Steamboats and Railroads.

A.—HUDSON RIVER BY DAYLIGHT.
DAY LINE STEAMER ALBANY OR C. VIBBARD, daily (except Sundays).
Leave Fulton-st., Brooklyn (by Annex).....8 a.m.
" Vesey-st. Pier, New-York.....8:40 a.m.
" West 22d-st. Pier, New-York.....9 a.m.
for ALBANY, landing at Nyack and Tarrytown (by ferry), West Point, Newburg, Poughkeepsie, Rhinebeck, Catskill and Hudson, and Yonkers (Tuesdays and Thursday).
CONNECTIONS.
RHINEBECK—With H. and C. W. R. R. for Hartford, Springfield and the East, and (by ferry) with special train on U. and D. R. R. for the resorts of the Catskills.
CATSKILL—With special trains on Catskill Mt. R. R.
HUDSON—With B. and A. R. R. for Chatham, Pittsfield, North Adams and Lebanon Springs.
ALBANY—With D. and H. C. Co.'s R. R. for Lake George, Montreal and the North, and with N. Y. C. and H. R. R. R. for Utica, Buffalo, Niagara Falls, Clayton, Alexandria Bay and the West. SPECIAL SARATOGA EXPRESS.

A.—RONDOUT, KINGSTON and CATSKILL MOUNTAINS, landing at Cranston's (West Point), Cornwall, Newburg, Marlboro, Milton, Poughkeepsie, and Esopus, connecting with Ulster and Delaware, Stony Clove and Catskill Mountains, and Kaaterskill railroads. Steamers CITY OF KINGSTON and JAMES W. BALDWIN leave every week day at 4 p.m. pier foot of Harrison-st., N. R., except Saturdays, when City of Kingston leaves at 1 p. m., landing at Newburg and Poughkeepsie, connecting with special trains for all SUMMER RESORTS THROUGH THE CATSKILL MOUNTAINS. Will leave Rondout Sunday nights 11 o'clock, on arrival of special fast train from the Mountains, arriving at New-York Monday 6 a. m.

A.—TROY BOATS—CITIZENS' LINE.—Steamers SARATOGA and CITY OF TROY leave Pier 54, N. R., foot of Christopher-st., daily except Saturday at 6 p. m. Sunday steamer touches at Albany.

CATSKILL MOUNTAINS.
CATSKILL EVENING LINE
STEAMERS KAATERSKILL and CATSKILL leave foot of Harrison-st., N. R., every week day at 6 p. m. Connecting with Catskill Mountain and Cairo Railroads. 10 o'clock boat from Catskill Sunday nights, on arrival of special Mountain train. Send to pier for Circular giving time-table, list of houses, rates, &c., or address W. J. HUGHES, Treas. Catskill, N. Y.

COOK'S TOURIST TICKET OFFICE, 261 Broadway, corner Warren-st., New-York. Railway and Steamship Tickets to all points at the lowest rates. Excursion Tickets for Summer Travel at reduced rates. Send for pamphlet. Tickets can be sent by mail. Address THOS. COOK & SON, 261 Broadway, New-York. Boston, 197 Washington-st. Chicago, 106 Dearborn-st.

FALL RIVER LINE.
For Boston, FALL RIVER, NORTH and EAST.
The most comfortable and agreeable route to the WHITE MOUNTAINS, MT. DESERT, all principle cities, inland and seashore resorts of New-England and Provinces. The well-known steamers, "PILGRIM" and "BRISTOL" leave New-York alternately daily, SUNDAYS INCLUDED, at 5:30 p. m., from Pier 28 North River, foot of Murray-st. Connection via Annex boat from Brooklyn 5 p. m. Jersey City 4 p. m.
A FINE CONCERT is given on board every evening by the celebrated bands and orchestras attached to these steamers. Long water route; full night's rest, six morning trains to Boston; short rail ride.
NEW TRAINS.
SECOND BOSTON EXPRESS leaves Fall River at 7:25 a. m., daily, except Sundays, due in Boston 9:05 a. m.
WHITE MOUNTAIN EXPRESS leaves Fall River at 7:25 a. m. daily, except Sundays. Parlor cars through to Fabyans via Lowell and Nashua, and via Lowell and North Conway.
NEWPORT LINE.
For Newport R. I., direct, Martha's Vineyard, Nantucket, Cape Cod and all inland and seashore resorts on the Old Colony system. The fine steamers "PROVIDENCE" and "OLD COLONY" leave New-York alternately daily (Sundays excepted), at 5 p. m. from Pier 28, North River (old number.) These steamers do not go beyond Newport. Tickets and staterooms for both lines may be secured in New-York at 207, 261, 944, 957 and 1,323 Broadway, 153 Bowery, Astor, Fifth Avenue and Win sor Hotels. LINE OFFICE, PIER 28 North River, and on steamers; in Brooklyn at 4 Court-st., 860 Fulton-st., 167 Broadway, E. D., and "Annex" office, foot of Fulton-st. Write to P. O. Box 452 New-York for list of Fall River Line Tours and Excursions and copy of "Tip End of Yankee Land" free on application.
BORDEN & LOVELL, Agents. GEO. L. CONNOR, Gen. Pass. Agent.

