that infidelity should have ever accused Christianity of not taking the part of the weak, poor and oppressed! Who are these bad people? Some of them are not worse in God's sight than some of us church-goers. Some are as near utter abandonment and depravity as the image of God can be. What are they all? They are souls. Does that sound technical? Well, then, they are persons that belong not only to this world of the senses, but to God's world of the spirit. They are to live after death. It was for these in their sins and infidelity that the sublime movement in the heavens was made—just as much for them as for priests, church wardens and sisters of charity. If you could trace them to their infancy you would find that not a few of them in childhood were placed by faith and hope in the august covenant of Christian grace. These are even brothers and sisters not only by natural human blood, but by the water and the blood out of the side of Christ. It begins to look like a solemn business. Have you looked at it in this light? Did it ever occur to you to go and heal them? They would fare better if Christian people took this heavenly view of their condition Christ took of it. It is His method of social reform.

LESSONS FROM THE BURNED CHURCH.

The Rev. Arthur Brooks in the Broadway Tabernacle Chapel.

The congregation of the Church of the Incarnation, which was burned last Friday, met yesterday morning for worship in the chapel of the Broadway Tabernacle. The room was filled, and a number of persons went away because unable to obtain seats. A piano was used to aid the singers. The Rev. Arthur Brooks, rector of the Church of the Incarnation, gave notice before his sermon that with the exception of the Tuesday afternoon, Wednesday morning and Saturday evening services, which would be omitted, the regular Lenten services would be held during the next two weeks in Zion Church. He stated that he could not yet say where next Sunday morning's services would by held, but that due notice would be given in the daily newspapers. The text of the sermon was Haggai, ii., 4: "Yet now, be strong, O Jerubbabel, saith the Lord; and be strong, O Joshua, son of Josedech, the High Priest; and be strong, all ye people of the land, saith the Lord, and work; for I am with you, saith the Lord of Hosts."

The words of the prophet, said the preacher, encouraging the people to rebuild the temple, are peculiarly fit to impress upon us the lesson of our own experience. We have met to-day under peculiar circumstances, such as I hope we may never have to meet under again. It seems strange that our calamity should come just in the midst of our Lenten season. Strange too, was it that only the other Sunday we read the lamentations of Jeremiah over the fall of Jerusalem. The wailing of the prophet seemed far off and artificial to us amid our comfort. But here we are to-day; our house has fallen down into dust, and the lessons of the Lenten week come back to us with renewed force. We cannot explain it, but we should feel that in this dispensation God is moulding us, and that we have that in us which He would have out of us. The world puts on its best face when misfortune comes, and there is something admirable in a man who has met a adversity to put on a cheerful face and seem not to mind its trouble. But we, who have had our dear house of worship burned, feel the loss deeper than such men. We believe that God moves by His acts on all our lives, that His eye looks into the depths of our lives and sees what needs removing. Cannot we learn from our trouble that it is indeed a great blessing and a wise provision that a large part of the year is set aside by the Church as a season of humiliation? We enjoy the happiness of our private life, and yet we feel the need of this humiliation in our church-life, which reminds us of our need of the presence of God. I am not moralizing today. Moralizing is covering up the facts of life. I am digging down to the depths of them. We, of course, feel in our misfortune more and differently than others can feel. Yet I wish to bear my witness to the sympathy of all denominations in the city. They have been prompt to offer their houses of worship, and even to give up their own services to accommodate us. Even those not always as Christians, Jews, have come and asked if they might assist us. We thought a few days ago that we were cut off from the rest of the world, but now we feel the reality of this deep bond of sympathy, which was as real, though silent, while we were in no need and were attending to our own work. There has been a great deal preached about denominationalism, but I think you never heard it preached by me, or heard a word in derogation of the intents or work of other Christians under any name. When circumstances like the present brush away the dividing lines we more easily see and believe how those who differ with us on little things are nevertheless Christians at heart and each doing his best. These evidences of sympathy open up to us a clearer view of the warm and steady heart of humanity. We have been for years meeting in a single place, and winding around us unconsciously its associations, as well as being drawn through them toward higher and better things. We can remember lives the beginning of which have been sanctified at its font, and which have ended at the bier. Others remember the place as sacred because there the union of their lives has been solemnized before the altar with the marriage ring. The memory of the place speaks to me what cannot be written in words. The world sometimes says that we use the church as a club, as a source of social enjoyment, but we now realize more than ever that it is not so, and that wherever our religion centres, there the best part of our life gathers. Ah! how much our church life does for us. The cares of business tend to make us material. Here we may come for spiritual strength and rest. Some of you remember the work that you have done in that church for seventeen years. But if the building was more in dust than it is, yet the results of your labor would not be blotted out. We can feel the satisfaction that though we have no roof for our own heads, we have given roofs for others in many places. That which we kept for ourselves we have lost; that which we gave to others is saved. So the work which we do lives. It is pleasant to think that on the last Sunday in the church the collection for missionary work was the largest we had ever taken for that purpose. This is not self-glorification. I mention it as a visible proof of the invisible life of the church.

