reduction of verdict accordingly; opinion ordered to be settled.

CALENDARS—THIS DAY.

SUPREME COURT—CHAMBERS—DONOHUE, J.

72..Williams agt. U. S. & B. M. S. S. Co.
76..Kimbel agt. Kingsley.
113..Totten agt. Rockmah.
115..Smith agt. Wright.
119..Goodridge agt. Lane.
228..Davis agt. Simpson.
257..Andrews agt. Cox.
258..Belloni agt. B. H. Coal and R. Co., &c.
272..Sturges agt. Drew.
280..Duke agt. Guy.
281..Auffmordt agt. Goldstein.
282..Harrington agt. Gompertz.
284..Wheox agt. Gluck.
285..Knapp Mfg. Co. agt. Harrison.

CIRCUIT—PART II.—WESTBROOK, J.

Short Causes.

2486..—— agt. ——.
3450..Boardman agt. Woolston.
3312..Levy et al. agt. Gillett et al.
3760..—— agt. ——.
3254..Bonynge agt. Genet and ano.
3712..—— agt. ——.
2890..Whitlicey et al. agt. Hall et al.
3812..—— agt. ——.
3748..—— agt. ——.
3248..Van Buren agt. Underhill et al.
3642..Willimantic S. Co. agt. Warren and ano.
3032..Bogart agt. Kiechner et al.
3774..—— agt. ——.
3326..Runyon agt. Van Pelt.
3344..Holbrook agt. Broderick.
3364..Sherman agt. Solomon and ano.
3758..—— agt. ——.

PASSENGERS SAILED.

FOR HAMBURG—*In steamship Herder*, Dec. 2.—Admiral de Casembroot, Carl Russ, lady and children, A. Graef, C. J. Hasper, lady and children, Dr. J. P. Steveking, W. C. Hibbrandt, S. H. Robinson, John H. Iselin, J. G. Nesser, Julius Breeckow, Philip Kiefer, John Robillard, Mrs. Annie Davis and child, Gustav Finkler, Philip Hermes, E. Fleischmann, Miss Emma Hardrat, Mrs. F. Richter, Theodor Meeke, lady and child, Abbias Lubrecht, Mrs. Anna Massari and children, Dr. Otto Gaedens and lady, Ambrose Eyrand.

FOR GLASGOW—*In steamship State of Indiana*, Dec. 2.—Mr. and Mrs. Lespinasse, Miss Frances Devlin, Harry Cuthbert, M. A. Reilly, Andrew Habry, S. O. Brown, John D. M. Muir, E. G. Palmer, Frank Smyrheman, H. Watelmann, Mr. and Mrs. Samuel Cleland, John Matthews, James Marsh.

FOR BERMUDA—*In steamship Cimbria*, Dec. 2.—Edward Bruen, James Bruen, J. H. Robinson, E. S. Mead, Rev. E. N. Mead, wife and family, J. J. Merritt, Miss Merritt and maid, Samuel L. Fox, H. E. Dunscumb, Mrs. S. S. Tucker, Miss Mary Richardson, R. W. Walker, Col. N. B. Ewell, Miss Baker, Miss Wood, W. H. Manning, Mrs. Manning, George Metcalf, A. G. Enterfield and child.

PASSENGERS ARRIVED.

FROM HAVANA—*In steamship City of Vera Cruz*, Dec. 2.—Wm. Johnston, Samuel Johnson, Peter D. Furzi, Henry T. Martin, Charles Poujaud, Calisto de la Torrientie, J. J. Jerome, Miss Eliza Rear, Pascano Asim, Silvestre Blanco, Antonio Agan, Fang Yon, Miguel Zang Chin, Solomon Sternberger, Habd Khala.

FROM LIVERPOOL—*In steamship City of Montreal*, Dec. 2.—Mrs. S. Smith, Miss Hall, R. Sams, R. S. Lewis, D. McEwing, S. Polado, H. R. Jones, L. Nelson, F. King.

MINIATURE ALMANAC.

Sun rises..... 7.07 | Sun sets..... 4.34 | Moon sets..... 9.36
HIGH WATER THIS DAY—A. M.
Sandy Hook..11:19 | Gov's Island...11:55 | Hell G. Ferry. 1:47
HIGH WATER THIS DAY—P. M.
Sandy Hook..11:45 | Gov's Island...12:02 | Hell G. Ferry. 1:51

SHIPPING INTELLIGENCE.

PORT OF NEW-YORK.....DEC. 2.

CLEARED.

