LITERARY NOTES.

A "History of the British Turf," in two volumes, by James Rice, is to be published in London.

Prof. Blackie's "Songs of Religion and of Life" is nearly ready at Scribner, Armstrong & Co.'s.

A work on the "Similarities of Physical and Religious Knowledge," by Jas. T. Bixby, will be published soon by D. Appleton & Co. It asserts the common foundation and necessary connection of the two.

Joaquin Miller's prose romance of "The First Families of the Sierras," elaborated from the sketch published in *The Overland Monthly*, will soon be brought out by Jansen, McClurg & Co., Chicago, simultaneously with its issue in London by Geo. Routledge & Sons.

T. B. Peterson & Brothers, Philadelphia, have issued a new, complete and uniform edition of the works of Mrs. Emma D. E. N. Southworth. Mrs. Southworth's position at the head of sensational writers in this country seems fairly warranted by the extraordinary sales of her books, and Messrs. Peterson doubtless follow a shrewd business instinct in exploiting her as one of their chief cards.

A curious announcement appears in *The London Academy* of a work by G. A. Simcox on the present state of the religious question. "It will deal with the methods in which people do form their judgment on such subjects, and with the further problem, what difference, if any, they may be hopefully asked to make in these methods, with especial reference to the doctrines of Father Newman." "Special chapters will deal with the questions about prayer, providence, miracle, inspiration, now pending between those who are guided by the best experience of the best moments of the best men, and those who are guided by their own experience of every day."

The Atlantic Monthly for March contains articles that will interest most readers. Mr. John Fiske has a second essay on "The Unseen World;" Mrs. Kemble continues her "Old Woman's Gossip;" Henry Carey Baird writes on "Money and its Substitutes," C. F. Adams, jr., on "The State and the Railroads," Erasmus W. Jones on "The Welsh in America," and T. S. Perry about Victor Cherbuliez. There is a story entitled "A Carnival of Rome," by an anonymous writer, and Mr. Howells's story, "Private Theatricals," is continued. Oliver Wendell Holmes has a poem entitled "Ad Amicos;" T. B. Aldrich one on "The Legend of Ara-Coeli;" and there are also poems by Celia Thaxter, C. P. Cranch, Edgar Fawcett, and others. Among the reviews is one by Mr. Howells on Robert Browning's "Inn Album." The April number of the magazine will contain a paper on "Early American Novelists," by G. P. Lathrop, a final article on Drainage by Col. Waring, an essay on naval architecture by Wilson Flagg, a sketch of the Khedive by Charles Hale, and poems by Bayard Taylor, Elizabeth Stuart Phelps, William Howitt, Edgar Fawcett, and G. P. Lathrop.

New Publications.

JUST READY.
WASHINGTON,
BOWDOIN, AND FRANKLIN,
As portrayed in
OCCASIONAL ADDRESSES.
BY ROBERT C. WINTHROP.
With a few Brief Pieces on Kindred Topics, and Notes and Illustrations.
LITTLE, BROWN & Co., Publishers,
254 Washington-st., Boston.

"OUR PATRIOT FLAG," by C. E. Horsely, to be sung at the Academy of Music Feb. 22; price, 40c.; also, "Centennial March," Mack, 50c.; "Belle Times, waltz, Strauss, 75c.; "Auf Wiedersehn," waltz, Aronson, 50c.; "Haunting Eyes," and "Golden Hairs," T. E. Thomas, 40c.; "Let Me Dream Again," Sullivan, 40c.
DITSON & Co., 711 Broadway.

Instruction.

Civ.

A CLASS for Young GENTLEMEN and Private Instruction. THOS. R. ASH, 17 East 16th-st.

EBELL International Academy, 15 Hedemann-st., Berlin, Prussia.—Class of ladies for European travel and object study, to embark March 30, now organizing. Passage by Hamburg and Cunard Lines. Academic Journal, containing particulars, sent free on application to Dr. EBELL, Director, 18 Cooper Union, New-York.

KINDERGARTEN and Training Class.—Oldest and best, at 44 East 45th-st. Miss E. M. COE, Prof.

MARGARET J. McDONALD'S CLASSES IN DRAWING AND WATERCOLORS, FROM NATURE, 788 BROADWAY, ROOM 31. Terms, $20 for 20 lessons of one hour each, in the Studio; $10 for 20 lessons at the pupil's residence. Payable in advance.

THE NEW-YORK School of Modern Languages, 45 West 29th-st., between Broadway and 6th-ave.—German, French, Italian, Spanish, and English classes for ladies and gentlemen. The conversation lessons of Profs. Ritness and Fauvety of Boston. Hours of instruction, 10 to 12 a. m., 2 to 6 p. m., 7:30 to 10 p. m. Experimental classes gratis from 7:30 to 8 p. m. H. COHN, A. C. d'HENZEL, } Principals.

Coun ry.

AN excellent home, with suitable instruction, for six boys. Stockbridge, Mass. Rev. E. W. BULLARD.