HARLEM RIVER BRANCH NEW-YORK, NEW-HAVEN AND HARTFORD R. R. Trains leave Harlem River Station, corner 132d-st. and Lincoln-ave., near Third Avenue Bridge across Harlem River (reached by Third Avenue Elevated Railroad), daily, except Sundays, at 6:45, 7:45, 9:10, 10:00, 11:55 a. m., 2:10, 3:55, 4:40, 5:40, 6:40 and 8:00 p. m. for Port Morris, Casanova (Oak Point), Hunt's Point, West Farms, Van Nest, West Chester, Tompson's, Bay Chester (Pelham Bay), Bartow (City Island), Pelham Manor and New-Rochelle, connecting at New-Rochelle with trains for all points on the main line of the New-York, New-Haven and Hartford Railroad; Shore Line and Air Line Divisions; New-Canaan, Middletown, New-Britain and Suffield Branches, and Boston and all points East.
Midnight train for New-Rochelle and all intermediate stations at 12:10 a. m. daily, except Mondays.
Sunday trains for New-Rochelle and all intermediate stations at 12:00 noon and 9:30 p. m., the latter train connecting at New-Rochelle with way trains to Grand Central Depot and Stamford.

LEHIGH VALLEY RAILROAD.—Passenger trains leave depot foot of Cortlandt and Desbrosses-sts., at 8:10 a. m., 1, 3:40, and 7 p. m. for Easton, Bethlehem, Allentown, Reading, Mauch Chunk, Wilkesbarre, Towanda, Waverly, Ithaca, Geneva, Lyons, Buffalo and the West. Pullman through coaches run daily. Local trains at 7 a.m. and 5:40 p. m. for Easton, Bethlehem and Coplay.
Trains leaving at 8:10 a. m., 1, and 3:40 p. m. connect for all points in Mahanoy and Hazleton coal regions. Sunday train leaves for Mauch Chunk and Hazleton, 8:10 a. m.
General Eastern Office, No. 235 Broadway.
E. B. BYINGTON, G. P. A.

NORTHERN RAILROAD OF NEW-JERSEY Trains leave from Chambers-st. Depot for Englewood, Closter, Piermont and Nyack 7, 8:50, 10 a. m., 1, 3:20, 4, 4:50, 5:40, 6:40, 8:30 p. m., 12 midnight. Sundays 7, 9 a. m. and 7:15 p. m.
Nanuet, Spring Valley and Monsey 7, 10 a. m., 4:50 p. m. Sundays 9 a. m.

ERIE RAILWAY, now known as the NEW-YORK, LAKE ERIE AND WESTERN RAILROAD. Arrangements of trains from Chambers-st. Depot. From 23d-st. 15 minutes earlier.
9 a. m.—Daily except Sundays. Day Express Drawing-room coaches to Binghamton, Elmira, Hornellsville, Buffalo, Niagara Falls and Suspension Bridge. Sleeping Coaches Hornellsville to Cincinnati and Buffalo to Chicago.
6 P. M.—DAILY "CHICAGO AND ST. LOUIS LIMITED EXPRESS." A SOLID PULLMAN TRAIN OF DAY, SLEEPING AND HOTEL COACHES. NO EXTRA CHARGE FOR FAST TIME. ARRIVES BUFFALO 6:10 A. M. SUSPENSION BRIDGE 6:45 A. M., SALAMANCA 5:35 A. M., CLEVELAND 10:50 A. M., CINCINNATI 6:15 P. M., CHICAGO 9:00 P. M., AND ST. LOUIS 7:30 THE SECOND MORNING.
8 p. m.—Daily. Chicago Express for the West. A Solid Train of Pullman Day and Sleeping Coaches to Binghamton, Elmira, Buffalo, Niagara Falls and Chicago.
Rutherford and Passaic 4:45 5:45 7:20 7:50 9:30 10:20 a m 12 noon 1:45 3 3:50 4:40 5:10 5:30 6:10 6:30 7:30 10:30 p m 12 midnight. Sundays 5:45 7:45 8:30 10:20 a m 1:45 6:30 7:45 9 p m 12 midnight.
Paterson 4:45 5:45 7:20 7:50 9:30 10:20 a m 12 noon 1:45 3 3:50 4:40 5 5:10 5:30 6:10 6:30 7:30 8 8:30 10:30 p m and 12 midnight. Sundays 5:45 7:45 8:30 10:20 a m 1:45 6:30 7:45 9 p m 12 midnight.
Newark and Paterson via Newark 6:45 8 8:30 10 11:30 a m 2 3:20 4:20 5:20 5:50 6:20 7:30 10 p m and 12 midnight. Saturday nights only. Sundays 9:15 a m 3:20 6:30 p m.
Suffern 4:45 5:45 7:50 9:30 10:20 a m 1:45 3:50 3:50 4:40 5 5:30 6:10 8:30 10:30 p m and 12 midnight. Sundays 5:45 7:45 8:30 10:20 a m 1:45 6:30 8 p m and 12 midnight.
Warwick 4:45 7:45 10:15 a m 4:15 p m. Sundays 8:15 a m
Newburg and Cornwall 7:50 9 a m 3:30 4:30 6 p m. Sunday 8:30 a m.
Rondout and Kingston and Montgomery 9 a m; 3:30 p. m. Sunday 8:30 a m.
Goshen 4:45 5:45 7:50 9 10:20 a m. 3:30 3:50 4:30 6 8 8:30 p m. Sunday 5:45 7:45 8:30 10:20 a m. 6:00 6:30 8 p m.
Middletown 4:45 5:45 7:50 9 10:20 a m. 3:30 4:30 6 8:30 p m. Sunday 5:45 8:30 10:20 a m. 6:00 6:30 8 p m. The 9 a m and 3:30 p m trains connect with New-York, Ontario and Western Railroad at Main-st. The 9 a m train stops at Main-st. only.
Port Jervis 4:45 7:50 9 10:20 a m, 3:30 4:30 6:00 8:00 8:30 p m. Sunday 8:30 10:20 a m, 6 6:30 8 p m.
Boats leave 23d-st., N. Y., 5:45 6:15 a m 6:15 a m to 6:45 p m every fifteen minutes, 5:45 p m to 10:45 p m every thirty minutes, and 11:45 p m. Sundays every thirty minutes.
Tickets for passage and apartments in Drawing-Room and Sleeping Coaches can be obtained, and orders for the checking and transfer of baggage may be left at the Company's offices, Nos. 401 or 937 Broadway, 187 West-st., N. Y., No. 2 Court-st., Brooklyn, or at the Company's Depots.
Express trains from the West arrive in New-York at 7:10 7:20 11:25 a m and 10:20 p m.
JOHN N. ABBOTT, Gen'l Pass'r Agent, New-York.