Steamship State of Indiana, Sadler, Glasgow, A. Baldwin & Co.
Steamship Crescent City, Curtis, Havana, Wm. P. Clyde & Co.
Steamship Cimbria (Br.), Whitter, Hamilton, Bermuda, A. E. Outerbridge.
Steamship Herder (Ger.), Ludvig, Hamburg via Plymouth, Kuhardt & Co.
Steamship Navarino (Br.), Rogers, Hull, Eng., Charles L. Wright & Co.
Steamship Gen. Meade, Foote, Key West, United States Quartermaster.
Steamship Nereus, Berry, Boston, H. F. Dimock.
Steamship Herman Livingston, Mallory, Savannah, W. R. Garrison & Co.
Steamship Wyanoke, Couch, Norfolk, City Point, and Richmond, Old Dominion Steamship Co.
Steamship Vineland, Bowen, Baltimore, W. Baizell.
Steamship John Gibson, Winters, Georgetown, D. C., J. C. Kenyon.
Steamship Defiance, Pierce, Philadelphia, Jas. Hand.
Steamship Eleanora, Johnson, Portland, J. H. Ames.
Ship Albania (Br.), Seely, Liverpool, Tapscott Bros. & Co.
Ship Victoria (Ger.), Cordes, Bremen, Funch, Edye & Co.
Bark County of Richmond (Br.), Boutin, Buenos Ayres, John Norton, jr. & Sons.
Bark San Luigi (Ital.), Trapani, Genoa, Lauro, Storey & Scarpati.
Brig Adolph Michels (Ger.), Niemann, Barcelona, Funch, Edye & Co.
Brig Louisa (Br.), LeBlanc, Port Johnson, Hatton, Watson & Co.
Brig L. Edward (Br.), Blecker, St. Johns, N. F., A. E. Outerbridge.
Brig Lewis Clark, Smith, jr., Montego Bay, G. Wessels.
Schr. Lookout, Hopkins, Cacos, Jed. Frye & Co.
Schr. Joseph White, Reed, Pernambuco and Bahia, R. B. Borland.
Schr. Northern Home (Br.), Van Nordan, Puerto Cabello and Matanzas, Penlston & Co.
Schr. Annie Edith, Howell, Richmond, Va., J. B. Gager.
Schr. Hamlett Hart, Brooks, Kingston, via Norfolk, Bentley, Gilchrist & Co.
Schr. Lena Breed, Stilwell, Jacksonville, Warren Ray.
Schr. Harry and Ned, Chambers, Hartford, Geo. C. Blair & Son.
Schr. Anna M. Dickinson, Tucker, Pernambuco, H. H. Swift & Co.
Schr. B. A. Forsyth, Hobbie, Stamford, Stamford Manufacturing Co.
Schr. Ida Palmer, Palmer, Stamford, Stamford Manufacturing Co.
Schr. S. P. Godwin, Williams, Stamford, Stamford Manufacturing Co.
Barge Cath. Moan, Sweeney, Philadelphia, Jas. Hand.

ARRIVED.

Steamship City of Montreal (Br.), Mirehouse, Liverpool Nov. 18, via Queenstown 19th, with mdse. and pass. to John G. Dale.
Steamship City of Vera Cruz, McIntosh, Havana Nov. 27, with mdse. and pass. to F. Alexandre & Sons.
Steamship Cylinder, Kendal, Savannah Nov. 27, with mdse. and pass. to H. Lowden.
Steamship San Jacinto, Hazard, Savannah Nov. 27, with mdse. and pass. to Wm. R. Garrison.
Steamship Isaac Bell, Lawrence, Richmond, City Point, and Norfolk, with mdse. and pass. to Old Dominion Steamship Co.
Steamship Reading, Coburn, Philadelphia.
Steamship Rattlesnake, Hand, Philadelphia.
Schr. Marcia Reynolds, Westerlinke, Laguayra Oct. 27, Puerto Cabello Nov. 11, with coffee.
Schr. Geo. R. Ferguson, Ferguson, Portland, with lumber.
Schr. Catawamniscus, Kennedy, Deer Isle, with granite.
Schr. Harry B. Diverty, Nickerson, Georgetown, Me., with granite.

SCHOONERS—RIVER AND COASTWISE.

Carrie Melville, Rockport. Dexter Clark, Providence.
J. S. Irvine, Providence. John Baker, Providence.
R. S. Washburn, Providence. A. Brabrook, Providence.
M. Equus, Providence. Wm. N. Gosnet, Providence.
D. W. Saunders, Providence. Katie J. Hoyt, Pawtucket.
Hardscrab, Somerset. Stephen Morgan, Fall River.
Jem in Business, Fall River. Hastings, New-Bedford.
Kate Callahan, New-Bedford. Fashion, Portland, Ct.
F. H. Willmans, Portland, Ct. Lottie Bell, New-Haven.
Louisa Bergall, New-Haven. S. M. Tyler, Wickford.
D. Comstock, New-Bedford. Excel, New-London.
Eliphet, Norwich. Storm, Norwich.
G. P. Hawes, Newport. Excelsior, Mystic.
M. W. Bramerd, Warren. S. J. Foiks, Baltimore.

SAILED.