I have spoken of the past, and what I have said asks a glance at the future. We have much to do, but I have always found you ready. God has given us a new work, that of rebuilding our church edifice. We want to realize that we will be doing His work in this. There is nothing more glorious than a noble building. In it man brings all the gifts of nature and makes them contribute to making what is above nature. A tree growing in the soil is a glorious thing. But when we cut it and carve it, and make it a part of a grand building, it becomes more glorious than when it stood on the mountain. We must remember that we are not to build for our own comfort, but for the glory of God. Since Abraham's altar, since the building of the Temple, since Christian temples replaced those of Herod, building has been a glorious work. The sound of the hammer has rung down through the centuries. It is heard of all through the Bible, unless in the Epistles, and is used as a simile of the upgrowing and developing of the Christian character. Now we do not want all the glory of the building to rest with a building committee, but that each of you shall have a part in it, and so feel, when the church is finished, that you have a place to go to in which you have a personal interest. You say it is troublesome, but you must remember that your church has laid on it one of the greatest of works. You must be self-denying. You who have but very recently joined the church may think yourselves peculiarly unlucky in view of this coming burden. But I trust if you take it up in the right spirit that you will yet consider yourselves fortunate in having the experience of following this homeless church from place to place until its house is finished, as well as in the pleasure and privilege of aiding in the building of that house. Ruskin, who has written of the noblest aspects of building, both from a secular and religious standpoint, has put in his Seven Lamps of Architecture that of sacrifice, and this is one that we alone can kindle, and which we are apt to forget for the more attractive lamps of Beauty and others. We shall feel hereafter a particularly sacred regard for the lesson I have read for the fifth Sunday in Lent; just as some of us will always so regard the lesson read on the Sunday after the fall of Fort Sumter, twenty-two years ago. Last Sunday I asked you if you loved the church as you ought to do, but I little thought this question would be put to trial so soon. I ask it again to-day. God says, "I will shake all things." Let us be sure that back of our lives there is that which cannot be shaken or burned up, the love of the Lord Jesus Christ. May this be to you always more than mere buildings, a thing which cannot be shaken, and which is most precious.

THE HISTORY OF A CHURCH.

The Rev. Dr. S. B. Rossiter at the North Presbyterian Church.

Interesting services were held yesterday in the North Presbyterian Church, at Thirty-first-st. and Ninth-ave., on the occasion of the twenty-fifth anniversary of the completion of the present church building. In the morning a large congregation filled the house. The platform was decorated with flowers, ferns and plants, and festoons of smilax. The Rev. Dr. S. B. Rossiter preached an historical sermon, tracing the story of the church from the time of its organization until now. Dr. Rossiter appears to be somewhat under forty years of age, of medium height and slight build. He reads in a clear, round voice, and presents his facts and arguments with force and effect. The text was Numbers xxi, 17: "Then Israel sang this song, Spring up, O well, sing ye unto it: the princes digged the well, the nobles of the people digged it by the direction of the law-giver with their staves."

In speaking of the history of the North Presbyterian Church Dr. Rossiter said: "All this region known thirty-five years ago as Strawberry Hill was sparsely settled. The Institution of the Blind was built and considered quite out in the fields. This congregation met for the first time in the chapel of that institution June 17, 1847. There were sixteen members. Two came from the Houston Street Presbyterian Church, now extinct. Eight came from the West Church in Carmine-st., now in Forty-second-st. Three came from the Fifth Congregational Church, now extinct, and three came from the old Spring Street Church. Dr. Adams, until lately the pastor of the Madison Avenue Church, preached the sermon at the organization. The Rev. Mr. Roosevelt was the first pastor. Thomas Edgar, Zenas Newell and Charles H. Rusher were the first elders. The first communion service was held July 4, 1847. At this communion three members were added to the church, making nineteen in all. One hundred and sixty communion seasons have passed since then, and that membership of sixteen has grown to be 1,915. This growth has been accomplished through constant and regular additions. It has been an orderly growth. The spirit of work in the church has been strong from first to last, and the spiritual tone of true church life has always been preserved. The growth of the church building is equally interesting. For two years after its organization the little congregation met in the chapel of the Institution of the Blind. During this time a wooden building in Thirty-second-st. had been in course of erection and was dedicated on April 13, 1849. It contained seventy-five pews and cost $3,200. The building was subsequently removed to Fifth-st., between Seventh and Eighth-aves., where it now stands. This edifice was occupied eight years. Mr. James Boorman having given four lots to the congregation at Thirty-first-st. and Ninth-ave. it was determined to erect the present building. The corner-stone was laid on June 19, 1856, and the church was opened for worship on Sunday, March 29, 1857. The forty-third communion was held in the church April 26, 1857. The membership then numbered 300. The cost of the building was $45,759, all of which was paid with the exception of a mortgage of $20,000. In thirteen years, the mortgage grew from $20,000 to $30,000. At a meeting on October 12, 1870, it was resolved to make an effort to pay this debt of $30,000, which threatened the life of the church. The Church Extension Court of the Presbytery agreed to give $10,000 if the balance could be raised by the church. The balance was raised, and January 29, 1871, saw the mortgage paid off. The church interior, which had become somewhat shabby from the touch of time, was redecorated in 1879. The identity of the church has been preserved through many years and many changes. Not one of the sixteen original members is on the roll-book to-day. The constituency of the church has changed several times. But the church is true to its original spirit, and I trust that former members who may be permitted to visit their old home during these thanksgiving services will find the hand of cordial welcome extended to them as they were wont in the former times to extend it to others."