A NINSTITUTE especially for YOUNG BOYS. E. HINDS, A. M., Hempstead, L. I. $250 per year.

A FAMILY BOARDING-SCHOOL on a farm 14 miles from New-York; $6 per week for board, washing, tuition, and the comforts of a country home. Address Mrs. H. C. MORRELL, Manhasset, L. I.

A CHRISTIAN LADY of refinement having a fine residence on the banks of the Hudson River, would take six young ladies or children, giving them all the comforts of a home with a mother's care, for year round if required; has two competent teachers, who will teach music, French, and Latin, with the higher branches of English; terms, $400 per annum. Address HOME, Brooklyn P. O. The lady will be down Feb. 24.

BAY-VIEW INSTITUTE at Babylon, L. I.—BOARDING for BOYS. L. HOMER HART, Principal.

BURLINGTON COLLEGE, N. J.—Classical, Scientific, and Military School for Boys.

CLASSICAL INSTITUTE.—Mrs. Harwood's Select Family School for Young Ladies at Red-Bank-on-the-Shrewsbury. Natural development carefully considered.

FORT EDWARD INSTITUTE, N. Y., for ladies and gentlemen.—$191 per year for Board and Common English. To prepare for college, for business, and for life. Address JOS. E. KING, D. D., Spring Term, March 23.

GOLDEN HILL SEMINARY for young ladies Bridgeport, Conn. Address MISS EMILY NELSON.

HOME SCHOOL for YOUNG LADIES, opens Sept. 15, 1875. Address J. S. LOURIE and M. SHILAND, 48 Dubois-st., NEWBURGH, N. Y.

IRVING INSTITUTE, Tarrytown, N. Y.—Reopens Jan. 3. Thorough instruction; no military; no uniform; no extras. Send for circular to ARMAGNAC & ROWE, Principals.

JACKSON MILITARY INSTITUTE, Tarrytown, N. Y. Address Rev. F. J. JACKSON, Principal.

MILITARY BOARDING-SCHOOL, White Plains, N. Y. Principal, O. R. WILLIS, Ph. D.

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PEEKSKILL (N. Y.) MILITARY ACADEMY.—$400 per year; complete gymnasium; grounds, 6 acres; five resident instructors; fifty boarding pupils.

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PENNSYLVANIA MILITARY ACADEMY, CHESTER, Penn., REOPENS Jan. 5. Thorough instruction in Civil and Mining Engineering, the Classics, and English Branches. For Circulars, apply to O. M. BOGART, 2 Nassau-st., N. Y., or to Col. THOS. HYATT, Pres., P. M. A.

ST. PAUL'S HOME SCHOOL FOR BOYS.—Easter Term begins Feb. 23. Address, J. C. MIDDLETON, Rector, Glen Cove, L. I.

YONKERS MILITARY INSTITUTE for making boys, intelligent, healthy, Christian men. BENJAMIN MASON, Box No. 654, Yonkers, N. Y.

$250 A YEAR, books, &c., included; "Extras" discarded; special attention to backward pupils and little boys. Address S. C. SHORTLEDGE (Harvard University, A. M.), Media, Penn., 12 miles from Phila.

Teachers.

A LADY gives PIANO LESSONS at her own or pupil's residence; terms very moderate. No. 41 6th-ave., corner 4th-st.

AN EXPERIENCED TEACHER from Vassar College does not wish a few pupils. Best of references by addressing TEACHER, 41 Park row, N. Y.

A GRADUATE of Yale and Student of Theology will instruct private pupil in the CLASSICS or in MATHEMATICS. Address N., 48 Lexington-ave.

AN accomplished TEACHER of experience desires a position in a school to teach history, English literature, physical geography, and English; or would give private lessons at pupil's residence. Address Miss CARLYLE, 202 East 123d-st.

BUSINESS, Writing, Bookkeeping, Arithmetic, &c.—Mr. DOLBEAR, 1,193 Broadway, gives private lessons day or evening, and prepares pupils practically for business in one quarter.

C. IMPERATORI, M. D., Ph. D., Professor of ITALIAN and LATIN LANGUAGES. Send for circular. 248 East 30th-st.

FRENCH, Spanish, and German thoroughly TAUGHT by Prof. JULES WONDERMAN, No. 1,203 Broadway, between 31st and 32d sts. Adults enabled to converse in three months. Children taught by an easy method. Terms, $12 per quarter.

MRS. MITCHELL (diplomée) supplies families with GOVERNESSES and TUTORS, visiting or resident. Information given gratuitously of teachers of the languages, music, and drawing; also good schools. TEACHERS' BUREAU, 67 West 35th-st.

TEACHERS supplied with schools, and schools with teachers, at the EDUCATIONAL BUREAU, 27 Union-square. ANNA RANDALL-DIEHL, Manager.

WANTED—An English TEACHER for boys' school just opened; board and small compensation till number increases, with privilege of giving lessons elsewhere. Address T. W. C., Tribune Up-town Office.