NEW-YORK AND LONG BRANCH RAILROAD.
Stations in NEW-YORK: Pennsylvania Railroad, foot of Cortlandt-st. and Desbrosses-st. Phila. and Reading R. R., foot Liberty-st.
LEAVE NEW-YORK—Commencing June 21, 1885.
For South Amboy, via Philadelphia and Reading Railroad, 4, 5:45, 7:45, 9 a. m., 12 noon, 1:30, 4, 5, 5:45, 7:30 p. m.; Sundays, 4, 8:45 a. m., 12 noon, 4 p. m.
Via Pennsylvania Railroad, 4:15, 7:10 a. m., 12 noon, 4:10, 5, 6:30 p. m. Sundays, 4:15, 9 a. m., 5 p. m.
For Matawan, via Philadelphia and Reading Railroad, 4, 5:45, 7:45, 9, 11 a. m., 12 noon, 1:30, 4, 4:30, 5, 5:45, 7:30 p. m. Sundays, 4, 8:45 a. m., 12 noon, 4 p. m.
Via Pennsylvania Railroad, 4:15, 7:10, 9 a. m., 12 noon, 4:10, 5, 6:30 p. m. Sundays, 4:15, 9 a. m., 5 p. m.
For Red Bank, Long Branch, Ocean Grove, Asbury Park, Ocean Beach, Spring Lake, Sea Girt, Point Pleasant, etc., via Philadelphia and Reading Railroad, 4, 7:45, 9, 11 a. m., 12 noon, 1:30, 3:30, 4, 4:30, 5, 5:45, 7:30 p. m. Sundays (not stopping at Ocean Grove or Asbury Park), 4, 8:45 a. m., 12 noon, 4 p. m.
Via Pennsylvania Railroad, 4:15, 7:10, 9 a. m., 12 noon, 3:10, 3:40 (does not stop at Red Bank), 4:10, 5, 6:20 p. m. Sundays (not stopping at Ocean Grove or Asbury Park), 4:15, 9 a. m., 5 p. m.
RUFUS BLODGETT, Superintendent.
C. G. HANCOCK, G. P. & T. A. P. & R. R. R. J. R. WOOD, G. P. A. P. R. R.

NEW-HAVEN STEAMBOAT CO.'S STEAMERS, C. H. NORTHAM AND CONTINENTAL, leave Peck Slip, Pier No. 25 E. R., at 3 p. m. (Sundays excepted); and 11 p. m. (Sundays inclusive) connecting at New-Haven with special trains for MERIDEN, HARTFORD, SPRINGFIELD, HOLYOKE, &c. Tickets sold and baggage checked at 944 Broadway, N. Y., and 4 Court-st., Brooklyn. Excursion to New-Haven, $1 50.