Last evening the Sabbath-school Anniversary was held. Dr. John Hall delivered an address. On Wednesday evening, March 29, further anniversary services will be held, and the occasion will be signalized by the opening of the Sabbath-school room, which has been refurnished and redecorated.

THE COURTS.

A VICTORY FOR THE LACKAWANNA ROAD.

The New-York, Lackawanna and Western Railway Company on August 26, 1880, filed its articles of association in the office of the Secretary of State, declaring its intention to construct a railroad from Binghamton to Buffalo, passing through Tompkins and Schuyler among other counties. The first survey, however, showed the route selected to be impracticable; hence a route was surveyed through Chemung County, and the proper certificates filed in that county. On January 20, 1881, notice of this filing was served upon the New-York, Lake Erie and Western Railroad Company. On February 7, 1881, the Erie Company served notice of an application to change the route thus located through Chemung County, on the ground that the new road would be prejudicial to the Erie. On February 12, 1881, and before the application was heard, the New-York, Lackawanna and Western Road passed resolutions changing its route to Chemung County. This proposed route was affirmed both at Special and General Term. On April 25, 1881, the latter company filed another map in Chemung County. The Erie Company made another motion to change the route because of the omission of the County of Chemung from the articles of association at the time of the service of the notice. It was claimed that the company had no right to construct its road in the county of Chemung at all. This application was also denied. Then when application was made by the new road for the appointment of commissioners to locate the crossings of the roads, the Erie Company carried the questions involved through the various courts to the Court of Appeals, which last week gave its decision affirming the judgment below in favor of the New-York, Lackawanna and Western Railroad Company.

Chief-Judge Andrews, who writes the opinion of the Court, cites the 23d section of Chapter 77 of the Laws of 1876, giving the directors of a railroad by a two-thirds vote and by filing the certificates and maps "in the proper county" power to change their route to an adjoining county. In amending as they did on February 12, 1881, the articles of association by omitting Schuyler and Tompkins Counties and inserting instead Chemung County, Judge Andrews says that this was a valid exercise by the directors of the New-York, Lackawanna and Western Road of the authority conferred by this section. The directors were mistaken in supposing that an amendment of the articles of association was necessary; "but what they did was equivalent to a vote to change the location." "The rights of property owners or of third persons are not affected by the preliminary action under the twenty-third section. That action is taken ex parte by the corporation. Its action becomes effectual without notice to third persons or confirmation by the Court or other authority, when the directors have by proper vote determined that the road shall be built upon a new route in a specified county that we think is a location within the section. The designation of the exact line is a subsequent proceeding, and when such designation is made those interested have a right to be heard and to apply for change of route."

Robert T. Turner, of Elmira, for the petitioning road; D. C. Robinson for the Erie Road.

TWO CASES IN REGARD TO ONE ESTATE.

The Court of Appeals last week gave two interesting decisions in cases that arose in regard to the same estate in the Surrogate's Court of Rensselaer County. The case of Snyder against Sherman was on an appeal from a decree of the Surrogate admitting to probate the will of Elizabeth Snyder, the General Term having affirmed the decree. The probate was resisted on the ground of incapacity and undue influence. The Court held (1) that since the adoption of the Code of Civil Procedure the Court of Appeals could not examine a probate case upon questions of fact where the evidence was conflicting, and that this was so, although the case was decided and the appeal taken prior to the adoption of the new Code; (2) that the exceptions taken in such cases were to be determined by section 2,545 of the new Code, which provides that a decree of the Surrogate shall not be reversed for errors in admitting or rejecting evidence unless it is made to appear to the Appellate Court that the exceptant was necessarily prejudiced thereby. This changes the ordinary rule in regard to sustaining decisions upon appeal. The decree admitting the will to probate was sustained.