Corporation Notices.

PUBLIC NOTICE is hereby given that a petition of the property-owners, with map and plan for the change of grade in Forty-second-st., between First and Second-aves., is now pending before the Common Council. For particulars see THE CITY RECORD, for sale at No. 2 City Hall.

Dry Goods.

SPRING SILKS.
Arnold, Constable & Co.
Will offer on MONDAY, Feb. 21, a fine stock of
PARIS NOVELTIES,
IN
FANCY SILK FABRICS,
FOULARD SERGES,
CHECKED and STRIPED SILKS,
PLAIN COLORED FAILLES,
And the Largest Assortment of the BEST MAKES of
BLACK SILK
to be found in the city, at the LOWEST PRICES.
Broadway, corner 19th-st.

DRESS GOODS.
Arnold, Constable & Co.
Will make on MONDAY, Feb. 21, their first
SPRING EXHIBITION
OF
Plain and Fancy Wool
DRESS GOODS.
VIEGOGNES, GAZELINE CASHMERE, PERCALES, CAMBRICS, CRETONNES, PRINTS, &c., &c.
Broadway, corner 19th-st.

JAMES McCREERY & CO.,
BROADWAY AND 11TH-ST.
Notice to Housekeepers.
WE WILL CONTINUE TO OFFER SPECIAL BARGAINS IN ALL THE BEST MAKES OF
Housekeeping Linens and Domestics,
Barnsley Damask and Richardson's
SHIRTING AND PILLOW CASE LINENS,
AT UNUSUALLY LOW PRICES.
Huckaback Towels, 40 inches long, $2 per doz., worth $3 50. Large Double Damask Napkins, $4 75 per doz., worth $6. Linen Sheeting, 2½ yards wide, $1, worth $1 50.
A JOB LOT OF DICKSON FERGUSON & CO.
BELFAST DAMASKS,
BY THE YARD, AT A REDUCTION OF 50 PER CENT.
THE GREATEST BARGAINS
EVER OFFERED IN
Quilts and Counterpanes.
An English manufacturer's entire sample, slightly soiled, at nearly HALF THEIR VALUE.
FULL SIZES, $1 75 AND UPWARD.
DOMESTIC SHIRTINGS AND SHEETINGS
IN ALL THE WELL-KNOWN BRANDS AT EXTREMELY LOW PRICES.
Hotel and Housekeepers about to refurnish will find it to their advantage to call and examine.

JAMES McCREERY & CO.,
BROADWAY AND 11TH-ST.,
ARE NOW OPENING THEIR
SPRING LINES
OF
Misses' and Ladies' Plain and Fancy
HOSIERY,
COMPRISING THEIR WELL-KNOWN NUMBERS IN
Cotton, Balbriggan, and Lisle Thread.
ALSO, A LARGE ASSORTMENT OF
Plain, Colored, and Fancy Striped Hose,
WITH AND WITHOUT SILK CLOCKS,
AT LOW PRICES.
SPECIAL!
Ladies' Silk Hose
IN EVERY VARIETY OF SHADE,
MADE TO ORDER AT SHORT NOTICE.

JAMES McCREERY & CO.,
BROADWAY AND 11TH-ST.
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SPECIAL ANNOUNCEMENT.
WE ARE NOW PREPARED TO OFFER AND MAKE TO ORDER THE NEWEST DESIGNS IN
ROWING SHIRTS AND ROWING PANTS,
IN ALL COLORS,
AT UNPRECEDENTEDLY LOW PRICES.

R. H. MACY & Co.
EVERY ARTICLE GUARANTEED AS REPRESENTED.
EXCHANGES MAY BE MADE within one week, OR MONEY returned in case of dissatisfaction.
GOODS FIRST CLASS.
FOREIGN GOODS OUR OWN IMPORTATION.
NOVELTIES FROM EUROPE EVERY WEEK.
Fourteenth-st. and Sixth-ave., New-York.

R. H. MACY & CO.
1776. AND 1876.
SPECIAL ATTRACTIONS IN OUR CHINA AND GLASSWARE DEPARTMENT.
On and after TUESDAY, Feb. 22, we shall have on exhibition the
MARTHA WASHINGTON
DINNER SERVICE,
being a fac-simile of the original set
PRESENTED
to Martha Washington by the FRENCH OFFICERS during the AMERICAN REVOLUTION.
ONLY TWO PIECES of the original set are now in existence.
TO REPRODUCE this WORK OF ART we employed a SPECIAL ARTIST FROM THE ROYAL POTTERY of DRESDEN, who is now attached to our decorating establishment.
THE PUBLIC are respectfully INVITED to call and examine this reproduction, which we have no hesitation in saying HAS NEVER BEEN EXCELLED in this or any other country.
TO CONNOISSEURS this must be a rare treat.
LARGE ASSORTMENT
FINE HAMBURG EDGINGS
AND
JACQUARD BANDS
AT
VERY ATTRACTIVE PRICES.
MILLER & GRANT, 879 Broadway.

