for Business Men.

A NEW-ENGLAND Capitalist or Business Man can purchase a valuable PATENT of universal demand, now in successful operation in New-York, Southern, Middle and Western States. The Patentee had reserved this territory, but being compelled unexpectedly to leave for Europe, will dispose of a part or whole, on favorable terms, for cash or available property. Apply to THOMAS A. REES Agent, No. 378 Broadway.

CITY OF NEW-YORK, DEPARTMENT OF FINANCE, CONTROLLER'S OFFICE, June 9, 1859.

CORPORATION NOTICE.—Sealed Proposals will be received at this office until Monday, the 13th day of June instant, at 12 o'clock noon, for the purchase by the Corporation of a Lot for the use of the Fire Department, to be located in Cedar-st., between Broadway and Trinity-place. Proposals to contain a diagram of the property offered, dimensions, and character of improvements, if any.

Payment will be made in cash, on giving a clear and satisfactory title.

The Controller reserves the right to reject any or all proposals, if in his judgment the interests of the Corporation shall require it.
ROBERT T. HAWS, Controller.

FOR SALE—The BETHEL INSTITUTE, a flourishing Day School for both sexes, located in a pleasant New-England town, within 5 minutes' walk of depot, and 2½ hours' ride of New York. A good location to establish a Boys' Boarding School or a Young Ladies' Seminary. Ill health of Principal only reason for selling. Address,
FREDERICK S. JUDD, Principal, Bethel, Fairfield Co., Conn.

NOTICE to DEALERS in STATIONERY.—SEALED PROPOSALS for furnishing the State of Iowa with STATIONERY, as per schedule below, will be received at the Office of the Secretary of State, at Des Moines, in said State, until the 11th day of July, 1859. On the 12th day of July, such Proposals as shall have been received will be opened at the said office, and the contract awarded to the lowest responsible bidder. Proposals must be accompanied by samples of the articles to be furnished, which said articles are to be delivered at the office of the Secretary of State at the Capitol, on or before the 12th day of October next, without claims for transportation, boxes, &c.:

SCHEDULE.

500 reams Rock Paper.
25 reams Legal Cap.
75 reams Commercial Note.
50 reams Flat Cap.
15 reams Folio Post.
10 reams Bill Paper.
2 reams largest size heavy Packing Paper.
40 reams Enveloping Paper.
50 reams Pamphlet Covers, assorted.
100 M. Envelopes, assorted.
24 dozen Inkstands, common.
14 dozen Letter Pads.
2 dozen Parallel Rulers.
2 dozen Erasing Knives.
12 dozen Cushing's Manuals.
12 dozen Maps of Iowa.
20 dozen Japanned Candlesticks.
12 dozen Japanned Sand Boxes.
6 dozen Arnold's Fluid.
15 dozen Ivory Folders.
50 gross Steel Pens.
6 gross Pen Holders.
12 gross Rubber Bands, assorted sizes.
1 gross Blotting Paper or Boards.
50 gross Faber's Pencils, assorted Nos.
2500 Quills.
12 Eyelet Machines, heavy size.
120 boxes Paper Seals.
50 boxes Eyelets, large size.
50 boxes Candles.
50 pounds Flax Twine.
10 pounds Rubber Erasers.
20 quarts Black Sand.
J. W. CATTELL, Auditor of State.
Des Moines, April 6, 1859.

NOTICE to PIPE and STOP-COCK CONTRACTORS.—The Commissioners of the Brooklyn Water-Works request offers for the following Pipes and Pipe Castings, to be delivered in Brooklyn:

25 tuns of cast iron pipes of 4-inch diameter.
850 tuns of cast iron pipes of 6-inch diameter.
200 tuns of cast iron pipes of 8-inch diameter.
320 tuns of cast iron pipes of 12-inch diameter.
475 tuns of cast iron pipes of 20-inch diameter.
55 tuns of branches, bends, curves, reducers, sleeves and other special castings.

State a price for the pipes, coated by Smith's Patent Coal Tar Varnish, and also without coating.

50 6-inch stop cocks.
10 8-inch stop cocks.
25 12-inch stop cocks.
4 20-inch stop cocks.

All the stop cocks above 8 inches diameter to have an index attached, showing the position of the valve.

The delivery to commence on or before the 10th of July next, and the whole to be delivered by the 30th of September next.

The specifications governing the character of the articles may be obtained at the Engineers office, Brooklyn.

Sealed proposals will be received until the 15th of June next, addressed to the Secretary of the Brooklyn Board of Water-Commissioners.

The Commissioners reserve the right to reject any bid that they do not deem it for the interest of the city to accept.

Bonds will be required for the proper fulfillment of the contract. No. 355 Fulton-st., Brooklyn.