POPULAR SHORE LINE.—FOR BOSTON and the East. All rail from Grand Central Depot. Three express trains daily (Sundays excepted) to Boston at 8 a. m., 2 p. m. (parlor car attached) and 11 p. m. (with palace sleeping cars). Sundays at 11 p. m. (with palace sleeping cars). Newport fast express leaves Grand Central Depot (parlor cars attached) 1 p. m.; arrives at Newport 7:20 p. m.
F. W. POPPLE, Agent.

WEST SHORE RAILWAY.
THE BEST CONSTRUCTED AND FINEST EQUIPPED DOUBLE TRACK LINE FOR BUSINESS OR PLEASURE TRAVEL.
THE WEST SHORE ROUTE IS ALONG THE WEST SHORE OF THE WORLD-FAMED HUDSON RIVER, AROUND FOOTHILLS OF CATSKILL MOUNTAINS, AND THROUGH BEAUTIFUL VALLEY OF THE MOHAWK.
On and after July 2, 1885, trains will leave West 42d-st. station as follows:
All trains leave from new down-town station, foot of Jay-st., North River, 20 minutes earlier than from foot of West 42d-st.
Detroit and Chicago, *10:10 a. m., *6:10, *8:10 p. m. Pullman sleepers through.
St. Louis, *6:10, *8:10 p. m. Pullman sleepers.
Suspension Bridge, Niagara Falls, Buffalo, Rochester, 7:20, *9:00 a. m., *6:10, *8:10 p. m. Sleepers and parlor cars.
Utica and Syracuse, 7:20, *10:10, 11:15 a. m., *6:10, *8:10 p. m.
Albany, Poughkeepsie, Saugerties and Albany, *12:10, *7:24, *10:10, 11:15 a. m., 4:05, *6:10, *8:10 p. m.
Newburg, Kingston and Catskill, *12:10, *7:20, 9:00, *10:10, 11:15 a. m., 3:15, 4:05, *6:10, *8:10 p. m.
Buffalo Express, 9:00, 11:15 a. m., 3:15 p. m.
Lake Shore, 9:00, 11:15 a. m., Saturdays only, 3:15 p. m.
Kaaterskill, Hunter, Hobart, Grand Hotel Station, Phoenicia, 9:00, 11:15 a. m., 3:15 p. m. Buffet parlor cars to Grand Hotel and Hotel Kaaterskill via Phoenicia on 9:00 a. m. and 3:15 p. m.
Palmyra, Cairo, Mountain House Station, *12:10, 7:20, 9:00, 11:15 a. m., 3:15 p. m.
For Montreal and Canada East, 7:20 9:00, a. m., 6:10 p. m.
Hamilton, London, *10:10 a. m., *6:10, *8:10 p. m. Toronto, *10, *8:10 p. m.
*Daily. Other trains daily except Sunday.
For tickets, time tables, parlor or sleeping car accommodations, or information apply at offices: Jersey City, Pier 1, foot of Pavonia Ferry; Brooklyn, 4 Court-st., Station Hoboken, 79 Hudson-st.; New-York City, 21, 207, 261, 944, 1,323 Broadway, 153 Bowery, Astor, Fifth Avenue and Grand Central Depots, 706 Third-ave., 144 Bleecker-st., 1,013 Third-ave., 1,826 Broadway, 757 Sixth-ave., 128 West 125th-st., 153½ Bowery, and West Shore Stations foot of West 42d-st. and foot of Jay-st., North River. Baggage checked for and checked from hotels and residences. Orders left at ticket office.
HENRY MONETT.

REAL ESTATE.

NEW-YORK, Saturday, July 25, 1885.

The announced sale at the Exchange and Auction Room to-day, by Richard V. Harnett & Co., auctioneers, of one lot on Lincoln-ave., n. of 135th-st., was adjourned to July 30.

LIST OF AUCTIONS.

For the week ending with Saturday, August 1, the following sales are announced to be held at the Exchange and Auction Room:

TO-DAY (MONDAY), JULY 27.

John I Boyd, foreclosure sale, Ambrose H Purdy, referee, of 2 lots together, in size 42x75, and 4-story brick buildings Nos 179 and 181 10th-ave, w s, 21 ft s of 21st-st.

TUESDAY, JULY 28.

Richard V Harnett & Co, foreclosure sale, Frederick P Foster, referee, of 1 lot, 38.4x104.9, and 5-story building, Nos 311 and 311½ Broadway, w s, near Thomas-st.

A J Bleecker & Son, auction sale of building and 103 acres of land in Morris County, N J.

WEDNESDAY, JULY 29.

John I Boyd, foreclosure sale, W H De Lancey, referee, of a plot of land, 52x75, and 2 5-story brick buildings, on 26-ave, n w cor of 98th-st.

John F B Smyth, partition sale of 1 lot, 25x100, on Rivington-st, n e cor of Lewis-st, and lot 25x150, and 3-story house, No 76 Lewis-st, e s, 10 ft n of Rivington-st.

