REAL ESTATE.

BUSINESS AT THE EXCHANGE.

An important sale of real estate by private contract was consummated yesterday. It was the sale of the northeast corner of Broadway and Fortieth-st., being 128 feet in Broadway and 83 feet 4 inches on the street. It was purchased in 1845 by Captain Pell, a retired sea captain, at $500 a lot, or about $2,500. Yesterday it was transferred to I. H. Van Ingen, cloth importer in Broadway, for $250,000. The property is now covered by small buildings which rent for $6,000 a year. The price paid represents an increase of just 100 times the value in forty-one years—it is equal to $21 per square foot.

S. M. Blakely warns his fellow-brokers to be on their guard against a well-dressed stranger 5 feet 8 inches high, of dark complexion, with a short mustache. He agrees to rent stores of brokers, and offers the check of a well-known Hebrew firm for the rent in advance. The check is for a little more than the amount required, which he gets the broker to give him in cash. The checks prove to be forgeries.

Auctioneer James L. Wells sold at the Exchange yesterday the property belonging to Edward A. Caswell. It consists of eight vacant lots 50x145 each, immediately adjoining the estate of Wm. B. Ogden. The property has a frontage of 200 feet in Sedgwick and Boscobel-aves., 450 feet north of suspension Bridge-ave., at High Bridge, Twenty-fourth Ward. The first lot offered was in Sedgwick-ave., 388 feet north of Suspension Bridge-ave. It sold after some rapid bidding for $2,750 to Peter Garry. The next three adjoining in Sedgwick-ave., went to B. P. Fairchild for $2,000 each. Mr. Wells then offered the lot in Boscobel-ave., nearest to Suspension-ave. It was sold to D. L. Wood all for $1,935. The next two adjoining sold for $1,900 and $1,925 to B. P. Fairchild, and the last adjoining the above sold to J. H. Wellwood for $2,175. The titles of this property are guaranteed to the purchasers by policy of the Title Guarantee and Trust Company of No. 59 Liberty-st. It was stated that Mr. Fairchild intended to improve the property that he purchased. The owner, who was present, was perfectly satisfied with the result of the sale. The total was $16,680, and for the day, $141,030.

At the brokers meeting there was a call for a full-sized house near 8th-ave., and above Fifty-ninth-st. not to exceed $50,000, also for vacant lots in Sixteenth-ave., above One-hundred-and-thirty-fifth-st., also in St. Nicholas-ave. above One-hundred-and-forty-fifth st., and in streets above One-hundred-and-forty-fifth-st. for improvement. A three-story brown stone house, 16x50x100, No 219 West One-hundred-and-twenty-ninth-st. was offered for $16,000, also a plot 50x100 on the north side of One-hundred-and-forty-sixth-st. near St. Nicholas-ave. for $10,000, also plot 100x100 in One-hundred-and-fourth-st. east of Riverside drive, for $30,000. In Lincoln county, Nebraska, 10,000 a res was offered at $4 50 an acre and 40,000 acres heavily timbered on navigable streams in Arkansas for $1 50 an acre.

NEW-YORK, Wednesday, Nov. 10, 1886.

The following sales were held at the Exchange and Auction Room to-day:

By A. H. Muller & Son.

1 4-story building with lot, No 109 Mercer-st, w s, 100 ft n of Spring-st, lot 25x100; A Kress	$36,000

By John F. R. Smyth.

1 4-story dwelling with lot, No 247 West 49th-st, n s, e of 8th-ave, lot 25x100.5; J M Patten	24,100

By J. Thomas Stearns.

1 3-story dwelling with lot, No 306 West 123d-st, s s, 75.1 ft w of 8th-ave, lot 15.11x50.11—mortgage, $8,000; W Kelloch	850

By James L. Wells.

6 plots of land e s of Sedgwick-ave, adj lands of W B Ogden, Highbridge, 24th Ward, plots 50x145 each; B P Fairchild et al	8,750
4 plot of land w s Boscobel-ave, adj above in rear, 50x145 each; same buyer	7,010

By Richard V. Harnett & Co.

1 5-story flat with lot, No 444 West 43d-st, s s, 425 ft w of 9th-ave, lot 25x100; J Ingraham	31,000
1 2-story building with lot, No 53 Crosby-st, e s, 215 ft s of Spring-st, lot 25x100; same buyer	15,600
1 3-story building with lot, Nos 243 and 245 Hudson-st, w s, 185 ft n of Watts-st, lot 25x80; E H Conkling	16,800

RECORDED REAL ESTATE TRANSFERS—N.Y. CITY.