TO MASTER STONE-CUTTERS, QUARRYMEN, CONTRACTORS, &c., in this and neighboring Cities.—The advertiser having a Quarry of exceedingly pure white MARBLE, suitable for building-fronts, monuments, &c., located in East Chester, about an hour's ride from the city, on the line of the Harlem Railroad, is desirous of meeting one or more parties to JOIN him in WORKING IT. As the marble is very choice, A No. 1, and meets with a ready cash sale, the demand being far beyond the supply, it will pay a very handsome return on a moderate outlay. To the right parties an unusually favorable opening is offered. For further information apply to GEORGE WALTER, No. 17 Wall-st., or address me at Scarsdale Post-Office, Westchester Co., N. Y. THOMAS J. McCARTY.

WANTED to PURCHASE, in exchange for improved Real Estate in this city and Brooklyn, the INTEREST of a RETIRING PARTNER in a good paying CASH BUSINESS—Manufacturing preferred. Address BAYLEY, Tribune Office.

$5,000.—PARTNER WANTED—In an established manufacturing business which has paid a net profit of from $5,000 to $10,000 per year for the past eight years. The business is strictly a cash one, and easily and safely managed. A man somewhat acquainted with agriculture preferred. Security given for the amount invested, if required, to an honest man willing to devote attention to business. Unquestionable references given and required. Address H. S. HARRIS, Box No. 182 Tribune Office, New-York.

$20,000 EASILY MADE in any Lumbering District.—The greatest MACHINE extant. A rare chance for business men. Call and see, at Lovejoy's Hotel, Park-row, at 10 o'clock a. m. and 7 p. m.
C. MENDENHALL.

To Whom it may Concern.

CAUTION.—My wife, MARIA JOSEPHINE LUKE, of No. 62 Hammond street, having left my bed and board without any just cause or provocation, all persons are hereby forbidden to harbor or trust her on my account.
JAS. F. ISAACS.

G. MERSHON, or any person knowing where he is, will please call on Miss H. MERSHON, at No. 522 Broadway, fourth floor.

OFFICE BOYD'S CITY EXPRESS POST, No. 45 William-st.

IN consequence of the death of the Proprietor, JOHN T. BOYD, TWO DELIVERIES ONLY will be made from this office on FRIDAY, 10th inst., viz., 9 and 12 o'clock. The office will be opened as usual on Saturday morning, 11th inst.

METROPOLITAN POLICE.—GOLD BRACELET.—Owners are wanted at No. 413 Broome-st. for a GOLD BRACELET, a sum of Money, and several Promissory Notes, recently found by the Police.
C. J. WARREN, Property Clerk.

NIGHT SCAVENGER.—JOHN DENNER, Night Scavenger. Orders left at No. 44 Chatham-st., or No. 194 East 12th-st., will be punctually attended to

Board and Rooms.

AN INVALID Lady can be accommodated with BOARD, separate Rooms and a choice of Physician in a physician's family, where there is no children. Address W. J., Tribune Office.

MAGNET HOTEL, No. 22 Ann-st., near Broadway—$4 to $5 per week for good BOARD and newly-furnished SINGLE ROOMS, down town. Gentlemen will find this a quiet, respectable house, at reasonable charges. Transient boarders, $1 per day.

BOARD.—Two single Gentlemen, or a Gentleman and Wife, can be accommodated with BOARD or SINGLE ROOMS. Apply at No. 31 City Hall-place.

Summer Retreats.

COUNTRY BOARD.—A Gentleman desires Board for himself, wife, child and nurse, within a distance of about one hour's travel to the city. Address J. W. W., Box No. 1,971 P. O.

INTERNATIONAL HOTEL, NIAGARA FALLS—ROBERT B. COLEMAN, late of the firm of Coleman & Stetson, of the Astor House, and more recently engaged at the St. Nicholas Hotel, New-York, has, in connection with his son, Frederick W. Coleman, opened the above-named elegant house, which having been enlarged and greatly improved, renders it very desirable to visitors at this, the grandest of watering places.

KITTATINNY HOUSE, DELAWARE WATER GAP.—This place, located at the passage of the Delaware through the Blue Ridge, is unsurpassed in natural beauty, in the purity of its atmosphere, and in its consequent healthfulness. It has also the attractions of fine drives, pleasant mountain rambles, rowing, bathing, fishing, &c., together with bowling alley and billiards.

It is now easy of access. Passengers leave New-York by boats of Central Railroad of New-Jersey from Pier No. 2, N. R., at 7:30 a. m., and arrive at the Gap in time for dinner.
L. W. BRODHEAD.

SUMMER BOARDING at SARATOGA.—Families desiring Private Board may find superior accommodations, spacious, cool and quiet rooms, ample and shaded playgrounds, at reasonable rates, two minutes' walk from Congress Spring, by applying immediately at TEMPLE GROVE HOUSE, Saratoga Springs, New-York.

WINSLOW HOUSE, ST. ANTHONY, MINNESOTA, J. F. DARROW, Superintendent.—This is the largest and most elegant furnished Hotel in the North-west, and is now open for the accommodation of guests. It is delightfully located, being central to the business part of the city, and commanding a full sight of the Falls of St. Anthony, and its Observatory and Balconies afford the finest views that can be obtained of the cities of St. Anthony and Minneapolis.