Ice Cream.

HORTON'S ICE CREAM is made from PURE ORANGE COUNTY CREAM, and the public is fast discovering the fact, as they compare it with others' make, not made from Pure Cream.
Our sales exceed those of any other establishment of the kind in the world, and almost equal those of all the New-York dealers combined. We are thus enabled to supply a BETTER ARTICLE at a LOWER FIGURE than any other establishment.
CHARLOTTE RUSSE, rich and delicious,
72 CENTS PER DOZEN, or 50 CENTS PER QUART.
DEPOTS—NO. 305 4TH-AVE. and NO. 1,264 BROADWAY.

J. FUSSELL & SONS, ICE CREAM.
12 Bible House, opposite Cooper Institute.
Special attention to out-of-town orders.

Horses, Carriages, Harness, &c.

A COUPE and one CLARENCE, nearly new, used by a private family going South. To be seen at M. CURLEY'S, 109, 111 and 113 East 13th-st., near 4th-ave.

REAL ESTATE.

NEW-YORK, Saturday, Feb. 19, 1876.

The two legal auction sales were made at the Exchange Salesroom to-day.

By Lespinasse & Friedman.

2 four-story, French flat, brown-stone front building, with lot, s s of East 117th-st, 175 ft e of 4th-ave, lot 20x100.11; Simon Stiner.....$8,000
1 similar house, with lot, adjoining above, lot 20x100.11; same buyer.....8,025

OFFICIAL RECORD OF REAL ESTATE TRANSFERS.

NEW-YORK CITY.

3d-ave, e s, 40 ft n of 45th-st, 19.10x45; Francis C Barlow, ref, to Francis S Foote.....$14,500
29th-st, n s, 144 ft e of 7th-ave, 24x98.9; Jacob Capron and wife to Allen G Newman.....Nominal
105th-st, s s, 100 ft e of 4th-ave, 150x100.11; Joseph L R Wood and wife to Louise S Hoover.....32,000
Henry-st, n s, 120 ft e of Scammel-st, 24x77.7; John A Goodlett, ref, to Martha J Stansel.....9,000
75th-st, s s, 100 ft w of 3d-ave, 50x102.2; Joseph Bell and wife to Daniel G Rollins.....17,000
62d-st, n s, 159 ft e of 4th-ave, 16x69; Saulsbury L Bradley and wife to Geo M Gill, trus.....15,000
4th-ave, s e cor 114th-st, 180x201.10 ft to 113th-st irregular; Patrick B Bonner to Julius Keller.....61,500
Arcularius place, n s, 25x100 (23d Ward); Louis Beer and wife to Sigismund Beer.....1,000
West Washington-place, n s, (No 56), 322 ft n w of 6th-ave, 21x97; Silas S Furbush to Robert F Smith.....7,500
53d-st, n s, 439 ft e of 1st-ave, 50x36.10 irregular; Dewitt C Grimsell and wife to Harriet Fudicker.....64,000
71st-st, n s, 350 ft w of 9th-ave, 20x102.2; George Ray to Edward Watson.....Nominal
West Washington place (No 56), 322 ft n w of 6th-ave, 22x97; Robert F Smith and wife to Henrietta H Furbush.....7,500
136th-st, s s, 124.6 ft e of 10th-ave, 50x99.11; Eliza Smith and husband to Abiel B Mills.....8,000
86th-st, n s, lots No 155 and 156, Harlem Commons, between 4th and 5th-aves; Lewis M St John and wife to L St John.....12,500

LEASES.

East Broadway, 10 years; John McCahill to F Libman.....$2,000
Pearl-st, No 351, s w corner of Frankfort, 5 years 4 mos; Louisa A Roe and others to Geo H Steinecke.....1,000
44th-st, s s, 275 ft e of 8th-ave, 20 years; Wm Astor to George W Murray.....1,487

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

OFFICIAL RECORD OF MORTGAGES.