The following shows the real estate transactions recorded in the Register's Office to-day:

Christopher-st, n s, 236 ft e of Waverly-place, 31.6x71x32.1x16x40x28.7x49.10; Jas Davidson and wife to G Fountain	$20,500
80th-st, n s, 152.6 ft w of 2d-ave, 50x102.2; and also s s 82d-st, 231.6 ft w of Ave A, 50x102.2; exrs for T B Coddington to B Aitkin	62,000
8th-ave, n e cor of 148th-st, 99.11x125; W A Cauldwell and wife to F Heerlein and another	26,000
Broadway, e s, 124 8 ft s of Exchange-place, to w s of New-st, 21.6x39.4x75x19.11x194; J Daly to J N Stearns	1
82d-st, s s, 325 ft e of 9th-ave, 25x100.5; J K Rangs et al to R Hill	14,750
Madison-ave, w s, 79.5 ft n of 66th-st, 21x80; Sidney Chub to V Chubb	1
104th-st, s s, 175 ft w of 2d-ave, 18.9x100.11; Chas E Bunce and wife to C Adler	11,500
7th-st, s w s, 243 ft e of Ave B, 25x90.10; Hy Brubacher and wife to B Huff	16,250
81st-st, n s, 279.7 ft e of 3d-ave, 25.5x102.2; L Bottenwieser and wife to A Louth	23,000
13th-st, s s, 270 ft w of Ave B, 50x103.3; J Schmidt and wife to A Powel	49,000
82d-st, n s, 209.4 ft w of 9th-ave, 42.10x98.9; L Krulewitch and wife to L Frank	25,500
96th-st, n s, 150 1 w of 3d-ave, 75x100.11; L Lipman et al to E A Treacy	27,000
42d-st, s s, 100 ft w of 9th-ave, 75x98.9; A Koschel and wife to H Marks	102,000
6th-ave, n e cor of 124th-st, 100.11x95; A S Walker and wife to J Livingston	55,000
Reade-st, No 62, M K Tyler to H Lesinsky	63,000
2d-ave, n w co of 123d-st, 25.1x90; F Bartlett, ref, to W Campbell	28,000
Hudson River, from 86th to 87th-st; O W Randall and wife to W C Andrews	25,000
118th-st, n s, 395.9 ft e of Pleasant-ave, 40x100.11; O G Ranney to F Gass	28,000
6th-ave, s e cor of 128th-st, 89.11x135; M O'Brien to G Lichenstein and another	57,500
57th-st, n s, 269 ft e of 7th-ave, 19x100.5; A A Valentine and wife to J T Metcalfe	68,500
57th-st, n s, 285 ft e of 7th-ave, 18x100.5; D L Einstein and wife to same	26,000
72d-st, s s, 575 ft w of 8th-ave, 25x102.2; C W Luyster and wife to H L Brown	60,000
120th-st, s s, 162 ft e of 5th-ave, 139x100.11; A J Robinson et al to W Cohen	37,000
Broadway, e s, 124.8 ft s of Exchange-place, 21.6x— to New-st, x39.4x75x19x11x94; S T Meyer to J Daly	400,000
57th-st, n s, 100 ft e of 9th-ave, 75x100.5; John N Stearns and wife to M Moore	275,000
92d-st, n s, 184 ft w of 4th-ave, 17x100.8; J Wick, jr, to E Solomon	22,500
9th-st, n s, 150 ft w of 1st-ave, 25x92.3; A Finkenberg and wife to K Wetzel and wife	23,500
80th-st, n s, 152.6 ft w of 2d-ave, 50x102.2; and also s s 82d-st, 231.6 ft w of Ave A, 50x102.2; B A Klein and wife to J Weil and another	62,000
Broadway, n e cor of 40th-st, 25.7x90.2x24.8x83.4; also e s Broadway, lot No 154, 25.7x90.2x24.8x97.1; also e s Broadway, lot No 155, 25.7x98.1x24.8x103.11; also e s Broadway, lot No 156, 25.7x103.11x24.8x110.10; and also e s Broadway, lot No 190, 26.7x85.10x24.8x92.3; W R Pell et al to E H Van Ingen	250,000

Auction Sales of Real Estate.