This House is just completed, at a cost of $110,000, and furnished in princely style, at an additional expense of $80,000.

The celebrated Falls of Minne-Ha-Ha, (Laughing Water), are located about four miles distant from the Winslow House, in a southerly direction. They are approached by an excellent road from the Hotel, and as an object of preeminent beauty and romantic interest, they never fail to excite the admiration of the tourist.

Transient Board $2 per day.

The tables are furnished with the greatest variety and the choicest the market affords; and no attention is wanting to make the guests of the Winslow the friends of the House.
G. W. McLEAN, Proprietor.

Houses to Let.

A RARE CHANCE.—For RENT, up town, in a central location, from the 1st of July to the 1st of November or December, a handsomely-furnished HOUSE, to a desirable family, without children, at a moderate rate. Inquire at No. 37 West 25th-st.

STEAM POWER to LET at Elizabeth Port, N. J.—A large two-story brick FACTORY, 100 feet by 50, with a Steam-Engine of 45 horse-power. Possession can be had immediately. Apply to A. BAIZ, No. 175 Pearl-st., or at Elizabeth Port.

SCHOOL ROOMS to LET in the BIBLE HOUSE, Astor-place.—A suite of rooms well adapted for the purpose, and occupied for the last six years by a first-class school. OFFICES to LET in the same building, which are very desirable. Apply at the Treasurer's Office, in the Bible House, entrance on 4th-av.

TO LET or LEASE—The four upper LOFTS of Store corner of Greenwich and Warren sts., suitable for business purposes, having hoistway, gas on every story, and Croton water to the fourth; well lighted from both streets. Will be let for one business only. Apply on the premises.

TO LET—The DWELLING-HOUSE, and LAND attached thereto, situate in White Plains, Westchester County, late the residence of William Barker, deceased. For particulars, inquire of SMITH BARKER, No. 179 Broadway, New-York City, or UNDERHILL HALSTED, Rye, Westchester County, New-York.

TO LET.—The first-class STORE No. 2 Liberty-st., six stories in hight, 31 feet wide and 70 feet deep, suitable for manufacturing or printing purposes, will be let low to a good tenant. Apply to H. MAXWELL, esq., or D. A. BOKEE, jr., Commonwealth Fire Ins. Co., No. 6 Wall-st.

TO LEASE—The UPPER PART of the 5-story white marble BUILDING, No. 555 Broadway. Apply to WILLIAM TAYLOR, No. 555 Broadway; or to JOHN TAYLOR, No. 365 Broadway.

TO LET, near Long Branch, N. J., within half a mile of the shore, a HOUSE, containing ten rooms; a desirable situation for a Summer residence. Apply to JOSEPH BAKER, at Deal, N. J.; or No. 149 Chambers-st.

TO LET—NO. 125 MERCER-ST.—The building is well adapted for a Lodging House, Hotel, &c.; it is also well adapted for a light Manufacturing Business. Will be let cheap to a good, paying tenant. Inquire of M. E. REED, No. 25 Courtlandt-st., up stairs

TO LET—On Long Island Sound, near Stamford, Conn., a COUNTRY HOUSE, furnished, with about five acres of Land. Apply to E. H. LUDLOW & Co., No. 14 Pine-st.

TO LET—A beautiful COTTAGE at Port Richmond, Staten Island.
Also, a ROOM with STEAM POWER, at No. 133 Mercer-st.
Apply to E. V. HAUGHWOUT,
Corner Broadway and Broome-st.

TO LET at FLUSHING, L. I., a neat COTTAGE, with large garden, pleasantly situated and perfectly healthy. Communication with the city almost hourly by boat or cars. Time, one hour from the City Hall. Rent low. Apply to D. S. WILLIAMS, No. 107 Chambers-st.

WORK-SHOPS TO LET.
Apply in the office of CORTELYOUS, Type Foundery, No. 29 Spruce-st.

Houses and Farms Wanted.

WANTED to PURCHASE for CASH or HIRE at a liberal rent—A small COUNTRY RESIDENCE, with grounds surrounding, easy of access by cars, boats or road within 10 or 15 miles of city. Would purchase or hire FURNITURE to secure suitable premises. Apply to T. BELCHER, No. 6 Beekman-st.

WANTED to PURCHASE—A 3-story 25-foot HOUSE, with modern improvements, situated between 10th and 34 h-sts. and 4th and 6th-avs., for which from $15,000 to $20,000 will be paid. Address, stating price and location, A. G. S., Box No. 1,467 N. Y. P. O.

Real Estate for Sale.