Bengamine, Joseph A. to Edward Roberts, n e cor of 2d-ave and 102d-st; 1 year.....$15,000
St Teresa's Church to Emigrant Ind Savings Bank, w s of Rutgers-st, n of Henry-st; 1 year.....15,000
Hoover, Louisa S and husband, to Joseph L R Wood, s s of 105th-st, e of 4th-ave; 3 years.....10,000
Same to same, s s of 105th-st, e of 4th-ave; 3 years.....5,000
Same to same, s s of 105th-st, e of 4th-ave; 3 years.....5,000
Same to same, s s of 105th-st, e of 4th-ave; 3 years.....5,000
Same to same, s s of 105 h-st, e of 4th-ave; 3 years.....5,000
Same to same, s s of 105th-st, e of 4th-ave; 3 years.....5,000
Same to same, s s of 105th-st, e of 4th-ave; 3 years.....5,000
Kechler, Marie, and husband, to Cecilia Bauer, s s of 75th-st, w of 2d-ave; 1 year.....2,500
Brunges, Peter, and wife, and others, to Lawson N Fuller and others, ex'rs, w s of Washington-st, Hoboken; 5 years.....38,000
Weber, Peter, and wife, to Frederick Bode, c s of Sullivan-st, s of Spring; 2 years.....1,000
Sheehan, James, and wife, to Frank E Towle, s s of 115th-st, w of 2d-ave; 3 years.....1,000
Franco, Ellen T, and husband, to Hannah Irving, n s of Great Jones-st, e of Lafayette-place; 1 year.....2,000
Golden, Charles, and wife, to Fidna Instee, w s South-st, s of Beekman-st; 1 year.....2,000
Gearity, Thomas, and wife, to Mary E V Schmith, s s of 62d-st, e of Lexington-ave; 3 years.....10,000
Keller, Julius and wife, to Montague L Marks, s e cor 4th-ave and 1 4th-st; 1 year.....2,000
Stadlinger, Peter, to Julia Succer, n w s Avenue—bet 2d and 3d-aves; 5 years.....4,000
Stanislas, Martin J, to Citizens' Sav Bank, n s Henry-st, s of Scammel-st; 1 year.....7,000
McDonald, Charles and wife and others, to Leander Stone, n s 50th-st, e of 1st-ave; 1 year.....1,800
Weigand, Rosalie and others, to August Hartwig, n s 146th-st, w of 2d-ave; 3 months.....1,000
Wilson, Sarah W and husband, to James D Lynch, s e cor 45th-st and 25th-st; 1 year.....15,780

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

City Real Estate for Sale.

COOKING RANGES that heat the rooms; stoves; GOTHIC TOPS that cure smoky chimneys, warranted. HULL, GUPPEN & CO., Third-ave., above Twenty-third-st. Send for circulars.

FOR SALE.
Two dwelling TENEMENT HOUSES in Seventh Ward, near Catharine Ferry, now rent, paying large interest on investment; will be sold at a bargain. For further particulars inquire of HATCH, ARMSTRONG & BRIGGS, 310 Broadway, New-York.

FOR SALE or TO LET, furnished or unfurnished.—First-class, heavily trimmed brown-stone front, 4-story HOUSE, 2,250; lot 50 ft; on Mayer's block, Lexington-ave. TO RENT, unfurnished 4-story, brown-stone FRONT in 23d-st., and 3-story BACK in 20th-st., both west of 4th-ave. FOR SALE, at a bargain—Two HOUSES in 124th-st., between 3d and Lexington-aves. COUNTRY and other (city) property for SALE or to LET. Two large, high-stoop HOUSES WANTED, between 24th and 59th sts. and 4th and 8th-aves. Houses wanted near my office. Estates taken in charge and insurance effected in leading companies. WM. S. HARTT, 252 4th-ave., cor. 24th-st.

FOR SALE ON EASY TERMS and at bargains to close an estate:
Four-story brown-stone house, 784 5th-ave., near 62d-st.
Five-story brown-stone house, 959 Madison-ave., 20x60x80, near 73d-st.
Five-lots, 50 ft. on north side 75th-st., between Madison-ave. and 4th-ave., three 18 ft. and two 20 ft. lots. Suitable for immediate improvement.
One lot, 5th-ave., south east corner 69th-st., 25x100; opposite Central Park.
Two lots, 64th-st., south side, between 5th-ave. and Madison-ave., 25x100 each.
Four lots, two on 85th-st. and two on 86th-st., between Central Park and 5th-ave. Also many other choice pieces in desirable locations.
Apply at office of estate of WM. H. RAYNOR, 1,300 Broadway, cor. 34th-st.

J. EDGAR LEAYCRAFT,
REAL ESTATE BROKER,
HOUSE AGENT,
702 Eighth-ave., corner Forty-fourth-st.
Special attention given to the management of estates, renting of property, and collection of rents. Insurance effected in the best companies. First-class references given.

Brooklyn Real Estate for Sale.

DESIRABLE REAL ESTATE for SALE at prices suited to the times, on very accommodating terms—5 HOUSES, on Sixth-ave., Brooklyn, a few blocks from Prospect Park, within one block of 3 street railroads running from the Fulton and South Ferries, and about one mile distant therefrom, built by the subscriber expressly for OUR OWN FIRESIDES. FAMILIES, 2 stories, high basements, Philadelphia brownstone fronts with brownstone trimmings, containing 11 rooms, bath-room, 2 hot-water vaults, furnace in cellars, ranges, stationary wash tubs, gas and water, iron gate to stoops, coal slides, and all other modern conveniences; built about 4 years since, and recently thoroughly overhauled, painted and neatly frescoed. For further particulars apply to the owner, M. M. ALI, 69 Liberty-st., New-York.