The other case was that of Whiton against Snyder. Elizabeth Snyder died before her husband, leaving the will mentioned above. The Court of Appeals holds that the paraphernalia of a married woman, such as jewelry, clothing, etc., under the act of 1862, presumptively belonged to her. This is quite contrary to the common law rule, and goes further than any previous case in this respect in construing the effect of the acts in relation to married women, and especially in favor of the wife's personal representatives as against the husband and his personal representatives. The Court also holds that the possession of money or securities by a married woman raises the presumption that they belong to her, and that this presumption is not overcome by showing that she was married before the statutes of 1848, and lived with her husband until her death, nor by the absence of proof showing from what source she obtained the money. The Court holds, however, that the possession of personal property by a married woman in common with her husband, and used in the family, though called and recognized as hers in the family, would not raise the presumption of ownership in her, and that title in her directly must be shown.

James Lansing, of Troy, represented the successful respondents in both cases; H. A. Parmenter, of Troy, the appellants.

COURT CALENDARS—MARCH 27.

SUPREME COURT—CHAMBERS—Held by Lawrence, J.—Calendar called at 11 a. m.—Nos. 120, 1, 20, 27, 29, 40, 41, 43, 47, 48, 49, 58, 59, 60, 61, 63, 64, 72, 73, 75, 78, 84, 85, 102, 128, 129, 132, 135, 138, 140, 141, 142, 143, 144, 150, 157, 159, 174, 177, 181, 182, 184, 194, 202, 203, 204, 207, 209, 210, 211, 212, 213.

SUPREME COURT—SPECIAL TERM—Held by Larremore, J.—DEMURRERS—Nos. 49, 120. LAW AND FACT—Nos. 68, 303, 307, 309, 131, 84, 169, 248, 302, 312, 162, 343, 348, 342, 356, 107, 129, 311, 426, 456, 462, 485, 6, 221, 329.

SUPREME COURT—CIRCUIT—PART I.—Held by Potter, J.—No day calendar until Tuesday, March 28.

PART II—Held by Barrett, J.—Case on No. 1,735, Masterson agt. Boyce—No day calendar.

PART III—Held by Van Vorst, J.—Case 950, Hinman agt. Hare—No day calendar.

SUPERIOR COURT—SPECIAL TERM—Held by Truax, J.—No day calendar.

COMMON PLEAS—SPECIAL TERM—Held by Beach, J.—No day calendar.

COMMON PLEAS—TRIAL TERM—PART I—Held by G.P. Daly, C. J.—Nos. 1715, 1194, 1341, 1171, 1387, 1247.

Medical.

"WILSONIA" MAGNETIC GARMENTS
Cures 90 per cent of all diseases known to man. Beware of fraudulent imitations.
Consultation free daily from 8 a. m. to 8 p. m.
OFFICES: 465 FULTON-ST., BROOKLYN.
44 FOURTH-ST., BROOKLYN, E. D.
NEW-YORK: 72 NASSAU-ST., 25 EAST FOURTEENTH-ST., 695 BROADWAY, 1,337 BROADWAY, 121 EAST 125TH-ST.

Sales by Auction.

H. SCUDDER, Auctioneer, 9 Greene-st., New-York. CLOTHING—AUCTION sale of a large whole-sale of stock of clothing at 7 and 9 Greene-st., Tuesday, March 28 at 10 o'clock.

STORAGE SALE.
ON THE TWENTY-EIGHTH DAY of March, 1882, at 10 o'clock a. m., at the Eagle Storage House, No. 103 West 33d-st., New-York City, will be sold to satisfy liens for storage and charges; the goods stored under the names of the following persons: Mary E. Brown, Robert Wilson, Joseph D. Gibbs, John F. Harris, Mary Gipson, Salmon Skinner, Charlotte Stokes, Emma Barker, James R. Sharper, John Savage, Catherine Valdes, Theresa Schaefer, Mrs. J. E. Baldwin, Ellen C. Bryan, John H. Reed, Mrs. Robert Brown, Uranus Crosby, George Leslie, Lavonia Johnson, Benjamin F. Guyton, John W. Medairy, Charles L. Edwin, Mary E. Jones.

Dressmaking.

A DRESSMAKER wishes to make engagements with first-class families in or out of the city; has worked in one of the leading houses; understands her business; will give lessons in cutting. Address Miss SIMMS, 469 4th-ave.

A FIRST-CLASS CUTTER AND FITTER desires a few more engagements; making over a specialty; excellent references. Address one week, Mrs. L. M., Tribune Uptown Office, 1,238 Broadway.

DRESSMAKER.—An experienced dressmaker solicits a few more customers; would fit ladies at their own residences; excellent references; would take work home at home. Address Mrs. M., Box 17, Tribune Uptown Office, 1,238 Broadway.

Corporation Notices.

NOTICE.—Proposals for estimates for dredging at the foot of West 51st-st., N. R., and at the foot of 26th-st., E. R., will be received by the Department of Docks 117 and 119 Duane-st., until April 3, 1882, at 12 o'clock, m. For full information see the City Record, copies for sale at No. 2 City Hall.

Miscellaneous.

POTATOES.
Finest Scotch and Irish, for sale in any quantity.
W. MILLER,
252 Greenwich-st.

Help Wanted.