A BEAUTIFUL FARM RESIDENCE on RONKONKOMA LAKE, LONG ISLAND; 29 acres, in prime order. House 25x49, 1½ story, with extension; good Well, barn, new, 25x29; large Garden; Bathing Bosting and Fishing. Very healthy location. Cheap for cash. G. KING, Tribune office

A NEW BRICK GOTHIC VILLA, and Outbuildings complete, located upon about six acres of Land, studded with Trees and commanding a view as rich and variegated as can be desired, with immediate possession, for SALE or EXCHANGE for well located CITY PROPERTY. Address, or call on the owner at Newburgh, N. Y.
June, 1859 J. R. CARPENTER.

CHOICE STATEN ISLAND PROPERTY for SALE.—Beautiful Sites for Villas and Country Seats. A very desirable and beautifully located property for private residences is now offered for sale, which for quality of land, excellence of view and proximity to the ferries is unsurpassed. It is in the immediate vicinity of the New-Brighton and Quarantine landings, easy of access, agreeably situated, very healthy, and will be sold at lower prices, in whole or in parts, than any other first-class property of the same grade on the island.

Inquire of ROBERT HESLEWOOD, near the Quarantine landing.

FOR SALE—In Stamford, Conn., a very desirable COUNTRY PLACE, consisting of 18 or 31 acres of the best Land, in a high state of cultivation, a new and commodious House, with Carriage House, Barns, Ice and other appropriate outbuildings. There is on the place an abundance of Fruit, such as apple, pear, peach and quince trees, also grapes in large quantities, blackberries, raspberries, strawberries, &c. The House is situated on elevated ground, near and overlooking Long Island Sound, with an extensive view of the surrounding country. Any person wishing to purchase a place of the above description is invited to call and examine the premises. Apply to WM. C. WEED, No. 85 Warren-st., New-York; or MALTBIE WEED, on the premises, about one mile from the Depot.

FOR SALE—A beautiful COUNTRY SEAT and 20 ACRES, at Morristown, N. J. The dwelling is in Elizabethan style, elegantly finished with Conservatory and modern improvements on an elevated sit, with a handsome Lawn ornamented with Walks, Forest Trees and Evergreens. Also, a large Garden, Fish Pond, Carriage-house, Stables, and a variety of choice Fruit Trees and Shrubbery.
S. EDDY & Co., No. 51 Liberty-st.

FOR SALE at YONKERS—An elegant brick COUNTRY SEAT of 13 rooms, built in good style, with fine river view, carriage-house and stable, and two and a half acres of land, well stocked with fruit and shrubbery. Also, a brick STORE and DWELLING, corner of Broadway and Wells-av., well located for business. Also, a genteel RESIDENCE of 14 rooms on Warburton-av. The owner, going West, will sell low to a prompt buyer. The Country Seat will be let, furnished, for the Summer. Possession immediately.
Apply to S. EDDY & Co., No. 51 Liberty-st.

FOR SALE or EXCHANGE in the VILLAGE of JAMAICA, L. I.—A PLOT of TWENTY-SIX ACRES, twenty of which is on the Back Bone, and is the most beautiful piece of Wood-Land on the Island. It will be sold low or exchanged for a medium-sized dwelling in a pleasant part of the city. Apply to E. H. LUDLOW & Co., No. 14 Pine-st.

FOR SALE—HOUSE and ½ acre of GROUND, beautifully situated at YONKERS, commanding a view of the river for 20 miles; Fruit and Shade Trees; House modern built—has Gas, Range, &c. Price $6,000, part of which can remain if desired. Apply to C. A. PEASE & Co., No. 362 Broadway, N. Y.

FOR SALE—FARMS, country and village RESIDENCES, and BUILDING SITES, situated on the west shore of the Hudson, contiguous to the line of the new railroad from Jersey City to Piermont. For Maps and other particulars apply to S. SEYMOUR, No. 271 Broadway.

HOMES for ALL.—For SALE—FARMS at $1 25 per acre, in Virginia, Tennessee, Kentucky, and Missouri, by the AMERICAN EMIGRANT AID AND HOMESTEAD COMPANY, No. 146 Broadway.

OIL STILLS, WORMS, FACTORY and WATER LOTS.—Two Iron Stills, two Iron Worms, two Iron Tanks, two Iron Kettles, near seven feet diameter, for refining oils, varnishes, naphtha, &c.; also, some 30 Lots, from $50 to $100 per lot, with near 100 feet water front, within about 60 minutes' ride of New-York, where lighterage can be had at some 10 cents per barrel, and where vessels can load within 30 feet of the factory. Sold separately or together. Apply to W. WILLIAMS, No. 98 Broadway, Room No. 5.

Instruction.

AT $10.—PENMANSHIP and ARITHMETIC, (three months' instruction, or BOOK-KEEPING (lessons unlimited), for $10. Commutation for all, $20, at No. 62 Bowery, N. Y., and No. 253 Fulton-st., Brooklyn. From Gen. Burdick, Newport: I can truly say that my own sons and daughters have made great improvement under Col. PAINE'S tuition.