FOR SALE—TEN LOTS, in two parcels, suitable for manufacturing or coal yards, within 1,000 feet of Hamilton Avenue Ferry, Brooklyn. Inquire of Mr. JEREMIAH, 26 Hamilton-ave., Brooklyn.

ST. MARK'S-AVE.—A bargain. Three-story, high-stoop, brown stone, 21x45x31. Carpets, oil cloths, window-shades, lace curtains, lambrequins, cornices, burglar-alarms, and chandeliers sold with house. $6,000 cash required. RULAND & WHITING, 5 Beekman-st.

THREE-STORY frame house, 218 Atlantic-ave., near Court-st.
Frame house, 24 Butler-st.
Three-story frame houses, 100 and 102 Pineapple-st., near Fulton-st.
Three-story brick and frame houses, 49, 51 and 53 Nassau-st.
Three-story frame houses, 906 and 908 Washington-st.
GEO. R. DUTTON, 24 Park-place, N. Y.

Country Real Estate for Sale.

COUNTRY RESIDENCE.—For SALE, at Danbury, Conn., a fine HOUSE, in a commanding and healthy location, supplied with water and gas; a first-class barn, three acres of ground, with choicest fruit trees, vines, &c., all in the highest state of cultivation; 15 minutes from depot. CHAS. H. MERRITT, Danbury, Conn.

FIRST-CLASS HOUSE without cost, within an hour of Wall-st., with FORTY LOTS and STONE QUARRY, worth $10,000 per annum. For sale low. Money all remain till paid by quarry. Send for circular. Owner, Box 826, Post-Office.

FOR SALE or to EXCHANGE—A beautiful COUNTRY SEAT of 18 acres; high grounds; 20 miles from New-York, near depot. Address P. O. Box 3,149.

FOR SALE, VERY LOW.—A TRACT of 400 acres of LAND in Pike County, Penn. The land is heavily timbered, and when cleared will make fine farms. Call at 119 Broadway, Room 46.

FOR SALE—Three very fine suburban RESIDENCES in Ithaca, N. Y., handsomely located, with from 6 to 50 acres of land; good variety and large quantity of fruit and berries in full bearing, and extra fine view of Village, Lake, and Cornell University; also, two first-class farms of 100 acres each. Inquire of W. W. AYERS, Ithaca, N. Y.

FOR SALE—A valuable PROPERTY on the Hudson River, five miles south of the City of Poughkeepsie, Dutchess County, three miles from New-Hamburg; about 20 acres of good land, large river front and dock, two dwellings and barn; post-office on premises; offered at private sale for 30 days. For particulars address J. R. MATTHEWS, Clinton Point, N. Y.—Jan. 18, 1876.

FOR SALE—A HOUSE and LOT, on Highland-st., near Main-st., Bibbletown, Orange Co., N. Y.; beautifully situated, three minutes from Erie R. R. Depot; house, 35x30 feet, two stories and French roof; Kitchen, 17x17 feet, two stories; cellar under the whole; and built in good order; lot, 80x250 feet, running through to Wilcox-ave., nicely laid out with shrubbery, fruit trees, and garden plot. For price, &c., apply on the premises, or to R. MOORE, 53 Prince-st., N. Y., where a photograph of the premises can be seen.

HOME and BUSINESS for SALE; only $4,700; rare chance; delightful country; 23 miles in New-Jersey. E. BOOKHOUT, 98 Liberty-st., third floor.

MONTCLAIR, ORANGE MOUNTAIN.—Unsurpassed by any location; no malaria; magnificent views; churches, schools; population 4,000. Desirable properties for sale and rental. Howe & Parsons, 79 Cedar-st., 11 to 3.

MUST BE SOLD.—Farm of nearly 50 acres, 1 hour from N. Y., on Erie Railway; good buildings, plenty fruit, horse, carriages, cow, poultry, wagons, and implements; price for all, $13,000; only small part cash. Apply to ALFRED HERMANCE, 98 Murray-st.

ORANGE, N. J., SPECIALTY.—Real Estate sale and rent. Orange office opposite Depot. Open Washington's Birthday. GERBY, 39 Nassau-st.

TARRYTOWN.—Brick VILLA and 2 acres to be sold at a great bargain to close an estate. RULAND & WHITING, 5 Beekman-st.

VALUABLE STONE QUARRY for SALE or LEASE.—Propositions will be entertained by the under signed for the sale or leasing of the "Fort Lee Quarry" (Trap Rock), 17 acres, lately owned by John W. Pettigrew, deceased, situated at Fort Lee, on the Hudson River. Dock, engines, crushers, &c.; 1,300 feet river frontage.
ROBERT PETTIGREW,
R. C. DOWNING, 17 Centre-st., New-York City.

Houses and Farms Wanted.

PROPERTY OWNERS can secure desirable tenants by placing their houses in my hands. R. GARBY, Real Estate Broker, 1,238 Broadway, corner 31st-st., under Grand Hotel.

Houses and Farms Wanted.