BOOKEEPER WANTED—By a jobbing and importing house; very competent and trustworthy. Address, with references, G. & CO., Tribune Office.

REAL ESTATE.

NEW-YORK, Saturday, March 25, 1882.

The following sales were held at the Exchange salesroom to-day:

By Bernard Smyth.

Bulkhead 125 ft on West-st, s of Beach-st; Hugh N Camp	$17,000
Jay-st Basin, north half of pier at foot of Jay-st, south half of pier at foot of Harrison-st, and bulkhead; same buyer	178,100
Wharf property at the foot of Barclay-st; E A Cruikshank	216,000
Wharf property at the foot of Park-place, William Rhinelander	300,000
Wharf property at the foot of Murray-st; E A Cruikshank	216,500

By Peter B. Meyer.

2 3-story brick houses with lots, No 91 and 93 Thompson-st, w s, 125 ft n of Spring-st, each lot 25x100; William M Kingsland	18,490

By James L. Willes.

1 4-story brown stone house with lot, No 235 West 45th-st, n s, 370.10 ft e of 8th-ave; lot 20x100; W Van Cleeck	16,700

By Horatio Henriques.

1 1-story frame house and 2-story frame stable with lot, No 624 West 58th-st, s s, 300 ft w of 10th-ave, lot 25x100.5; Herman Stelh	5,850

RECORDED REAL ESTATE TRANSFERS.

NEW-YORK CITY.

1st-ave, e s, 25 ft n of 115th-st, 25.5x75; W Fernschild to A Scherrnian	14,000
Broad-st, Nos 96, 96½ and 98 and Nos 33 and 35 Bridge-st; Louis L Lorillard and wife to John S Davidson	77,000
36th-st, s s, 170 ft w of 1st-ave, 22.8x98.9; R Assenheimer and another to J Roedel	12,500
111th-st, s s, 230 ft w of 4th-ave, 16.8x100.11; Thos T Treacy and wife to J H Deane	1
111th-st, n s, 196.9 ft w of 4th-ave, 33.4x100.11; same to same	1
111th-st, s s, 334 ft e of ft e of Lexington-ave, 16.2 x100.11, same to same	1
114th-st, n s, 96 ft e of 4th-ave, 16x100.11; same to Annie Carter	1
Lexington-ave, e s, 84.5½ ft n of 111th-st, 18.5½x100; J H Deane and wife to T F Treacy	1
8th-ave, sw cor of 121st-st, 101.6½x100; Susan A Hoagland to S A Fanning	20,000
15th-st, No 230 East, 25x103.3; Ellen G Deane et al to L S Oatman	1
112th-st, s s, 187.11 ft e of 4th-ave, 17.1x100.11; C B Parfitt and wife to Thos H Cook	8,000
75th-st, n s, 95 ft e of Lexington-ave, 18.9x102.2; J Schwab et al to John Rafka	25,000
45th-st, s s, 150 ft w of 6th-ave, 50x100.5; A G Woods to Jennie H Butt	28,000
74th-st, n s, 98 ft e of Ave-A, 19.6x102.2; Emeline Johnston and husband to John Cook	10,000
128th-st, s s, 161.3 ft e of 3d-ave, 18.9x99.11; J Ayer to Ada F Ayer	7,000
28th-st, s s, 317.10 ft e of 9th-ave, 21.5 17x98.9; G W McAdam to A Meyers	13,500
Courtlandt-ave, e s, 25 ft n of 157th-st, 25x100; P A Ferris, assignee, etc, to Peter Helferich	950
125th-st, n s, lot 2 Molenaer estate, 25x100.6x77100; J Hipp, jr, et al to Wm F Lest	3,600
6th-ave, se cor of 4th-st, 36.6½x100.11; Hotel Royal; ½ interest; Kaufman Hirsh and wife to Hyman Israel	35,000
Catherine-st, Nos 25½ and 27, ½ interest, H Israel to S Hirsh	5,000
70th-st, w s, 193 ft e of 4th-ave, J A Frame and wife to A Blumenstiel	26,000
90th-st, s s, 250 ft w of 8th-ave, 25x100.8½; R H Hamilton to Maria L H Pelletreau	1
Christie-st, e s, 75.3 ft n of Broome-st, 25x100; Geo Neil and wife to A C Hassey	15,000
Same property; A C Hassey to Lissette Neil	15,000
Lexington-ave, e s, 56.8½ ft s of 50th-st, 18x95; J M Levy to the Simonds Mfg Co	9,265
51st-st, se cor of 4th-ave, 25x100.5; R M Martin, referee, to Wm Speer, jr	28,825
76th-st, n s, 65 ft w of Madison-ave, 31x77.2; same to same	29,000
50th-st, n s, 258.4 ft e of 8th-ave, 16.8x100.5; Elizabeth Stahlnecker and husband to Francina F Brock	17,500
145th-st, n s, 475 ft w of Willis-ave, 12.6x100, sam F Pease and wife to F V Morrison	650
153d-st, nw cor of 9th-ave, 77.1x irregular; Eliza Bradbrook et al, executors, etc, to P N Du Bois	11,300
75th-st, s s, 150 ft w of 3d-ave, 25x102.2; E B Willets, executor, to E C Ripley	11,500
135th-st, n s, 217.2 ft w of 3d-ave, 24x103.3; Lue S Oatman to Anna M Koch	25,000
Nassau-st, No 38; Jos Stuart et al, executors, etc, to R W Stuart	1
84th-st, s s, 102.2 ft e of interior lot, 17.2 ft e of 11th-ave, 25x98.9; A A Rouhedi, referee, to Eleanor P Gage	8,100