"AMER. SCHOOL INST." Schools supplied with competent Teachers, also with Pupils, and Teachers with positions. (Parents supplied with circulars gratuitously.) References: Amherst Col., Hon. Theo. Frelinghuysen, et al. SMITH, WOODMAN & Co., 346 B'dway, New-York, and No. 679 Chestnut-st., Philadelphia.

TARRYTOWN INSTITUTE.—Circulars giving particulars can be obtained at E. GOODENOUGH'S Book store, 122 Nassau-st., N. Y., or of A. NEWMAN, A. M., Principal.

$32 50 PER QUARTER. ASHLAND INST. and MUSICAL ACADEMY, Catskill Mountains. Both sexes. Students received any time. For particulars address the Rev. HENRY J. FOX, A. M., Ashland, N. Y., or D. G. HUBBARD, esq., No. 52 Broadway.

Musical Instruments.

A LARGE STOCK of BARMORE'S celebrated Premium PIANOS, pronounced unrivaled by the best judges, and warranted in all respects, at their Manufactory and Warerooms, No. 642 Bleecker-st. A splendid Piano for $175—a decided bargain. G. & H. BARMORE.

A RARE CHANCE.—To be SOLD THIS DAY, at 12 o'clock, at No. 397 7th-st., a most beautifully toned and finely toned PIANO-FORTE. This instrument cannot be surpassed for tone and finish. Call and see it any time after 9 o'clock this morning.

A SPLENDID ASSORTMENT of PIANOS, of superior tone, and fully warranted, will be sold at great bargains. Second-hand Pianos taken in exchange. ALBERT WEBER, manufacturer, No. 155 West Broadway, near Canal-st. To purchasers this is an excellent opportunity to get a good Piano very low.

A RARE CHANCE to purchase new and second-hand PIANOS of superior tone and durability, all of which are guaranteed to give general satisfaction. Apply to JAS. VAN RIPER, No. 172 Wooster-st., near Bleecker.

HARPS.—REMOVAL.
J. F. BROWNE, manufacturer, begs to inform his friends and the profession that he has removed his HARP WAREROOMS to No. 709 Broadway, near the New-York Hotel. Strings, Music, and every requisite for the Harp.

CHICKERING & SONS,
MANUFACTURERS OF
GRAND, SQUARE, and UPRIGHT PIANOS,
Warerooms, No. 694 Broadway.
C. & SONS have been awarded Thirty-five Prize Medals for the superiority of their manufacture for the last 35 years.
ALSO—FOR SALE:
MASON & HAMLIN'S SUPERIOR
MELODEONS and HARMONIUM
for Parlors, Churches, Vestries and Lodges, at Wholesale and Retail.
PIANOS TO RENT.

CHAMBERS'S PIANOS! BARGAINS!
Bible-House, Astor-place,
Corner of 8th-st. and 4th-av.

HAINES BROTHERS,
Nos. 330, 332 and 334 SECOND-AV., cor. 21st-st., have constantly a good assortment of their PIANOS on hand of their
NEW SCALE,
which for volume of tone, sustaining of power, sweetness and purity are unsurpassed. THE PROFESSION, and the public generally are particularly invited to call and examine for themselves. EVERY PIANO FULLY WARRANTED for three years. PRICES MODERATE.

HAZELTON BROS., Piano-Forte Manufacturers, No. 299 Centre-st., offer a fine assortment of brilliant and full-toned PIANOS, at the lowest rates. Each Piano warranted to give satisfaction, and guaranteed three years.

HALLET & CUMSTON'S celebrated BOSTON PIANOS, in richly carved, molded and plain cases, at the lowest factory prices. Satisfaction guaranteed. New and second-hand Pianos and Melodeons for Rent. Rent applied if purchased. Sole agency, A. M. KANOUSE, No. 435 Broadway.

LIGHTE & BRADBURYS, Manufacturers of Grand and Square PIANO-FORTES, constructed with all the improvements conducive to superiority of tone, touch and durability, and required style of furniture. An extensive assortment always on sale, at their Warerooms and Office, No. 421 Broome-st.; also at their Depot, No. 2½ Courtlandt-st.

MASON & HAMLIN'S
MELODEONS and HARMONIUMS
OF ALL KINDS,
Ranging in price from $60 to $450, equally adapted for the Church, Vestry, School-room, Lodge-room, or Parlor.
Messrs. CHICKERING & SONS are the sole Agents for these superior Instruments for the State of New-York.
WAREROOMS, No. 694 Broadway, New-York.
Dealers supplied at regular factory prices.
Descriptive catalogues sent on application.

PIANOS, MELODEONS and ORGANS.—The HORACE WATERS PIANOS and MELODEONS, for depth, purity of tone, and durability, are unsurpassed. Prices reasonable. Second-hand Pianos and Melodeons from $25 to $150. Pianos and Melodeons to rent. Monthly payments received for Pianos. HORACE WATERS, Agent, No. 333 Broadway. *Testimonials:* "The Horace Waters Pianos are known as among the very best."—*Evangelist.* "We can speak of their merits from personal knowledge."—*Christian Intelligencer.* "Nothing at the Fair displayed greater excellence."—*Churchman.* "Waters's Pianos and Melodeons challenge comparison with the finest made anywhere in the country."—*Home Journal.*

RAVEN, BACON & Co., (Successors to BACON & RAVEN,) Piano-Forte Manufacturers, Warerooms No. 135 Grand-st., near Broadway, where a full assortment of Instruments may be found exclusively of our own manufacture. Warranted in every respect.