Steamships Herder, for Hamburg; Crescent City, for Havana; Cimbria, for Bermuda; Montgomery, for Fernandina; Herman Livingston, for Savannah; John Gibson, for Washington; Wyanoke, for Richmond; Albemarle, for Lewes, Del.; barks Isaac, for Glasgow; Levanter, for Liverpool.

WIND—Sunset, moderate, N. E.; clear.

MEMORANDA.

Schr. Harry C. Shepherd, Steelman, from Albany for Petersburg, Va., was run into by the steamship Mary Powell, carrying away bowsprit, jibboom, and cutwater, and doing other small damage. The steamship received no injury.

FOREIGN PORTS.

HAVANA, Dec. 2.—The steamship City of New-York, from New-York Nov. 27, and City of Havana, from Tybee, Oct. 30, arrived here this morning.

ANTWERP, Dec. 2.—Arrived, steamship State of Nevada, from Philadelphia.

DISASTERS.

SAN FRANCISCO, Dec. 2.—The brig Lucy Ann, with lumber from Puget's Sound, stranded at San Buenaventura and is a total loss. Two crew were saved.

DETROIT, Mich., Dec. 2.—The steamship Mary Janell and consort, are reported ashore on the Fox Islands, Lake Michigan.

[*For Latest Ship News see Fifth Page.*]

Dentistry.

NITROUS OXIDE GAS.—Teeth extracted without pain. Dr. HASBROUCK, formerly operator at Cotton's, makes a specialty of the use of the gas for the painless extraction of teeth at 1,134 Broadway, corner of 26th st.

SOMETHING NEW! CHEAP and BEAUTIFUL.—My Rose Pearl Plates (indicating color and substance), for artificial teeth, excel everything heretofore offered for beauty, strength and lightness; needs only to be seen to be appreciated; made in one day, and only $15 to $20 per set. Call and examine. Also, best Rubber Sets, from $10 to $15. Gold and Platina, $5 to $45. Extracting under gas. Dr. T. G. WAIT, 45 East Twenty-third st., near Madison-ave.

To Whom it May Concern

TO ARCHITECTS.—THE FRASER INSTITUTE requires PLANS and ELEVATIONS for a Free Library, Museum, and Art Gallery at Montreal, Canada, and offers four hundred dollars (gold) for the Plans and Elevations most suitable for these purposes. One hundred dollars will be presented to the second best competitor.
The requirements of the Institute and the conditions of competition will be sent to applicants on request.
Montreal, Nov. 26, 1875. J. J. C. ABBOTT, President.

Marble and Slate Mantels.

CASONI & ISOLA,
STEAM MARBLE and GRANITE WORKS,
Monuments, Mantels, Altars, Figures, Tiling, Wainscoting, &c. Importers from and manufacturers in Italy of marble work of every description.

MARBLE AND MARBLEIZED MANTELS. New designs, from $12 upwards. Also, Monumental Work at greatly reduced prices. Marble Turning for the trade. A. KLABER, 134 East Eighteenth-st., near Third-ave., N. Y.

W. D. & A. S. NICHOLS.—250 entirely new designs Marble, Slate, and Wood Mantels. Manufacturers from Cresting, Slabs Fixtures, Fence, Grates, Weather Vanes, &c. Wholesale and retail. Send for catalogues. 73 Hudson-st., opposite Worth-st.

Furniture.

FOR CASH BUYERS—Velveteens, Carpets, Mattings, Cloths, Cassimere, Overcoating, Horse and Bed Blankets, Burlaps, Hammocks, Sheeting, Upholstery Goods, Lap Robes, &c. ANDREW LESTER & Co., 571 Broadway.

FURNITURE, CARPETS, and BEDDING—Large stock, superior quality, and low prices at R. M. COWPERTHWAIT & Co.'s, 155 and 157 Chatham-st. Great reduction in prices for next 30 days. Chamber Suits from $22; Parlor Suits, from $30.

Lost and Found.

LOST—PASSBOOK No. 91,387. Return to GERMAN SAVINGS BANK, Union-square.

Brooklyn Property To Let.

CARROLL-ST—TO RENT.—The 3-story brick and brown-stone house No. 223 Carroll-st., near Court-st., has just been put in perfect order, with all modern improvements; rent low to a good tenant. J. E. CORNELL, 44 Court-st.

REAL ESTATE.

NEW-YORK, Thursday, Dec. 2, 1875.

The following foreclosure sales were made at the Exchange Salesroom to-day:

By Peter F. Meyer.

1 3-story brick house, with lot, on the n s of West 30th-st, 140 ft w of 3d-ave, lot 20x98.7; Bank of savings of N Y City $8,000

By Wm. Kennelly.

1 3-story frame house, with 3 lots, on the n s of 153d-st, 425 ft w of Cortlandt-ave, each lot 25x100; Albert Mathews $4,500

By E. V. Harnett.

1 3-story frame hotel, with plot, on Cortlandt-ave, n w cor Bielenst, Morrisania, 23d Ward; Universal Life Insurance Company $8,600

OFFICIAL TRANSFERS OF REAL ESTATE.