Real Estate Agents.

J. Romaine Brown, 1,280 Broadway. Entire management of real estate a specialty. Rents collected, &c.

City Real Estate for Sale.

CHARLES BUEK & CO., ARCHITECTS, 63 East 41st-st., corner Park-ave. Successors to Duggin & Crossman, offer for sale
Six houses, corner Madison-ave. and 69th-st. (top of Lenox Hill), from 21 to 33 feet wide.
Also,
Six houses, corner Lexington-ave. and 37th-st. (top of Murray Hill), from 22 to 32 feet wide.
All houses new and built by ourselves.
Houses open Sunday. Send for pamphlet.

FOR SALE, on Lenox Hill—A 4-story brown stone dwelling (20x55) in perfect order; elegant mirrors and fixtures; possession. 109 East 69th-st.

FOR SALE.—The three-story high-stoop houses in 64th-st. near 3d-ave. Heater and gas fixtures complete. Now ready for occupancy. Price, $14,000. Apply to JOHN DUCHMINE, 217 East 68th-st., or 1,037 3d-ave.

FOR SALE.—The three-story, high-stoop, basement, stone-front houses, in sanitary modern improvements, healthy location and constructing unequalled for residence; each house contains reversable parlors, Normal College, Model Primary School and elevated stations within two minutes' walk; twenty-five minutes to Wall-st.; $12,000 to $14,000 each; mortgage at 5 per cent. Apply on premises 68th-st., between 2d and 3d-aves., or to owner JOHN D. CRIMMINS, 1,037 3d-ave.

WILLIAM, BEEKMAN and PEARL-ST. properties for sale at bargains. BULAND & WHITING, 121 Nassau-st.

Auction Sales of Real Estate.

JOSEPH HEGEMAN & CO.—Monday, March 27, 10:30 a. m., at the Central Salesrooms, Willoughby and Pearl-sts., Brooklyn; auction sale of 350 lots of new and second hand Axminster, Moquette, Velvet, Brussels and other carpets, &c., &c.

City Property To Let.

A FIVE-STORY Building, 25x85, Pearl-st., near Beekman, to let. BULAND & WHITING, 121 Nassau-st.

FURNISHED 2-story high stoop brick house, all conveniences, to let to a small family for the board of two. OWNER, Tribune Office.

LARGE BASEMENT and FIRST FLOOR offices to rent in the new building, 69 Wall-st., also a few offices on the upper floors; two elevators. Apply to N. W. WEST, 121 Liberty-st.

LARGE store and lofts to let, Beekman-st., near Nassau. BULAND & WHITING, 121 Nassau-st.

OFFICES TO RENT
IN THE NEW BUILDING
69 WALL-ST., RUNNING THROUGH TO BEAVER-ST.
Possession can be given in April. Apply to
N. W. WEST,
121 Liberty Street.

OFFICES.—1,300 Broadway, cor. 34th-st.—Artists' studios, well lighted, and commodious offices to let, at moderate rents. J. ROMAINE BROWN, 1,280 Broadway.

TO LET.—A large fully furnished house in Audubon Park, Washington Heights, New-York City; rent, $3,000. J. ROMAINE BROWN, 1,280 Broadway.

25TH AND 35TH-STS.—Large houses, filled with boarders; rent, $3,500 and $4,800. 44th, 45th and 46th-sts.—To let or for sale; private family only. Flats and apartments; offices for physician and dentists; early possession. A. DAILEY, 74 West 35th-st.

34TH-ST., BETWEEN 5TH and 6TH-AVES.—To let for three or five years, handsome, 25 foot front, high stoop, brown-stone house; dining-room, extension, mirrors and gas fixtures; possession April 21. A. H. MULLER & SON, 7 Pine-st.

51ST-ST., high-stoop, four-story house, furnished, $1,600; 37th-st., near 5th-ave., four-story, unfurnished, $2,500. A. DAILEY, 74 West 35th-st.

155 EAST 83D-ST.—To let, snug 4-story brownstone dwelling; two bath rooms; large mirror; all conveniences, closets, plumbing, drains, complete; good neighborhood. B. C. WANDELL, next door.