THE DRIGGS PATENT PIANO-FORTE—Or, THE VIOLIN PIANO.
It is built upon an iron frame or bed-plate, entirely separate from the case, thus relieving the sound boards and every other part of the instrument from the strain.
It will remain IN TUNE for MANY MONTHS, and, when the strings are settled, even for years.
It has convex sounding boards above and below, like the Violin, which are connected together in the same manner, thus making the entire instrument a vibratory shell.
It has greater depth and fullness of tone, and its "Sostenuto," or power of sustaining the tone, has never been equaled, except by instruments of the violin class.
It IMPROVES WITH AGE and USE, becoming more vibratory and the tone purer and more sonorous.
"It is the BEST PIANO-FORTE EXISTING," and is recommended by GOTTSCHALK, THALBERG, and many other artists and professors.
Sole Agents, WM. HALL & SON, No. 543 Broadway, between Spring and Prince-sts.

WONDERFUL IMPROVMENT in GRAND PIANOS.
STEINWAY & SONS invite artists and the public in general to call and examine their newly-invented OVERSTRUNG GRAND PIANO, which, for power and quality of tone, is pronounced superior to any other Grand Piano by all who have examined it; among whom are the best musical judges of the country, such as R. Goldbeck, Th. Hagen (Editor of The Musical Review), U. C. Hill, W. A. King, W. Mason, H. C. Timm, H. A. Wollenhaupt, A. H. Wood, and many others.
STEINWAY & SONS,
Manufacturers, Nos. 82 and 84 Walker-st., New-York.

Insurance Companies.

MUTUAL LIFE INSURANCE COMPANY OF NEW-YORK.
OFFICE No. 94 BROADWAY.

QUARTERLY STATEMENT of the affairs of the MUTUAL LIFE INSURANCE COMPANY OF NEW-YORK, for the Quarter ending 30th April, 1859:

Assets 31st January, 1859, per Report		$5,188,933 42
Less paid for Taxes for 1851 and 1852		37,431 67
Total		$5,151,501 75
RECEIPTS DURING THE QUARTER.		
For Premiums	$253,724 56	
For Interest	3,781 35—	257,505 91
Total		$5,409,007 66
DISBURSEMENTS.		
Paid for Claims by Death and additions	$111,015 00	
Paid for Surrendered Policies	13,792 84	
Paid for Annuities	3,196 94	
Paid for Commissions	11,090 59	
Paid for Taxes, Medical Examinations, Advertising, Postage, Law Expenses, Salaries, Printing and Stationery, Rent, Fuel, &c., &c.	16,320 96—	155,415 77
Cash Assets 1st May, 1859		$5,253,591 89
Which are invested as follows:		
Cash on hand and in Bank	$185,149 68	
Amount invested in Bonds and Mortgages	5,062,315 50	
Amount due from Agents	16,126 71—	5,253,591 89
Amount as above		$5,253,591 89
Add interest accrued and not due		140,000 00
Deferred premiums (estimated)		125,000 00
Due from Agents for Premiums (in course of transmission)		200,000 00
Total		$5,548,591 89
Claims unpaid $51,000 00		
Number of Policies in force 31st January, 1859 10,993		
Issued during the quarter 438		
Total 11,431		
Deduct for forfeited, surrendered, canceled, expired and dead 171		
Policies in force 1st May, 1859 11,260		
Of which 10,527 are for the whole life.		
Of which 260 are Endowment Policies.		
Of which 473 are Term Policies.		
Net increase for the quarter in policies		287
Viz: In Life Policies	277	
Endowment Policies	21	
Total	298	
Decrease in Term Policies	31—	267
Average amount of Insurance for each policy of increase		$3,153 38

I have carefully examined the above statement, and believe the same to be correct.
SHEPPARD HOMANS, Actuary.

BOARD OF TRUSTEES.

FREDERICK S. WINSTON, LUCIUS ROBINSON,
JOHN V. L. PRUYN, W. SMITH BROWN,
WILLIAM MOORE, RICHARD PATRICK,
JOSEPH BLUNT, WILLIAM H. POPHAM,
ROBERT H. McCURDY, LYCURGUS EDGERTON,
ISAAC GREEN PEARSON, EZRA WHEELER,
JOHN H. SWIFT, CEPHAS H. NORTON,
WILLIAM J. BUNKER, HAMLIN BLAKE,
WILLIAM BETTS, SAMUEL D. BABCOCK,
JOHN P. YELVERTON, MILLARD FILLMORE,
JOHN WADSWORTH, DAVID HOADLEY,
ALFRED EDWARDS, HENRY A. SMYTHE,
NATHANIEL HAYDEN, WILLIAM V. BRADY,
JOHN M. STUART, W. E. DODGE,
GEORGE R. CLARK, GEORGE S. COE,
SAMUEL E. SPROULS, WM. K. STRONG,
SAMUEL M. CORNELL, ALEX. W. BRADFORD,
FREDERICK S. WINSTON, President.
Secretary, ISAAC ABBATT. Actary, SHEPPARD HOMANS.
Medical Examiner, MINTURN POST, M. D.