NEW-YORK CITY

Madison-ave, e s, 82.1½ ft s of 84th-st, 20.½x78.7½; B C Cheitwood, referee, to Henry I. Volkening $18,000
8th-ave, 50x100 (24th Ward), Dorothea Neuchtern and husband to Julius Kasmeyer 3,800
46th-st, s s, 230 ft e of 6th-ave, 20x100.5; Geo Richmond to Louis R Weed ..... Nominal
54th-st, n s, 267.6 ft e of 5th-ave, 20.10x100.5; Edward Oppenheimer and wife to Isabella J S Armstrong 42,500
38th-st, s s, 80 ft w of 2d-ave, 20x72.6; Mary A Bodine and husband to John C Williamson 2,060
5th-ave, n w cor of 46th-st, 25.5x100; Jonas G Clark and wife to Mary M Baldwin 120,000
74th-st, n s, 112.6 ft w of Lexington-ave, 56.3x102.2; also 74th-st, s s, 206.3 ft w of Lexington-ave, 16.9x102.2; Charles L Cornish to Henry Knickerbocker ..... Nominal
74th-st, s s, 195 ft w of 3d-ave, 225 ft to Lexington-ave x102.2; same to same ..... Nominal
10th-ave, s e cor of 128th-st, 66x100x irregular; Caspar Heindel and wife to Wm H Rogers and others 90,000
46th-st, s s, 230 ft e of 6th-ave, 20x100.5; John W Weed to Joseph Richmond ..... Nominal
3d-ave, e s, 101 ft s of 46th-st, 25x65; Jacob Phillips and wife to Solomon Abrahams 22,500
3d-ave, s w cor of 58th-st, 50x95; August L Nosser and wife to Gottlieb Bilger 76,000
25th-st, n s, 225 ft e of 1st-ave, 75x98.9; John A Goodsell, referee, to Citizens' Savings Bank 17,600
Depot-place, n e cor of Commerce-st, 7.x94 (23d Ward); Samuel Broughton and wife to Wm Bogden ..... Nominal
11th-st, s s, 168 ft e of Avenue C, 25x103.3; Jesse W Powers and wife to Elizabeth Gardner ..... Nominal
4th-ave, s e cor of 165th-st, 350x140.11; Fernando Wood and wife to Joseph L R Wood 50,000
Gansevoort-st, n s, 150 ft w of West-st, 50x87.6; Bridget Ann Forhan to Benj Wallace 9,000
3d-ave, e s, 58.9 ft n of 41st-st, 20x65; also, 114th-st n s, 95 ft e of 1st-ave, 50x100.10; Geo B Goldschmidt to Eva Wagner ..... Nominal
3d-ave, e s, same property; Wm Wagner and wife to Geo B Goldschmidt ..... Nominal
Broadst, No 39, 30.8x117.2; Edward D Gale, referee, to Calvin Stevens 31,000
Columbia-st, w s, 80 ft n of Rivington-st, 20x49.8; Louis Rée and wife to Rosina Weil 11,500

[Official.] J. Y. SAVAGE, Deputy Register.

OFFICIAL RECORD OF MORTGAGES.

Ackerman, Charles, and wife, to Benjamin Wallace, e s of Avenue B, s of 17th-st; 1 year $1,375
Same to John Willard, e s of Avenue B, s of 17th-st; 5 years 5,500
Blackhurst, James, and wife, to Thos Wall (trustee), n s of 45th-st, bet Broadway and 8th-ave ....
Bogler, Henry, and wife, to Benj Wallace, e s of Avenue B, s of 17th-st; 1 year 1,375
Same to John Willard, e s of Avenue B, s of 17th-st; 5 years 5,500
Corcoran, Thos, and wife, to Simon Strauss, North-st, 23d Ward; 3 years 300
Gruenewald, Geo, and wife, to Benj Wallace, s e cor of Avenue B and 17th-st; 1 month 2,000
Same to John Willard, s e cor of Avenue B and 17th-st; 5 years 8,000
Gelb, Philippina E, to Dorothea Grote, e s of Willet-st, n of Stanton; 1 year 1,000
Kirchhoff, Jacob, and wife, to John H G Bikkerbrand, s e 53d-st, w of 8th-ave; 5 years 9,000
Krumbhaar, John, and wife, to John Willard, e s of Avenue B, s of 17th-st; 5 years 5,500
Same to Benjamin Wallace, e s of Avenue B, s of 17th-st; 1 month 1,375
Kasemeyer, Julius, and wife, to John Heckel, 8th-ave, 24th Ward; 3 years 2,000
Martin, John, and wife, to Abraham H Neuburgh, n s of 50th-st, e of 3d-ave; 5 years 1,500
Walker, Benj, to Bridget A Forhan, n s of Gansevoort-st, w of West-st; 2 years 1,050
Rummel, Daniel, and wife, to Benj Wallace, e s of Avenue B, s of 17th-st; 1 month 1,375
Maw, Ann, and others, to Jenny Rockefellar, s e corner Union-ave and Wall-st, 2d Ward; 3 years 5,000
Moore, Harriet, and husband, to Benj Parker, n s of Grand-st, e of Mercer-st; 2 years 1,800
Phyfe, Alex, and wife, to John E Lockwood and others, ex, s s 50th-st, bet 6th and 7th-aves; 1 year 10,000
O'Brien, Mary E, and husband, to Wm A Stephens (trust), w s of 1st-ave, s of 8th-st; 3 years 5,000
Slevin, Edward P, to Philip Wagner, s s of Vermilyea-ave; 3 months 2,000
Ward, Georgiana M, to Mutual Life Ins Co, n s 83d-st, 11th-ave and Boulevard; 1 year 15,000
Rummel, Daniel, and wife, to John Willard, e s Avenue B, s of 17th-st; 5 years 5,500
Everson, William P, and others to Caspar Heindel, s e cor 128th-st and 10th-ave; 3 years 43,000
Tinkham, Mark, and wife to Charles Curtis, s s Henry-st, w of Jackson-st; 5 years 15,000
Same to same and others, s s Henry-st, w of Jackson-st; 5 years 15,000
Same to William Chardlon, s s Henry-st, w of Jackson-st; 5 years 15,000
Same to Thomas G Davidson, s s Henry-st, w of Jackson-st; 3 years 5,000
Dilger, Gottlieb, to August L Nosser, s w cor 3d-ave and 58th-st; instalments 8,000
Brougham, Samuel, to William B Ogden, Depot-place and Commerce-st; instalments 39,293