Richard V Harnett & Co, foreclosure sale, James Carlisle, referee, of 1 lot, 20x80, and 3-story dwelling, No 2,112 Madison-ave, w s, 79.11 ft s of 133d-st.

THURSDAY, JULY 30.

Richard V Harnett & Co, foreclosure sale, W W Brackett, referee, of 1 lot, 25x100, on Lincoln-ave, e s, 50 ft n of 135th-st, and similar sale Alvin Brolt, referee, of 1 lot 16.8x92.2 and 3-story dwelling, No 1,181 Madison-ave, e s, 84 ft s of 87th-st.

FRIDAY, JULY 31.

John F B Smyth, foreclosure sale, Charles M Hall, referee, of 1 lot 25x100 and 4-story and 5-story buildings, No 23 Clinton-st, w s, 100 ft n of Stanton-st.

J Thomas Stearns, assignee sale, of 1 lot, 17.2x100, and house w s Lexington-ave, 83.3 ft n of 57th-st, and foreclosure sale, W H Hamilton, referee, of 1 lot, 20.9x113.4x15x112 and 4-story building, No 50 Broad-st, w s, 205 ft s of Exchange-place.

D M Seaman, foreclosure sale, W W Brackett, referee, of 3 lots 25x100 each and 3-story flats, Nos 416 to 420 East 64th-st, s s, 231.2 ft e of 1st-ave.

Bernard Smyth, foreclosure sale, Henry E Klugh, referee, of 1 lot, 26x88.6 and 4-story dwelling, No 242 Lexington-ave, w s, 94 ft n of 34th-st.

RECORDED REAL ESTATE.

NEW-YORK CITY.

The following transactions were recorded in the Register's Office yesterday:

Gouverneur-st, n s, 150.3 ft e of Morris-ave, 50x117.3; John Menches and wife to L Ryan	$2,500
Forsyth-st, No 65; Henry C Schaefer and wife to Rudolph Schaefer	5,000
Madison-ave, e s, 76 ft s of 127th-st, 23.8x110; J E Wright and wife to William J Leitch	20,000
Same property; William J Leitch to Martha J Wright	29,000
140th-st, s s, 350 ft e of Leggett-ave, 65x100x irregular; David Fitzpatrick and wife to Edward C Hinsdale	10
Spring-st, Nos 42½ and 44, also 206, 208 and 210 Mulberry-st; Amelia J Kotman to John Callahan	31,000
4th-st, s s, 175 ft w of Washington-ave, 25x166; James J Middleton to Catharine Lynch	1,200
Stone-ave, n s, 162 ft e of Tinton-ave, 21x82; John W Decker to Max Golwick and wife	2,500
8th-st, n s, 200 ft e of 1st-ave, 37.6x100; Sophie Berle to Adolph W Berle	1
Same property; Adolph W Berle to Leopold H Prahar	28,000
Ave-A, e s, 275 ft s of Cliff-st, 25x100; Charles H Jordan to Caroline Schmueser	1,000
Same property, 25x100; Charles Schmueser and wife to Charles H Jordan	1,000
Johnson-ave, n w s, lot 110.33x150; Mary V Bovor to Victoria Schmitt	275
159th-st, n s, lot 124.25x100; William W Burgoyne and wife to Peter Blauth, jr	1,488
11th-ave, e s, 70.11 ft s of 130th-st, 25x75; Daniel B Brandt to Jacob Lawson	18,500

City Property for Sale.

FOR SALE at a bargain.—Two stores and tenements on 1st-ave., bet. 37th and 38th sts.; terms easy. S. EDDY, 145 Broadway.

FOR SALE, at a bargain, 6 lots on 88th-st., near 4th-ave.; built up on both sides; easy terms. S. EDDY, 145 Broadway.

Business Property for Sale and to Let

TO LET.—Buildings, lofts and offices on Chambers, Beekman, Fulton, Nassau, William, Gold, Pearl and Water sts. and vicinity. RULAND & WHITING, 5 Beekman-st.

Brooklyn Property for Sale and To Let

ALONG BROOKLYN ELEVATED RAILROAD.—Desirable plots of lots for sale, for improvement or investment. RULAND & WHITING, 5 Beekman-st.

Country Property for Sale and To Let

FARMS AND RESIDENCES

FOR SALE.
Apply to E. C. WILSON, Peekskill, N. Y.

FOR SALE.—Country house, 14 rooms, piazza, pure water; high, healthful location; no children's diseases; nearly 3 acres. C. R. C., Drawer 27 New-Haven, Conn.

FOR SALE AT NEW-ROCHELLE, a desirable residence; price low; terms easy and immediate possession given. For particulars address C., Box 28, Tribune.

SALE OR EXCHANGE.—Handsome house, grounds and buildings, at Cranford, N. J. All improvements; splendid water; perfect river drainage; 40 minutes from city; Central Railroad. CROMWELL, 247 West 125th-st.