417 BROADWAY, corner of Canal-st., office suitable for a railroad company, now occupied by Missouri and Pacific Railroad Company. Apply to J. ROMAINE BROWN, 1,280 Broadway.

$800 WILL hire one of those handsome new brick houses erected by John C. Henderson, Esq., as an investment. They are elegant in design and finish, and have all the modern conveniences. Special attention has been given to the plumbing, and all the appointments are unique and ought to suit the most fastidious. Location, 87th-st., near Avenue B. A corner double house, $900. Inspection invited. J. EDGAR LEAYCRAFT, 1,544 Broadway.

Brooklyn Property For Sale and To Let.

CLINTON-AVE., No. 385, southeast corner Clinton and Greene-aves.—House and plot of ground 48x140; price $27,500. Also 3-story, high-stoop brick house and lot 20x100, No. 1 Jefferson-st., corner Ormond-place; price, $7,500. Apply to W. BOGERT, 192 Broadway, N. Y. Room 8.

FOR SALE.—The handsome 3-story and attic brown stone front dwelling, No. 139 Amity-st., north side, between Clinton and Henry-sts.; lot, 25x100; house, 40 feet deep; with extension, 25x20; containing every improvement; 15 rooms, hot and cold water throughout, 2 water closets, gas fixtures, heater, &c., and is in the best possible order; price, $12,000. $7,000 can remain on mortgage at 6 per cent. Apply to FREDK. SPRING & CO., 157 Water-st., New-York.

TO LET.—The handsome corner house 536 Carlton-ave. Twelve rooms. Rent, $750. BULAND & WHITING, 121 Nassau-st.

421 CLINTON-AVE., Brooklyn.—To let, a 3-story and attic brown-stone house, 22x70; fifteen rooms; dining-room on parlor floor; location the best part of the avenue; can be seen after 1 o'clock. Apply to the OWNER, 419 Clinton-ave.

Country Property For Sale and To Let.

A.—TO LET, furnished, on Davenport's Neck, New Rochelle, house and 4 acres of land; stable, hennery and garden. Apply to WM. PINCKNEY and WM. LE COUNT, New Rochelle, N. Y.

A GOOD INVESTMENT.
20,000 acres No. 1 Coal and Iron Lands, in tracts from 100 to 3,000 acres, in Pennsylvania, near railroads. 6,800 acres Timber Lands in Georgia and Florida, for sale for cash. THO. I. POWELL, 5 Cortlandt-st., room 49, fifth floor.

BERGEN HEIGHTS, Jersey City, 17 minutes from Liberty-st.—TO LET.—3-story frame house, brick lined, with one-story extension; 21 rooms; improvements; suitable for two families; rent $600. Inquire at No. 3 North Washington Square, New-York City.

Country Property For Sale and To Let.

ATORANGE, N. J. (neighborhood specialty)—Property for sale and rent; all varieties, great bargains. EDWARD P. HAMILTON, 1½ Park-pl., N. Y.

CLIFF HOUSE, TARRYTOWN.—For sale or to let from April 1, 1882.—An elegant family boarding-house. Full particulars apply to MERCHANTS' INSURANCE COMPANY, 140 Broadway, or ROBERT F. WHITE, Tarrytown, N. Y., the agent.

EXECUTOR'S SALE.
of a great
SEA-SHORE PROPERTY
in Boston Harbor, known as
DOWNER'S LANDING,
comprising forty-five acres and a first class hotel known as the ROSE STANDISH HOUSE, fully furnished, hotel cottage and twenty other handsome cottages; cafe, ce houses, stables, &c., &c.; also
MELVILLE GARDENS,
with all its paraphernalia for excursions and picnic parties.
This property is well known as one of the most attractive resorts near Boston.
It is within one hour's sail of the city and has always had a most liberal patronage.
It must be sold to close the estate of the late Samuel Downer.
For full information, apply to
ALEX. S. PORTER,
27 State-st., Boston, Mass.

FARM FOR SALE.—A 100-acre farm, well-located in New-Rochelle, Westchester Co., having orchards of 500 pear and 200 apple trees just coming into bearing. For particulars apply to WM. D. VAUMER, of Mamaroneck, or of B. D. DEALING, on the premises.

FARM, Vineyard and Stock Ranche for sale in California, owner having changed residence to this city. Apply at 138 West 57th-st.

FINE FARM for sale, $14,000; 117 acres. Greenlawn, Huntington L.I. W.T. Furman, Newtown.

FOR SALE—A COUNTRY RESIDENCE; ten acres, fifty minutes on New-Haven road; good outbuildings, fine shade; plenty of fruit; boating and fishing; convenient to the depot. Apply to Owner, 243 West 49th-st.

FOR SALE.—A fertile farm of forty acres, all under cultivation; located on the main street, one mile from depot; easy access to Philadelphia and New-York; house of seven rooms, first-class barn, running stream of water near the barn, eighty apple and 300 pear trees; terms easy. Address VINELAND, Tribune Office.