MORRIS WILKINS, Auctioneer.

EXECUTOR'S SALE.

37 Lots on St. Nicholas-ave., 116th, 117th and 118th sts.

E. H. LUDLOW & CO.

will sell at auction on MONDAY, NOVEMBER 15, 1886, at 12 o'clock, at the Real Estate Exchange and Auction Room, Nos. 63 and 65 Liberty-st.

BY ORDER OF THE EXECUTORS OF BENJAMIN H. HUTTON, DECEASED,

ST. NICHOLAS AVENUE, northwest corner of 117th Street, 4 lots.

W. 116TH STREET, between St. Nicholas and Eighth Avenues, 4 lots running through to 117th Street.

W. 117TH STREET, north side, 107 feet west of St. Nicholas Avenue, 13 lots.

Also, at the same time and place:

W. 118TH STREET, south side, 34 feet west of St. Nicholas Avenue, 12 lots.

CHARLES G. LANDON, HENRY A. HURLBUT, } Executors.

70 per cent of the purchase money may remain on bond and mortgage for 1, 3 or 5 years at 5 per cent.

For maps and full particulars apply at the auctioneers's office, 111 Pine street.

AT Real Estate Exchange, to-day, 57 West 10th-st. the best planned building in the world for renting. Absolute sale.

DON'T Buy a Sealskin Garment or any kind of furs until you have seen the new styles manufactured by C. C. SHAYNE, 103 Prince-st.

JAMES L. WELLS, AUCTIONEER.

Peremptory sale at Real Estate Exchange, 59 to 65 Liberty-st., at noon Thursday, November 18, by direction of ABRAM RLING, esq.

48 LOTS AND STONE MANSION

On 161st and 163d sts., Eagle and

3D-AVE., 23D WARD,

New-York City. These lots are splendidly situated in a thickly settled and rapidly growing part of 23d Ward. Those on 3d-Ave. are especially adapted for business purposes, and those on Eagle-ave for residences. All are on line of horse cars and directly opposite the proposed depot of

RAPID TRANSIT R. R. NOW BUILDING.

50 per cent can remain on mortgage at 5 per cent.

TITLE PERFECT AND GUARANTEED

By Title Guarantee and Trust Company, free of cost to each purchaser. Maps with EDMOND HUERSTEL, Attorney, 290 Broadway, and Auctioneer, 59 Liberty-st.

WM. REYNOLDS BROWN, Auctioneer. PARTITION SALE. WESTCHESTER VILLAGE and UNIONPORT. Twenty-eight pieces of property at Westchester, Westchester County, N. Y., lately owned by Bowne Brothers, now deceased, comprising very valuable wharf properties, storehouses, coal and lumber yards, stores, dwelling-houses and village lots, will be sold at public auction at the TOWN HALL IN THE VILLAGE OF WESTCHESTER SATURDAY, NOV. 13, 1886, at 12 o'clock noon, by order of the Supreme Court, under the direction of JOHN H. CLAPP, Esq., Referee.

For terms of sale and maps apply to O. N. and E. T. PAYNE, attorneys, 115 Nassau-st., New-York, or to JOHN H. CLAPP, Esq., Referee, at his office, No. 2 Wall-st., New-York City.

City Property For Sale.

ATTENTION is called to those elegant first-class houses, Nos. 4, 6, 10 and 12 East 80th-st. Apply on premises to owners, G. N. & N. A. WILLIAMS.

FOURTEEN ELEGANT HOUSES, with every improvement, on West 97th-st., near Central Park, where lots have advanced $4,500 since the houses were started; prices same as before the rise—$15,000 to $20,000.

FOR SALE, Nos. 118 and 122 West 71st-st, houses, 56 and 88 feet deep respectively; handsome exterior, elaborate interior; material and construction of the very best; prices reasonable. Inquire on premises. G. W. HAMILTON, Builder.

$24,000.—Four-story dwelling, East 65th-st, between Madison and 4th aves. Decided bargain. RULAND & WHITING, 5 Beekman-st.

Real Estate Agents.

JOHN BECKWITH, REAL ESTATE BROKER, DES MOINES, IOWA. Investments made. Taxes paid in Iowa. Correspondence solicited and treated with fidelity and promptness. References, any businessman or firm in Des Moines.