TO LET.—Brick house 8 rooms, all improvements; low rent to small family; twenty minutes from Cortlandt-st. ferry. Apply to owner. BERGEN, 89 Atlantic-st., Jersey City Heights.

Flats and Rooms to Let.

CENTRAL PARK BUILDINGS,
58th and 59th sts., between 6th and 7th aves.
Apartments in the four new buildings will be ready for occupancy October 1. For particulars apply to C. W. Clifton, superintendent, at buildings, or LESPINASSE & FRIEDMAN, 181 Broadway.

Board and Rooms.

East Side

11 AND 13 EAST 18TH-ST.—Rooms with board; transient and table boarders accommodated; references.

23 IRVING PLACE.—Large, finely furnished front rooms. $2 50 upwards. Splendid location.

36 EAST 20TH-ST.—Suites of rooms with private bathrooms; private table only or without board; rooms for gentlemen en suite or singly.

132 E. 60TH-ST.—Rooms to let with board; references.

144 MADISON-AVE.—Superior board; transient summer guests received; fall engagements made; suite and single rooms.

231 EAST 19TH-ST.—Two connecting furnished rooms suitable for light housekeeping; references.

415 EAST 51ST-ST.—Nicely furnished rooms, good table, parlor, and bath; terms low.

West Side.

BEAUTIFUL ROOMS, with or without board, at 24 West 32d-st.; abundance of water; sanitary plumbing; unexceptional references given and required.

ELEGANT PARLOR FLOOR and large rooms on third floor to let; all conveniences; private brownstone house, 56 West 127th-st.

LARGE and small well-furnished rooms, in a private house; reference. 141 West 15th-st.

35 WEST 35TH-ST.—Cool, nicely furnished rooms on first floor; summer prices; references.

40 WEST 24TH-ST.—Pleasant, cool rooms, nicely furnished, from $2 upward per week; reference required.

46 WEST 19TH-ST.—Very desirable rooms with or without board; reference.

Summer Resorts.

ADIRONDACKS.
WINDSOR HOTEL, ELIZABETHTOWN.
This well-known hotel opens for the season June 1; is surrounded by some of the finest mountain scenery in America; good drives; pure, cool air, unsurpassed for health and comfort. For terms address ORLANDO KELLOGG, Elizabethtown, Essex Co., N. Y.

ADIRONDACKS.—Allen House, Lake Placid, N. Y.—In the midst of grandest Adirondack scenery; elevation, 2,200 feet; sanitary conditions perfect; fine boating, drives, deer hunting, trout fishing. For circulars, terms, etc., address HENRY ALLEN, Lake Placid, N. Y.

AVON BEACH HOTEL,
BATH, L. I.
First-class family hotel; safe bathing, good boating and fishing. Forty minutes from Pier 1 E. R. by Sea Beach boats and railroad via Bath Junction.
Steamer Pope Catlin leaves Pier 6, North River, N. Y., daily at 8:45 a. m., 3:30 and 5:30 p. m., Sundays excepted.
T. D. WINCHESTER.

ASBURY PARK, N. J.—Hotel Brunswick. One of the largest and best hotels in the Park; situated directly on the beach; open under the same management; circulars. C. GARRETSON.

A SUMMER HOME.
Health and rest at The Prospect, on Martha's Vineyard; famous for invigorating ocean breezes, situation high and delightful; water pure; prices reasonable. Address WALLACE NUTTING, The Prospect Cottage City, M. V., Mass.

ARGYLE HOTEL,
BABYLON, L. I., ONE HOUR VIA L. I. R. R.
NOW OPEN.
Telephone call "Argyle No. 7 Babylon."
Perfectly appointed. Liberal management and rates. Beautiful park of seventy acres. New bath-houses. Orchestral music. Exceptionally fine boating, fishing, driving and stabling facilities. RICHARD H. STEARNS, Proprietor.

ASBURY PARK, N. J.—Hotel Albion. The newest and one of the largest and best hotels in the Park. Delightfully situated within 200 yards of the surf. Accommodations for 400 guests. Now open. Music. Hops Saturdays. The 6th season of the proprietor in the Park. Terms reasonable. Send for circulars. C. H. PEMBERTON.

AVON INN,
KEY EAST BEACH, N. J.
Five miles south of Long Branch. Send for "A SEASON AT AVON INN," illustrated. Address B. H. YARD.

BERKSHIRE HILLS.—Pleasant place for a few boarders; on farm; 6½ miles north of Pittsfield; shady, quiet, healthy; fine drives; $8 to $9. Address

Summer Resorts.

BLOCK ISLAND, R. I.—Ocean View Hotel. A summer at sea. Fine bass, blue and sword fishing. Surf bathing, fine drives. First-class. Elegant music hall, good orchestra. PERFECT DRAINAGE. New-York Office, 52 Broadway. C. W. ROLLES, agent, will call if desired. C. S. MARDEN.

COUNTRY BOARD.—Norwalk, Conn.; large, desirable rooms; hot and cold water, bath, etc.; first-class; terms, $6 to $10; stabling. Mrs. W. T. COMSTOCK, Elm-st., Norwalk, Conn.