FOR SALE, at a very low price, a fine residence at Passaic. Beautifully situated a short distance from depot. Apply to JOHN S. PUDNEY, Passaic, N. J., and 44 Hudson-st., New-York.

FOR SALE, at Mount Vernon, Westchester County—Gentleman's country residence, consisting of 37 acres choice land, large dwelling, barn, carriage house, 2 greenhouses, ice-house, &c.; location high and healthy; no malaria; neighborhood first-class. For price and particulars apply to BULAND & WHITING, 121 Nassau-st.

FOR SALE.—A very fine residence at Montrose, Westchester County, N.Y., overlooking the Hudson River and about one and one-half hours by railroad from New-York; house is three stories, contains fifteen rooms; there is a large barn, carriage house, crib and other out buildings; well near the house and one near the barn. Also a farm house 1½ stories, several hundred fruit trees, about 500 trees in all, grape vines, raspberries, cherry-currants, strawberry beds, etc. With about 10 acres of land and 8 acres in woodland. Address THE OLD NATIONAL BANK, Providence, R. I.

FOR SALE.—Farm, fifty acres; high state of cultivation; 1,000 pear trees, choicest varieties, bearing condition; two acres in apple orchard; 300 peach; building lots, water closets, gas, hot-house, conservatory, ice and dairy room. Middletown, Conn., mile from city. Apply THOS. C. PORTER, No. 60 Broad-st., New-York City.

FOR SALE—HOUSE in South Orange; beautifully situated; 7 minutes from station; 11 rooms and large bath-room; all modern conveniences; two wells; two cisterns; Waring system of drainage; about half an acre of land; $7,000. Apply to Box 57, S. Orange P. O.

FOR SALE—At Philadelphia, in 22d Ward, directly opposite Olney station, on Newtown R. R., about five miles from Chestnut-st., twenty-seven acres of land, a stone mansion house and porter's lodge, a farm house and two barns and stable, ice-house, fruit trees, grapes, strawberries, &c., in abundance. This is a very desirable property for investment and is cut up to good advantage for building lots. It will be sold below its value and on easy terms, or will be exchanged for Brooklyn or New-York City property. Address S. M. PETTENGILL, 263 Broadway, New-York.

FOR SALE or EXCHANGE—1,920 acres of land contiguous with large growth of yellow pine trees; near the Apalachacola River, Liberty Co., Florida, for near-by property. Apply to FRANKLIN, P. O. Box 2,814.

FOR SALE OR LEASE—easy terms—large blocks of bulkheaded water fronts, New-York harbor, for manufactories, chemical works, &c. B. A. YOUNG, 20 Exchange-place.

FOR SALE OR LEASE ON EASY TERMS—Large blocks of bulkheaded water fronts in New-York harbor for manufactories, chemical works, &c. B. A. YOUNG, Engineer, 20 Exchange-place.

FOR SALE ON EASY TERMS.
PRICE, $3,000. Farm of 20 acres, good loamy soil, within 3 miles of Riverhead Village, county town of Suffolk County; house and farm buildings quite new, with young orchard. For further particulars inquire of GEORGE D. WOODRUFF, 303 and 305 Greenwich-st., N. Y. City, or address P. O. Box, 55, Riverhead Post Office.

FOR SALE to close an estate, or will be rented furnished to a private family—A gentleman's country seat on the Hudson. Unsurpassed. Stone mansion and about twenty acres. Graperies, conservatories, running brook, private macadamized road to station, stables, &c. Apply to J. C. O'CONNOR, jr., Attorney, 62 Wall-st., or HOMER MORGAN, 2 Pine-st.

FOR SALE or TO LET.—At Madison, N.J., large modern built house; 14 rooms; first-class order; 5 minutes from depot. Address G. MINTON, Morristown, N. J.

FOR SALE—640 acres of land at Glyndon, Minn., near the junction of the North Pacific and the Minneapolis and Winnipeg R. R. or exchange for N.-Y. City or Brooklyn property. Apply to S. M. PETTENGILL, 263 Broadway.

FURNISHED HOUSE in Flushing to let for ensuing year at $35 per month; 9 rooms nicely furnished; large lot, plenty of fruit; gas water, &c.; three blocks from Main Street depot; immediate possession. A desirable place for a small family. T. W. SMITH, Fifth National Bank, 3d-ave. and 23d-st.

FURNISHED HOUSE TO LET.—A nice country seat tastefully furnished, with superb views of the Hudson, to rent for the season or less time, at Dobbs Ferry. A rare opportunity; rent $250 per month. Address L. H., Box G., Station D., City.

GOOD FARMS, $400 to $2,500; good markets; no malaria. Address C. K. LANDIS, Vineland, N. J.

HOUSE TO RENT or FOR SALE—Ten rooms; situated in a beautiful village on the Hudson; rent $200 per year. Address J. M., P. O. Box 208, Rhinebeck.

JERSEY CITY.—For s