Business Property For Sale and To Let.

A LARGE manufacturing property, east side for sale. RULAND & WHITING, 5 Beekman-st.

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., 953 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st., and the HARLEM OFFICE, 257 East One-hundred-and-twenty-fifth-st., 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 9 p. m. at regular office rates.

A FRONT OFFICE, first floor, 114 Nassau-st., to let. RULAND & WHITING, 5 Beekman-st.

CORNER STORE ON GREENE-ST., TO LET AT LOW PRICE. MODERN BUILDING, DESIRABLE LOCATION FOR WHOLESALE HAT and FUR BUSINESS. Apply to HORACE S. ELY, 22 PINE-ST.

TO LET.—Very desirable lofts Nos. 142 and 144 Greene-st., with steam heat, freight and passenger elevators. Apply at Althause Iron Works, 101 and 103 Thompson-st.

City Property To Let.

AN elegant little four-story house; sale or rent; 61st-st., 5th and Madison aves. Apply to CHARLES BUEK & CO., Architects, Madison-ave. and 52d-st.

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., 953 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st., and the HARLEM OFFICE, 257 East One-hundred-and-twenty-fifth-st., 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 9 p. m. at regular office rates.

NO. 12 WEST 9TH-ST.—Extra wide house to let, furnished, to a private family. Apply to HORACE S. ELY, 22 Pine-st.

TO LET.—House 311 East 86th-st., between 1st and 2d aves. Will be let furnished or unfurnished. Inquire of SAM BENNETT, "The Manhattan," 86th-st. and 2d-ave., or A. H. GROTE, 114 East 14th-st.

TO LET.—31 Gramercy Park, East 20th-st., large brownstone house, best condition, 22 rooms, including carpets, shades, mirrors, chandeliers and piano; will furnish parlors if desired; house open. JACOB COHEN, 225 East 79th-st.

Country Property For Sale and To Let.

AGENCY FOR MONTCLAIR and vicinity.—Houses to let. Bargains in dwellings, building sites and farms. CLARENCE B. TUBBS, 5 Beekman-st., Room 79.

ALL country property our specialty—Residences, cottages, farms, &c., everywhere; describe your want, price and location preferred; particulars free. PHILLIPS & WELLS, Tribune Building.

FOR SALE or TO LET at Cranford, on N. J. Central R. R., adesirable, well-situated French roof house, 8 rooms, fruit, barn, &c.; five minutes from depot. For particulars address P. D. VAN SAUN, 14 John-st., N. Y.

TIMBERED LANDS.—4,700 acres in Lewis County, N. Y., on or near the line of a projected railroad, Spruce and Hard Woods; some Ash, Cherry, Cedar, &c. Large House, Saw Mill and Machinery. Splendid opportunity for lumbering, wood pulp business, shingle making, charcoal burning, &c. Fine dairy country adjacent. Sold to close two estates. Address E. D. HOLDEN, Esq., Turin, Lewis County, N. Y.

Flats and Rooms To Let.

TO LET—APARTMENTS IN THE ABSOLUTELY FIREPROOF

Central Park Buildings

CORNER 58TH AND 59TH STS. AND 7TH-AVE., FACING CENTRAL PARK.

RENTS FROM $2,500 TO $4,000.

Apply to LESPINASSE & FRIEDMAN, 181 Broadway, or C. Clifton, Sup't, at building.

ELEGANT APARTMENTS FOR BACHELORS.—Fifth-ave., corner 42d-st., in fire-proof building of AMERICAN SAFE DEPOSIT COMPANY. Finest location in the city.

EXTRA WIDE APARTMENTS south of 14th-st. to let; large room, well lighted. Apply to HORACE S. ELY, 22 Pine-st.

HANDSOMELY FURNISHED SUITE of second-story rooms to let, without board; gentlemen preferred; private bath. 107 West 44th-st.

PRIVATE FAMILY owning their house, will rent two floors separate or together newly and elegantly furnished; below Central Park; parlor, dining room; private table optional; best references. EVERETT DIRECTORY, 74 East 35th-st.

THE CHELSEA,

222 WEST 23D-ST., NEW-YORK.

One of the finest apartment houses in the world. ABSOLUTELY FIREPROOF. Apartments to let, three and five rooms, with bath, FURNISHED OR UNFURNISHED. Restaurant first-class, a la carte or table d'hôte. E. J. KILBOURNE, Manager.