CRESCENT VALLEY HOUSE, Pawlet, Vt. New and first-class hotel. Gas, electric bells, bathrooms, hot and cold water. Price from $7 to $10 per week. For plan of rooms, prices and circulars, address E. A. LE VENE, Manager.
Or call at Automatic Disinfector Co., 852 Broadway, N. Y.

DUTCHER HOUSE.
Pawling, Dutchess Co., N. Y., 63 miles from New-York on Harlem Railroad; fast trains and cheap commutation.
Hotel and Cottages accommodate 250; first-class, elegantly furnished; sanitary requirements perfect; pure mountain spring water; no malaria or mosquitoes; extensive grounds, good drives and fishing. Send for circular. JAMES A. JEWELL.

FOREST HOUSE,
BUDD'S LAKE, MORRIS CO., N. J.
Now open for the season of 1885, under entirely new management. Terms moderate. WM. H. BAKER, Proprietor, late of Girard House, Philadelphia.

HOTEL OCEANIC, Barnegat City, Ocean County, N. J.
First-class in every respect. Best fishing on the coast. Immediate relief from Hay Fever.
7:10 a. m. and 3:10 p. m. Pennsylvania Railroad. Address M. H. BUZBY.

HIGHLAND HOUSE, Garrison's-on-the-Hudson, now open. Terms $2 50 per day. Liberal arrangements with families. Send for circular. C. F. GARRISON.

HULETT'S LANDING HOTEL,
LAKE GEORGE, WASHINGTON CO., N. Y.
Open June to October. Favorite resort for New-York and Brooklyn people. Excellent table. Boating, Riding, Tennis, Bowling-Alley, Billiards and Mary Anderson's steam yacht "Galatea." Terms moderate. Special rates for June and September. Send for descriptive circular and references. Address HULETT'S LANDING, Washington Co., N. Y.
W. HOWARD BENDER, Proprietor.

JULY BOARD at the Prospect House, Prince ton Centre, Mass. 1,125 feet above tide water mark the Wachusett Mountain; a first-class house in every respect; good livery stables connected; a few good rooms for the season at reasonable rates. Terms for June $7 per week. W. C. DAVIS.

LAKE HOUSE,
SPRING LAKE BEACH, N. J.
NOW OPEN. H. C. BORGNER.
MODERN APPOINTMENTS. SEA SHORE AND COUNTRY COMBINED.

MOUNTAIN RESORTS.
VIRGINIA STATE TOURIST ASSOCIATION.
E. A. PARSONS, Gen'l Manager,
Metropolitan Hotel, New-York City.
Information and railroad tickets may also be had at 303 Broadway, 421 Broadway, 225 West-st., and of the WORLD TRAVEL CO., 207 BROADWAY, and at THOMAS COOK & SON, 261 BROADWAY, Tourists Agents.

TOURISTS' CONTRACT GIVEN BY OUR ASSOCIATION
For Tour of August 8.
I, E. A. Parsons, Line Manager, hereby contract to perform certain obligations to wit:—
To conduct Mr. ——— through the Tour as mapped out in our Guide book "Shenandoah and Beyond" and included in those pages from 1 to 91 of said book and additional to said route. I agree to include the O. D. Steamship Line between New-York City and Norfolk, Va.
Tour to occupy a space of fifteen days (15) and stopping in no place mentioned more than one day, except the city of Salem, Va., the terminus of our line of travel on this tour (and here we will remain two days in visiting surroundings and investigating its great advantages for employing the idle money of New-York City). This contract binds me to furnish Railroad tickets to and from Virginia, same to include stop-over privileges at all points named in our circular, "A REMARKABLE TOUR."
Also am I bound to furnish hotel accommodations and transportation for person and baggage.
Also—Sleeping cars when necessary.
Also—A ticket to Tourists' Banquet at Metropolitan Hotel or at any other we may select.
Also—An Accident Insurance Policy for $3,000 for 15 days.
In return for this outlay on my part—
I am to be paid the sum of ($100) one hundred dollars by Mr ———, or agent, the day before departure of party.
Witness: (Signed) E. A. PARSONS, Gen'l Manager.
(signed) (———) Tourist.
REBATE CONTRACT.
I hereby agree and bind myself to Mr. ——— to the following effect, viz: That if he shall say, from just provocation, that value has not been received by him for the money paid to me (one hundred dollars), then I am bound by these presents to return the entire amount to the original depositor.
Witness: (Signed) E. A. PARSONS, Gen'l Manager.
(Signed) (———) Tourist.

MANHANSET HOUSE
SHELTER ISLAND, L. I., N. Y.
NOW OPEN FOR THE SEASON.
One of the most attractive seaside resorts on the Atlantic Coast. Excellent yachting, bathing, fishing and driving; bowling, billiards, tennis, &c.
Terms given on application.
E. N. WILSON, Proprietor.
Also of "The Langham," 5th-ave. and 52d-st., New-York.