[Official.] J. Y. SAVAGE, Deputy Register.

City Real Estate For Sale.

FOR SALE AT A BARGAIN, on very easy terms, to close an estate, five very desirable LOTS, suitable for immediate improvement, ON FIFTY-FIFTH-ST., north side, 100 feet west of Park-ave., adjoining row of new brown-stone houses. Apply at office of estate of
WM. H. RAYNOR,
No. 1,300 Broadway, Room No. 6.

Country Real Estate For Sale.

A SPLENDIDLY located COUNTRY SEAT at Tarrytown; brick house, good stable, 18 acres land, commanding fine river views; for SALE at less than the value of the land. HOPKINS & CARRINGTON, 1 East 22d-st.

FARM of 51 acres valuable land, near depot on New-Jersey Central Railroad, 33 miles from city, for SALE or EXCHANGE for New-York or Brooklyn property. RULAND & WHITING, 5 Beekman-st.

FOR SALE—A COUNTRY SEAT of 53 acres in the beautiful village of GENEVA; attention excellent; good buildings and fine fruit. Apply to GERRIT H. SMITH Geneva, New-York.

FOR SALE—Three fine suburban RESIDENCES, with extra cost improvements; 6 to 20 acres of land with each and an abundance of fruit; also, two first-class FARMS of 100 acres each, from ¼ to 4 miles from Ithaca, N. Y.; our fine graded public schools, with Cornell University, afford rare educational advantages. Address W. W. AYERS, Ithaca, N. Y.

52 PLOTS, each 50x100, at Cranford, 50 minutes from city, for SALE at a bargain. This is the best opening to build small Houses costing from $1,000 to $2,500 ever offered. Such Houses would sell as fast as completed. RIKER & Co., 5 Pine-st.

$1,500.—MODEL $2,000 HOMES, $2,500. At FRANKLIN, a charming suburb of NEWARK, N. J. Convenient to ORANGE MOUNTAIN, PASSAIC, &c.
$1,500 will BUY a HANDSOME COTTAGE, 5 rooms.
$2,000 will BUY a HANDSOME COTTAGE, 6 rooms.
$3,000 will BUY a HANDSOME COTTAGE, 9 rooms.
$3,000 will BUY a HANDSOME COTTAGE, 11 rooms; all modern improvements, handsome grounds.
This property is beautifully located, adjoining railroad station; nearer to time than CENTRAL PARK; low commutation; excellent SCHOOLS, CHURCHES, and MARKETS.
Examine Photographs of Houses, &c., at 80 BROADWAY, Room 16. JAMES R. HAY.
P.S.—MONTHLY PAYMENTS.

Auction Sales of Real Estate.

IMPORTANT SALE.—RARE OPPORTUNITY FOR INVESTMENT.—By virtue of a decree of the United States Court, the premises known as the West Hoboken Silk Factory, situated on the corner of Paterson-avenue and West-street, in West Hoboken, New-Jersey, covering eighteen lots of land and including extensive factory buildings, with machinery and all the necessary appliances for the manufacture of dress silks, will be sold at public auction by the United States Marshal, on the premises, on the 10th day of December, instant, at 1 o'clock p. m. For particulars apply to Messrs. Benkard & Hutson, No. 421 Broome-st., John N. Whiting, No. 61 Wall-st., John B. Dos Passos, No. 11 Wall-st.