HOUSES WANTED for SALE and to LET.—Numerous applications already received to purchase and to hire desirable dwellings in suitable localities, and which are continually on the increase at my office. Owners, do not procrastinate, but send descriptions at once. Josiah Lex, 1235 B'way.

REAL ESTATE.
WANTED, a three-story, high-stoop HOUSE, in a good location, 20 feet in width, between 48th and 70th-sts., from 2d to 4th-aves., and from 38th to 58th-sts. from 6th to 8th-aves.; price, $15,000 to $12,000.
Owners need only to address, F. S., Tribune Office.

Auction Sales of Real Estate.

LARGE SALE OF DOWN-TOWN
PROPERTY AT AUCTION,
By order of the Trustees to close an estate.
VALUABLE WAREHOUSES
in the First Ward, between Wall-st. and Old-slip, including
WATER FRONT ALL
WILL BE SOLD AT AUCTION ON TUESDAY, March 7, at 12 o'clock, at the EXCHANGE SALESROOM, by
A. J. BLEECKER, SON & Co.,
the following:
PEARL-ST.—Four-story brick and granite building, No. 120, and the five-story brick building No. 84 Water-st.
WATER-ST.—No. 86, four story brick store.
FRONT-ST.—No. 87, four-story brick store.
FRONT-ST.—No. 85, four-story brick store.
SOUTH-ST.—No. 43, four-story brick store.
Sale absolute, without reserve or limit.
For particulars apply to
JOHN B. STEVENS, Trustee, 67 Wall-st.,
Or to the Auctioneers, 9 Pine-st.

WILSON H. BLACKWELL, Auctioneer.—WEDNESDAY, Feb. 23, at 12 m., at the Exchange Salesroom, No. 111 Broadway, EXECUTOR'S SALE of valuable THIRD-AVE. BUSINESS CORNER, by order of Samuel Rayner, esq., Executor, No. 2,198 Third-ave., southwest corner of 120th-st., now occupied as J. Silicer & Co's tea store. Also, No. 319 East 117th-st., desirable two-story basement and attic FRAME DWELLING HOUSE. Also, at the same time and place, No. 320 West 51st-st. (No. 10 Mansfield-place), THREE-STORY BRICK PRIVATE RESIDENCE, within one block of the depot of the ELEVATED RAILROAD.
Maps, permits, and further particulars of auctioneers, BLACKWELL, RIKER & WILKINS, No. 4 Pine-st.

Real Estate To Exchange.

EXCHANGE for good FARM or country residence, desirable Brown-stone dwelling, occupied by owner, on the finest street in Brooklyn; convenient to ferries and cars. J. O. HOYT, 471 Broadway.

City Property To Let.

A NEAT FLOOR, 130 East 51st-st., near Lexington-ave.; parlor, kitchen, and three light bedrooms, gas fixtures, stationary tubs, bath, wardrobes, &c.; $30 per month.

FIRST FLOOR, with FOUR ROOMS, nicely furnished, for $25 a week. Inquire at 1,263 Broadway.

FINE FRENCH FLAT to rent, on 2d floor, at a great reduction; in fine condition. 442 West 35th-st. Ring first bell for housekeeper.

FRENCH FLATS TO LET CHEAP, in 125th-st., near 8th-ave.; nine rooms, range, hot-air, bath, gas fixtures, &c. Inquire of C. PENCE, 267 West 12 th-st.

ON THIS ISLAND—Half mile above High Bridge, a pleasant RESIDENCE; stables, &c.; 2½ acres high ground; fine fruit and shade trees. Reasonable. E. BURRY, 49 West 31st-st.

TO LET—A large front ROOM for business purposes, furnished or unfurnished. Call at 325 6th-ave., between 51st and 52d-sts.

TO LET—Two four-story brown-stone HOUSES on 35th-st., between 8th and 9th-aves. Rent $1,100 and $1,450. JOHN A. WILSON, 263 West 34th-st.

TO LET—In three-story high-stoop house, FIRST FLOOR, three connected rooms, parlor, kitchen and bedroom; water, gas, large front yard. Rent, $19. 507 West 47th-st.

TO LET—From March 1, to a small, respectable family, a SECOND FLOOR of six rooms; use of bath. But five persons in the house. The halls are taken care of by the owner, who is occupant. Apply at 536 3d-ave.

TO LEASE—For one or more years—The STORE, BASEMENT and SUB-CELLAR of No. 13 Spruce-st., each 25x100. Attention of the LEATHER TRADE is requested. Apply to JAMES H. BENEDICT, No. 43 New-st.

5TH-AVE., near 30th-st.—To LET—Four-story, high-stoop, brown-stone HOUSE, to a private family very low; will be put in repair to suit. E. A. CRUIKSHANK & Co., 68 Broadway.

Country Property To Let.

AT NEWARK—To LET, from April 1, a two-story and French roof DWELLING HOUSE, containing 12 rooms, together with all the modern improvements. Located on the northern part of a leading avenue in the southern part of the city; only 5 minutes from Pennsylvania Railroad depot; location healthy and desirable; cool breezes side. Address HOUSE, Tribune office.