MIZZEN TOP HOTEL,
THIRTEEN HUNDRED FEET ABOVE THE SEA, N. S. Howe, Manager. Porter & Keith, Proprietors.
QUAKER HILL, DUTCHESS COUNTY, N. Y.
Three miles from Pawling Station, via Harlem Railroad. NOW OPEN. Apply at the Hotel, or to F. T. KEITH, at the Astor House.

NEPTUNE HOUSE,
OCEAN BEACH, N. J.
Unobstructed ocean view. Unequalled beach and bathing. Drive of 5 miles skirting the sea. Shark River affords an endless source of pleasure and recreation.
Mrs. SANDEMAN.

NEWPORT, R. I.
THE OCEAN HOUSE
NOW OPEN.
Building improved and newly furnished. The cuisine an acknowledged feature. For terms address
J. G. WEAVER & SON, Newport, R. I.

OCEAN GROVE, N. J.
ATLANTIC HOUSE
(90 minutes by cars from New-York), one hundred yards from the surf; perfect drainage; pure water from artesian well driven to the depth of 450 feet. Send for circular.

OTSEGO LAKE,
Cooperstown, N. Y.
ONLY EIGHT HOURS FROM NEW-YORK CITY, and same altitude as Adirondacks and Catskills.
NO MALARIA, NO HAY FEVER, NO MOSQUITOES.
Fine boating, fishing and driving.
The COOPER HOUSE, accommodations for 500 guests. Reasonable prices. Send for illustrated pamphlet describing new route through the Catskills.
Will open the new ST. LAWRENCE HOTEL, head of the THOUSAND ISLANDS, Cape Vincent, N. Y., July 1st. Winter season, connected with the Hygeia Hotel, Old Point Comfort, Va. S. L. CRITTENDEN.

OVERLOOK MOUNTAIN HOUSE.
CATSKILL MOUNTAINS.
ELEVATION 3,000 FEET ABOVE SEA LEVEL.
Address for circulars C. K. HASKELL, Woodstock, Ulster Co., N. Y.

ORIENTAL HOTEL,
MANHATTAN BEACH HOTEL,
NOW OPEN.
Ample stables and carriage rooms. Driving over the new boulevard to the Hotel.
Diagrams with C. M. REYNOLDS, 115 Broadway, Room 26, where rooms can be secured. DIRECT WIRES TO HOTELS.

PAVILION HOTEL, Islip, L. I., now open. JAMES SLATER, Proprietor.
Also of the BERKELEY, 5th-ave., cor. 9th-st., New-York.

PROSPECT HOUSE, Bethlehem, White Mountains, N. H.—A nice, quiet summer boarding-house; 85 guests; 12th season; particulars sent. GEO. W. PHILLIPS.

ROOMS TO LET in cottage on Ocean-ave., Long Branch, with or without meals; references required. Apply to J. A. BOOTH, East Long Branch.

SPRING HOUSE, Block Island, R. I.
OPEN FROM JUNE 20 TO OCTOBER 1.
The oldest and finest located house on the island; first-class orchestra; pure mineral spring water.
Circulars, prices and all particulars by addressing B. B. MITCHELL, Proprietor.

THE BALDWIN.
BEACH HAVEN (on Long Beach), N. J.
Second season; new and elegant; will remain open until October.
The finest seaside resort on the Atlantic Coast.
GEORGE W. KITTELLE, Proprietor.
Also of the "Magnolia," Toms River, N. J.

THE CROSBYSIDE, LAKE GEORGE,
Opened June 15.
No mosquitos or malaria. Steam yacht, boating, bathing, fishing, beautiful parks, magnificent scenery. Cuisine unsurpassed. Conveniences of the hotel first-class in every respect. Six hours from New-York in drawing-room cars. Pronounced by Dr. Bozman, of New-York, to have less objectionable features than any summer resort in the country. Dr. Frank H. Hamilton, of New-York, says: "It would give me pleasure to say to the public that your premises are in perfect sanitary condition, and that you have the most delightful summer-house I have ever found." Address for information,
THE CROSBYSIDE, Lake George, N. Y.

TREMONT HOUSE, Sea Girt, N. J.
Open June to October. Very near the surf, with fine ocean view. First-class family hotel, having every convenience. S. W. LEEDS, Proprietor, formerly of Atlantic House, Ocean Beach, N. J.

THE NEW GRAND HOTEL IN THE CATSKILLS. Parlor cars to lawn of hotel, via West Shore Railroad. Send for descriptive guide-book. E. A. GILLETT, Summit Mountain P. O., Ulster County, N. Y.

WINDSOR HOUSE,
OCEAN BEACH, N. J.
Now open for the season. Apply to GEORGE W. PAULLIN, Proprietor.

Hotels.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 9 p. m., and 308 West Twenty-third-st., corner Eighth-ave., No. 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., No. 1,007 Third-ave., near Sixtieth-