ADRIAN H. MULLER, Auctioneer.

ABSOLUTE AUCTION SALE.

By order of the executors of Leffert Lefferts, deceased, under the direction of Man & Parsons, Attorneys,

285 CHOICE BUILDING LOTS,

situated on Fulton, Bedford, Franklin, and Atlantic avenues, Herkimer, Pacific, and Dean-sts, and Bedford place, Brooklyn, including the residence of J. CARSON BREVOORT, at the Exchange Salesroom, 111 Broadway, New-York, on

TUESDAY, Dec. 7, 1875.

This property, which is now offered for sale for the first time, is within 45 minutes of the New-York City Hall by the Fulton Ferry, and within 15 minutes of the Fifth Avenue Hotel by the Greenpoint or Williamsburgh Ferry. The character of the neighborhood is fully established, brown stone houses and stores being on all sides. The property will be restricted against nuisances. Terms of sale will be liberal. For Maps, &c., apply to A. H. MULLER & SON, Auctioneers, No. 7 Chambers-st., New-York, or NASSAU INSURANCE COMPANY, No. 20 Court-st., Brooklyn. Title absolute. Sale without limit or reservation.

Real Estate To Exchange.

TO EXCHANGE for farm or country residence, two three-story brick HOUSES in Brooklyn, 20 minutes from Fulton Ferry, on line of two car routes. RULAND & WHITING, 5 Beekman-st.

City Property To Let.

FRENCH FLATS—Very desirably located and possessing every convenience. Apply at No. 74 West 53d-st., to the Janitor or Janitress.

FRENCH FLATS—In the Albany, Saratoga, Grand Circle, and Reservoir-square buildings; rooms and halls heated by steam; elevators; reasonable rents. J. W. STEVENS, Broadway and Fifty-first-st.

TO LET—An elegant BASEMENT, 20x50, in a fine building facing City Hall Park; the rooms well adapted for a first-class billiard room, having high ceiling, fine light and easy access. Apply to J. N. WYCKOFF & Co., 21 Park-row.

Country Property To Let.

COTTAGE in Orange County TO RENT, furnished; 11 rooms; near depot; very pleasantly situated; 53 miles from New-York; 4 trains each way daily; rent, $100 to April 1. Inquire of GEO. W. VAN SICLEN, esq., 99 Nassau-st., or JOHN OHR, Mountainville, Orange County, N. Y.

$100 PER MONTH, FURNISHED, $60, plain.—Comfortable suburban RESIDENCE, 12 rooms; garden, stable, horse; near depot; pavements, gas, hot and cold water; stoves up; only 40 minutes from foot of Liberty-st. by frequent express trains; all in order; careful parties apply at once at West Elizabeth Depot, near by, or address OWNER, Box 184, Elizabeth, N. J.

Dry Goods.

E. Ridley & Sons,

309, 311, 311½ Grand-st., N. Y.

TO-DAY SANTA CLAUS

Will be happy to receive a visit from his young friends and their parents in his

New and commodious Rooms

Built and furnished expressly to supply their wants for the coming HOLIDAYS.

NO SENSATIONAL

METHODS WILL BE USED TO DRAW THE CROWDS!
OUR STOCK
WILL DO ITS WORK, WE KNOW!
THE ASSORTMENT
IS UNDOUBTEDLY ONE OF THE LARGEST IN THIS CITY.

We Have

RIDLEY'S	At least four times the space to transact our business than last season.	RIDLEY'S
RIDLEY'S	We employ now about 700 clerks, and expect to give our customers every convenience while purchasing.	RIDLEY'S
RIDLEY'S	COME AND SEE	RIDLEY'S
RIDLEY'S	Our prices. We are positive they will be found lower than any other house.	RIDLEY'S

DOLLS, TOYS,
AND
FANCY GOODS.

CANNOT PRETEND TO DESCRIBE THE STOCK. WE RECEIVE DAILY

NEW GOODS

FROM EUROPE, OR OF DOMESTIC MANUFACTURE.

Sabbath Schools and Fairs

WILL FIND THIS AN ADVANTAGEOUS TIME TO SELECT THEIR TOYS, DOLLS, AND HOLIDAY GIFTS.
☞ SPECIAL DISCOUNT ALLOWED.
Goods delivered free of charge by our wagons, to all parts of the City, Brooklyn, Jersey City, and Hoboken.

THE EXTENSION

to our premises, now completed, gives us, by actual measurement, fifty-eight thousand nine hundred and eighty-five (58,985) feet for the accommodation of our customers.

EDWARD RIDLEY & SONS,
309, 311, 311½ Grand-st.,
56, 58, 60, 62, 64, 66, 68 AND 70 ALLEN-ST., FIFTH BLOCK EAST FROM THE BOWERY.
GRAND STREET CROSSTOWN LINE OF CARS PASSES THE DOOR AND CONNECTS WITH EVERY CITY CAR AND STAGE ROUTE GOING NORTH AND SOUTH. SIX MINUTES' RIDE FROM THE CORNER OF BROADWAY.