MORRISTOWN.—To LET, furnished or unfurnished, elegant brick MANSION with barn; every improvement; 4 acres; 5 minutes from depot. J. HENRY JOHNSON & Co., Morristown, N. J.

TO LET—At Montclair, FURNISHED COTTAGE, delightfully located, shaded by large willows; garden and fruit; one cow if desired. Address J. H. T., Bloomfield, N. J.

TO LET—Two new, three-story Philadelphia brick HOUSES, adjoining, replete with every modern conveniences, in most pleasant part of Newark, N. J. Rent $600; from April 1. Apply to OWNER, No. 64 Broadway, room 34, New-York.

TO LET or for SALE, at a great sacrifice, MANSION HOUSE (stone), stables and grounds, stables, farms, and outhouses; fruits, flowers, and vegetables in abundance; situate on Rahway Ave., one mile from Great Neck Depot on Pavonia and North side Railroad; time to New-York, one hour; bathing, barbing, and fishing. Address J. L. Hommedieu, Great Neck, L. I., or at 46 Beekman-st. Anchorage for yachts, &c.

Miscellaneous.

ADVERTISERS who desire to reach country readers in the West can do so in the cost and cheapest manner by using one or more sections of KELLOGG'S Great Newspaper Lists. Apply to A. N. KELLOGG, 70 Jackson-st., Chicago, Ill., or E. W. FOSTER, 150 Nassau-st., N. Y.

ALLEN DODWORTH'S
DANCING SCHOOL,
No. 212 FIFTH-AVE.
Brooklyn branch at 128 Washington-st.
Classes or Private Lessons for Ladies, Gentlemen, and Children. For particulars send for a circular.

Sales by Auction.

A. MERWIN, Auctioneer.
BY BANGS, MERWIN & CO., 656 Broadway, near Bond-st.—Sales of Books, Works of Art, &c., &c.

Legal Notices.

CHANCERY SALE.—Pursuant to the decree pronounced at the November term, 1875, of the Chancery Court at Greeneville, Tennessee, in the suit Brickley, Wilkins & Co., and others, complainants, against the Greene County Iron Company and others, defendants, I will proceed to sell, at the Court house door, in the town of Greeneville, on
MONDAY, THE 21ST DAY OF FEBRUARY, 1876,
the real estate attached in the cause to the highest bidder for cash in hand, to wit:
All the realty belonging to the Greene County Iron Company, consisting of several tracts or parcels of land, containing 4,000 acres more or less.
All adjoining the lands of Samuel L. Stephens, Wm. Rollins, and others, on a part of which the Unaka Furnace stands. All lying in Districts Nos. 2 and 18 of Greene County, Tenn.
Dec. 21, 1875. H. A. WILDE, C. & M.

SUPREME COURT, CITY AND COUNTY OF NEW-YORK.—CHARLES W. BERTAUX, plaintiff, against SAMUEL H. SWEET, defendant.—Summons for a money demand on contract (Com. not sec.) To the defendant: You are hereby summoned and required to answer the complaint in this action, which will be filed in the office of the Clerk of the City and County of New-York, at the Court house, New-York City, and to serve a copy of your answer on the subscribers at their office, No. 64 Wall-st., New-York City, within twenty days after the service of this summons on you, exclusive of the day of such service; and if you fail to answer the said complaint within the time aforesaid, the plaintiff in this action will take judgment against you for the sum of forty-two hundred and sixty-eight 68/100 dollars, gold, with interest from the tenth day of July, one thousand eight hundred and seventy-five, besides the costs and disbursements of this action.—Dated August 20, 1875.
BENEDICT, TAFT & BENEDICT,
Plaintiff's Attorneys.
BENEDICT, TAFT & BENEDICT,
Plaintiff's Attorneys, 64 Wall-st.

Steamboats and Railroads.

BRIDGEPORT, and all points on Housatonic and Naugatuck Railroads. Fare $1. Steamer BRIDGEPORT leaves Catharine-slip at 12 noon, and Bridgeport at 11 p. m.

NEW-HAVEN, HARTFORD, &c.—Fare, $1 25. Steamers leave Peck-slip for New-Haven at 3 and 11 p. m., daily (Sundays excepted), connecting with rail.

NEW-YORK CENTRAL AND HUDSON RIVER RAILROAD.—After Jan. 1, 1876, through trains will leave Grand Central Depot:
8.00 a. m., Chicago and Northern Express, with drawing-room cars through to Rochester.
10.30 a. m., Special Chicago Express, with drawing-room cars to Rochester and Buffalo.
11.00 a. m., Northern and Western Express.
4.00 p. m., Montreal Express, with sleeping cars from New-York to St. Albans, arriving at Montreal at 8.30 a. m.
6.00 p. m., Express, with sleeping-cars for Watertown and