"Indemnity against loss by fire."

SAFEGUARD INSURANCE COMPANY,
Office No. 24 Nassau-st., corner of Cedar, New-York.
CAPITAL—Paid up and securely invested $200,000 00
SURPLUS Jan. 1, 1859 50,844 23
This Company continues to insure property of every description in Town or Country, including Leases, Public Buildings, Dwellings, Stores, Warehouses, Factories and Workshops and contents, Merchandise, Vessels in port, &c. against loss or damage by fire, at the reduced rates.
Losses promptly adjusted and paid.
JACOB N. KEELER, Pres. ALBERT WELLES, V. Pres.
HENRY R. FOOTE, Secretary.

Copartnership.

NOTICE OF DISSOLUTION.—The Copartnership heretofore existing between the undersigned and JEREMIAH S. LANE, under the firm name of BARTON, FRANCE & Co., has been dissolved. The business of the late firm will be settled by JAMES FRANCE, at Nos. 223 and 224 West Washington Market, New-York, who is alone authorized to sign the firm name in liquidation.
Dated June 8, 1859.
JACOB J. BARTON,
JAMES FRANCE.
N. B.—The Commission business will be continued after this date under the firm and name of BARTON & FRANCE, at the same place as above.
Dated June 8, 1859. BARTON & FRANCE.

Machinery.

ASHCROFT'S (Bourdon) STEAM GAUGES, Perfectly reliable, handsomely made, and WARRANTED, at very low rates.
C. W. COPELAND, No. 66 Broadway, N. Y.

FIRE ENGINES.
Several new Fire Engines of the best make and warranted. For sale on reasonable terms by JOHN H. SICKELS, No. 8 Lafayette-place, New-York.

STEAM-ENGINES for SALE.
One pair of BLOWING ENGINES, complete, with Boilers of ample capacity for the largest class of BLAST FURNACES.
New and second-hand STEAM-ENGINES, from four to one hundred horses' power; also, LOCOMOTIVES, FLUE, MARINE and CYLINDER BOILERS.
Apply to CHAS. W. COPELAND, No. 66 Broadway, N. Y.

Sales at Auction.

AUCTION NOTICE.—GEO. WELLS NICHOLS, Auctioneer.—By BROWN & NICHOLS, at their spacious sale-rooms, No. 35 Nassau-st., at 10½ o'clock, on FRIDAY, June 10. Special and peremptory sale of elegant rich Pier and Mantel MIRRORS, of every variety of style and size, together with rich Oil Paintings and Engravings, being the stock of a manufacturer closing out; affording one of the best opportunities for parties wishing to furnish their houses in the above desirable articles offered this season.

A HANDSOME RESIDENCE will be sold at auction at South Norwalk, Conn., at 2 p. m., June 11. Ample grounds, well stocked with Fruit, commodious Barn and Outbuildings. Sale positive. Inquire of L. DELMOTTE, at C. Marie & Co.'s, No. 51 Walker-st., or by mail of the subscriber on the premises. B. W. RYDER.

A. M. MERWIN, Auctioneer.

BY BANGS, MERWIN & Co., Trade-Sale Rooms, No. 13 Park-row.
FRIDAY EVENING, June 10, at 7 o'clock.
The entire private Library of the Rev. B. C. C. Parker, late pastor of the Seamen's Floating Chapel, at the foot of Pike-st., in this city. This library embraces a vast collection of Theological and Biblical works, ancient and modern, many of them are now scarce. Also, a variety of Historical, Biographical and Poetical works; books of Travels, Arts, Belles-Lettres and general Miscellaneous Literature, &c., gathered during many years by the late owner, and includes many important books which it is difficult to obtain. Also, about 100 OIL-PAINTINGS and ENGRAVINGS, which will be sold on Friday evening. Catalogues are now ready.
SATURDAY MORNING, June 11, at 11 o'clock.
For account of whom it may concern. Four cases of fine ENGLISH BOOKS, damaged on a recent voyage of importation from London, in the packet ship Plymouth Rock.
Catalogues are now ready and may be had at the salesrooms.
FRIDAY AFTERNOON, June 17, at 4 o'clock.
VALUABLE LAW BOOKS, including the entire private Law Library of the late Thomas Ludlow Ogden, esq., deceased, embracing complete sets of Federal and State Reports in Common Law and Equity, Admiralty Reports, State Laws, Commentaries, Digests, Treatises, &c. Some of them are now very scarce. Also, a collection of choice English Law Books; and, also, a variety of valuable library editions of Standard Miscellaneous Works.
Catalogues are now ready.