Board and Rooms.

Below Fourteenth-st.

A LADY WOULD RENT A HANDSOME FRONT ROOM on second story; also HALL ROOM, to single gentlemen, with board, at reduced price; also table board. 16 Perry-st.

PARTIES wishing to make permanent arrangements for the Winter will find pleasant ROOMS, with good board, at 23 Lafayette place; references exchanged.

TO RENT, with BOARD—Pleasant front ROOMS on second and third floors to responsible parties; terms reasonable. 41 South Washington-square.

VERY DESIRABLE, handsomely furnished ROOMS, at 41 West 20th-st., between 5th and 6th-aves.

12, 14 CLINTON-PLACE.—THIS LARGE, central situate, first-class boarding house, with French cooking, has few rooms vacant for gentlemen or families; references.

14 WEST 11TH-ST., near Broadway.—Large third story front ROOM, $8; large back ROOM, $5, and also hall ROOM.

43 EAST 9TH-ST., between Broadway and University-place.—FURNISHED ROOMS, with BOARD, suitable for single gentlemen or gentlemen and their wives.

58 BANK-ST.—A large front ROOM and hall room on second floor, with ample closets and hot and cold water, to LET, together or separately, with BOARD.

75 EAST TENTH-ST., corner Fourth-ave.—Large, handsomely furnished ROOMS, with good BOARD, for gentleman and wife; also smaller room for one or two; moderate prices.

135 EAST 12TH-ST.—To let, in a small private house, a well furnished front and back room, adjoining, with bay window, gas, bath, closets, &c., suitable for gentlemen or light housekeeping; also, a single room.

West Side.

FURNISHED FLOORS on 5th and Madison-aves., and other locations; private table and attendance, also flats, and rooms without board. Apply to E. A. DALLEY, 388 6th-ave.

HANDSOME ROOMS, with good board, at moderate terms; highest references. 48 West 15th-st.

TO LET with BOARD—Large, sunny ROOM, second floor; terms to suit. No. 150 West 34th-st., near Broadway.

TO LET, with board, several large rooms, on first, second, and third floors, at Miss BAXTER'S, 53 West 15th-st. Terms moderate. References—those who have been many years in the house.

TO LET, with BOARD, in a private family, one of two newly and handsomely furnished ROOMS. Apply at No. 162 West 34th-st., bet. 7th-ave. and Broadway.

1 SECOND FLOOR LARGE and HALL ROOM, handsomely furnished single and other pleasant ROOMS, with board; house and appointments unexceptionable; reduced prices; references. 4 West 22d-st.

2 LARGE handsomely furnished ROOMS on the first floor, with superior board, near Fifth Avenue Hotel; for terms and particulars apply at 44 West 26th-st., near Broadway.

5TH-AVE., No. 349.—A commodious SUITE of FRONT ROOMS, with or without private table; also one desirable room for gentleman; appointments first-class.

29 WEST 26TH-ST., near Broadway.—Elegant rooms, with a superior table, for families and gentlemen.

33 WEST 45TH-ST., 300 feet west of 5th-ave.—PARLOR, BEDROOM, on third floor, for two, $20; HALL ROOM, $10, with first class board.

33 WEST 27TH-ST., near Coleman House.—SECOND FLOOR, handsomely furnished, en suite or otherwise, with or without private table; also ROOMS on second and fourth floors, with board.

39 WEST 26TH-ST.—Double and Single Rooms together or separately, with board; large parlors, dining rooms, and reading room; unexceptionable reference; prices reasonable.

46 WEST 14TH-ST.—Handsomely furnished ROOMS, with BOARD; also rooms for gentlemen.

50 WEST 19TH-ST.—One or more handsomely furnished large ROOMS, third floor, front; strictly first-class BOARD.

145 WEST 41ST-ST.—Private family.—DOUBLE ROOM for two gentlemen; good plain Board, reasonable; dinner at noon; reference exchanged; use of bath and parlors.

255 WEST 25TH-ST.—BOARD for gentlemen and their wives or single gentlemen; location first class; terms very moderate; table unsurpassed. Mrs. COOKE.

374 WEST 32D-ST.—A lady having a lovely home and no family will let some rooms; table, neatness and attendance unsurpassed; only a moment's walk from Elevated Railroad and Broadway; stage and several lines of horse cars; references exchanged.

403 WEST 19TH-ST.—One large second-story front room; fire and gas for two; $16 per week; third-story room, $13; also one single room. House and table first-class; American family; near elevated railway.

23D-ST., 200 WEST, corner 7th-ave.—Two elegantly furnished ROOMS, with first-class table, to LET; inducements to a party of three or four gentlemen.

East Side.

A PRIVATE FAMILY at No. 305 East 18th-st. will LET one or two finely furnished ROOMS, with all improvements, with or without board, at a reasonable price.

A LADY, having a warm, pleasant room, would like a room-mate; terms moderate; references exchanged. Address M. M., Tribune Uptown Office, 1,238 Broadway.

MRS. R. H. JENKINS has one pleasant suite of ROOMS to RENT, with board, at 173 Madison-ave.

NO. 161 LEXINGTON-AVE. (on the European plan.—Very desirable front ROOMS to LET, furnished, at moderate rates; private table if desired.

NO. 10 EAST THIRTY-SECOND-ST., between Madison and Fifth-aves.—FURNISHED ROOMS to RENT, with BOARD.

ONE SUITE of very desirable third-story ROOMS, with board, newly and handsomely furnished, at 153 Madison-ave., corner Thirty-second-st.

ROOM on Second Floor, with BOARD, for two; fire and gas; $18. 203 East 128th-st.

TO LET, with board, elegantly FURNISHED ROOMS, second and third floors. 119 East 23d-st.

76 AND 78 MADISON-AVE.—Handsomely furnished ROOMS, with board for family or single gentleman.

120 EAST 19TH-ST.—Handsome rooms, en suite or single, on second floor, with first-class board; fourth floor, double room, southern exposure.

134 EAST 49TH-ST., one door from Lexington-ave.—To let, furnished for housekeeping, a floor of three desirable ROOMS for gentleman and wife. Family private.

217 EAST 57TH-ST.—Handsomely furnished FLOOR to LET en suite or singly, with or without board; also, furnished BASEMENT and HALL ROOM.

Amusements.

ASSOCIATION HALL.
Y. M. C. A. LECTURE COURSE.
FRIDAY EVENING, Dec. 3, 8 o'clock.
WILLIAM PARSONS,
The Distinguished Irish Orator.
Subject: "George Stephenson, Father of Railways; or, From the Pit to the Palace."
Tickets, 50 cents.
Mr. BIALLA will preside at the organ.

ACADEMY OF MUSIC. WACHTEL.
LAST NIGHT OF THE SEASON.
WACHTEL GRAND OPERA.
Director.....AD. NEUENDORFF.
FRIDAY EVENING, Dec. 3,
Twentieth and last Subscription Night.
Adam's romantic opera, in three acts,
THE POSTILLION OF LONJUMEAU.
IN ENGLISH.
THEODORE WACHTEL.....as.....CHAPELON
Seats secured at Academy and 114 Broadway.
MONDAY, Dec. 6,
WACHTEL OPERA at the Brooklyn Academy of Music.

ACADEMY OF MUSIC. WACHTEL.
LAST PERFORMANCE THIS SEASON.
IN ENGLISH.
EXTRA OPERA MATINEE.
EXTRA OPERA MATINEE.
WACHTEL GRAND OPERA.
Director.....AD. NEUENDORFF.
SATURDAY, Dec. 4, at 2 o'clock,
LAST WACHTEL MATINEE.
LAST WACHTEL MATINEE.
Adam's romantic opera, in 3 acts,
THE POSTILLION OF LONJUMEAU.
THE POSTILLION OF LONJUMEAU.
THEODORE WACHTEL.....as.....CHAPELON
Seats can now be secured at box-office of Academy of Music, and 114 Broadway.

BOOTH'S THEATER.
EVENINGS WITH CHARLES DICKENS.
☞ FOR THIS WEEK ONLY. ☜
Engagement of the popular author and comedian, Mr. GEORGE FAWCETT ROWE,
who appears in his renowned mirth-provoking impersonation of WILKINS MICAWBER, in a capital dramatization of Charles Dickens's deeply interesting Christmas story,
LITTLE EMLY.
*** ONLY LITTLE EMLY MATINEE TO-MORROW, SATURDAY.
*** NEXT MONDAY, MRS. WALLER as "Meg Merrilies."
*** Dec. 13, Mr. and Mrs. BARNEY WILLIAMS.

CHICKERING HALL. VON BULOW.
FRIDAY EVENING, December 3.
LAST NIGHT OF VON BULOW.
LOUIS SPOHR—Third grand trio, opus 124, in A minor.
Dr. DAMROSCH, Mr. BERGNER, Hans VON BULOW.
JOHANNES BRAHMS'S Piano Solo,
XXV variations and fugue on an air of Handel's, opus 24.
ROBERT SCHUMANN'S grand quintet, opus 44, in E flat.
Dr. DAMROSCH, Messrs. BERGNER, MATZKA, SCHARTZ and HANS VON BULOW.
The eminent Baritone, Mr. A. G. STOIDARD, will sing Handel's "Ye Verdant Hills," Liszt's "Thou Art like a Flower," and Schumann's "Dedication."
LAST MATINEE SATURDAY, at 2 O'CLOCK.
The following grand programme will be offered:
BEETHOVEN'S Grand Trio, piano, violin, and cello.
RHEINBERGER'S Grand Quartet.