HENRY H. LEEDS, Auctioneer—Salesroom No. 23 Nassau-st.

HENRY H. LEEDS & Co. will SELL at AUCTION, on FRIDAY, June 10, at 10½ o'clock, at No. 39 London Terrace, West 23d-st., between 9th and 10th-avs., elegant HOUSEHOLD FURNITURE of a family going to Europe—consisting in part of rich velvet Carpet, Brussels Carpet, Witton Stair Carpet; rosewood Piano; green satin brocatel Sofa; Hair Cloth and other Chairs; paper maché Chairs and Table; Fire Screen; superb rosewood Etagere; Italian Marble Madonna after Thorwaldsen; lace Window Curtains; Paintings by Laing and other artists; rosewood Card Table; red velvet Sofa Chairs; Voltaire do. do.; green rep. Sofa and Dining-room Chairs; solid mahogany extension Dining Table for eighteen persons; London-made Mantle Ornaments for candles; rosewood Bedstead, Dressing Bureau, Commode, &c.; mahogany Bedsteads, Dressing Cases; rosewood Shaving Stand, worsted Covers, set Furniture; three hair Mattresses, Palliasses, &c.; Cheval Glass, Mantle Glass; worsted brocatel Curtains; buff do. Bedroom Furniture; mahogany Wardrobe; two do. Dressing Cases; Hat Stands, Wash Stands; inlaid with pearl Table; Book Rack; solid decorated Berlin Dinner Service; French porcelain Dessert Service; do. Tea Service; silver-mounted Sheffield plated set Castors; Egg Stands and other articles; Decanters, Tumblers, Wines and Champagnes of Bohemian glass; Claret Fingons, Rhine Wine Decanters, Hock Glasses, Chinese Vases, French china Mantle Vases, ruby Finger Basins, Wine Coolers; French and English Toilet Sets, Paintings on China from the royal factory, Dresden; French china Breakfast Service. Also, the Kitchen Furniture, Refrigerators, &c., with which the sale will commence. (3,436)

LARGE and POSITIVE SALE of 400 LOTS in the Third Ward of Jersey City, within five blocks of the ferry. Also, 8 brick HOUSES and LOTS.
DAVID SCOTT, Auctioneer, will sell at public auction, on MONDAY, June 13, at 2 o'clock p. m., on the premises, FOUR HUNDRED LOTS, with LARGE WATER PRIVILEGE. Said Lots are situated on Grand, Gilchrist, Canal, Morris, Essex, Bergen, Dudley, Townsend and Varick-sts. Also, FIVE BRICK HOUSES, fronting on the South 6th-st., corner of Grove-st.; desirable location for a private residence. The above sale presents great inducements to capitalists and manufacturers requiring water fronts. The Bergen Point Railroad passes directly through this property; also, the terminus of Central Railroad will locate near the above. Grand-st. is now filled to the grade, and is one Broadway of Jersey City, being over 100 feet in width.
Terms—10 per cent and auctioneer's fee on the day of sale; 30 per cent on the 1st day of July next, when warranty deeds will be delivered; the remaining 60 per cent can remain.
Sale peremptory, and title perfect.
For maps and further particulars, inquire of the Auctioneer, Nos. 73 and 75 Montgomery-st.; also, No. 29 Exchange-place, three doors from the ferry; or of
H. B. CROMWELL & Co., No. 86 West-st.

A. J. BLEECKER, Auctioneer.

PARTITION SALE of the THWING ESTATE, by order of the Supreme Court.
A. J. BLEECKER, SON & Co. will sell on THURSDAY, June 16, at 12 o'clock, at the Merchants' Exchange, without reserve:
ON AVENUE A, N. W. COR. 16TH-ST.—3 Lots, with Buildings.
ON AVENUE A—8 Parcels W. s., between 117th and 118th-sts.
ON 2D-AV.—11 do. bet. 14th and 120th-sts., including corners on 14th, 20th, 50th, 97th and 120th-sts. (with Buildings.)
ON 3D-AV.—20 Lots and Gores (with Buildings), E. and W. s. bet. 28th and 96th-sts., including corners on 29th, 49th, 62d, 85th and 95th-sts.
ON 4TH-AV., N. E. COR. 57TH-ST. (100 feet)—5 Lots.
ON 4TH-AV., N. E. COR. 81ST-ST.—5 Lots.
ON 6TH-AV.—2 Lots N. E. cor. 44th-st., and 1 Lot S. W. cor. 46th-st.
ON 7TH-AV.—2 Lots N. W. and N. E. corners of 54th-st.
ON 9TH-AV.—5 Parcels S. W. corner of 54th-st.
ON 10TH-AV.—4 do. between 23d and 59th-sts., including corners on 23d (100 feet), 52d and 53d-sts.
ON 11TH-AV.—6