Board and Rooms.

East Side.

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., 953 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st., and the HARLEM OFFICE, 257 East One-hundred-and-twenty-fifth-st., 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 9 p. m. at regular office rates.

BOARDERS WANTED.—39 East 63d-st. Desirable suite of two, three or five rooms. Private table only. Terms reasonable.

BOARDERS WANTED.—47th-st., 16 East; newly and elegantly furnished rooms en suite or singly; superior table; references.

FIFTH-AVE., between 50th and 56th sts.—Elegant second floor, four large sunny rooms to rent; furnished or unfurnished; by the season or year; private table, excellent attendance, references exchanged. Address C. B., Box 29, Tribune Uptown Office, 1,238 Broadway.

78 MADISON-AVE.

ROOMS, WITH BOARD.

West Side.

2D FLOOR.—Newly furnished and decorated sunny room adjoining bath; breakfast optional; references. 74 West 35th-st.

18 WEST 51ST-ST.—With board, handsomely furnished room.

22 WAVERLY PLACE.—Desirable rooms; sunny exposure; with board; for gentlemen or families; terms low for the winter.

120TH-ST., 21 and 23 West.—Elegant suite; two large rooms; single rooms; fine location moderate terms; unexceptionable table; everything first-class.

Legal Notices.

IN PURSUANCE of an order made by the Hon. Henry W. Bookstaver, one of the Judges of the Court of Common Pleas, in and for the City and County of New-York, sitting as County Judge, on the sixth day of November, 1886, notice is hereby given to all the creditors and persons having claims against William Lockwood and Emory W. McClintock, or either of them, or against the firm of "Lockwood & McClintock," that they are required to present their claims, with the vouchers thereof duly verified, to the subscriber, the duly appointed assignee for the benefit of creditors of the said William Lockwood and Emory W. McClintock and of the said firm of "Lockwood & McClintock," at his place of business at the office of Kelly & Macrae, No. 237 Broadway, in the City of New-York, on or before the twentieth day of January, 1887.

Dated New-York, November 9, 1886.

CHARLES R. BATT, Assignee.

KELLY & MACRAE, attorneys for assignee, No. 237 Broadway, New-York.

Auction Sales.

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., 953 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st., and the HARLEM OFFICE, 257 East One-hundred-and-twenty-fifth-st., 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 9 p. m. at regular office rates.

MORTGAGE SALE.—Louis Levy, auctioneer, will sell this day, at 4 o'clock, at No. 2089 3d-ave., the fixtures and lease and right of possession thereto of a butcher shop. Also two wagons, three sets of harness, two horses, one safe. By order of LOUIS LEVY and JOHN FOSTER, Attorneys for Mortgagee.

Situations Wanted—Females.

A.—A.—A.—A.

MRS. L. SEELY (formerly Miss L. Campbell) 6 WEST 22D-ST., FOREIGN AND DOMESTIC MALE AND FEMALE EMPLOYMENT BUREAU.

All references strictly investigated and on file for inspection.

Servants disappointing families will be excluded from my office.

N. B.—NOT CONNECTED WITH ANY OTHER OFFICE.

68 WEST 22D-ST.

COOK, HOUSEWORK.—By good German help; cook; wash and iron; chambermaid or waitress; city or country. Ready at 138 6th-ave., above 10th-st.

CHAMBERMAID.—By a respectable girl. Call or address 405 East 12th-st.

COOK.—By a first-class French cook; sleep home; good city reference. Call or address 130 East 13th-st., fourth bell.

SEAMSTRESS.—By a thorough operator on Wheeler & Wilson machine to go out by the day, week or month; bring her machine if required; city or country. 145 East 50th-st.

WAITRESS and PARLORMAID.—By two respectable young girls; one as first-class waitress; the other as parlormaid; can be seen at present employers. 64 East 54th-st.

Financial.

NEW-ENGLAND LOAN AND TRUST COMPANY.

CAPITAL AND SURPLUS, $225,000.

SIX PER CENT

FIRST MORTGAGE LOANS.

PRINCIPAL AND INTEREST GUARANTEED.

TEN YEARS' EXPERIENCE.

160 BROADWAY, NEW-YORK.

NEW-YORK, Oct. 7, 1886.

To the Holders of the Mortgage Bonds on the lines of the Wabash, St. Louis and Pacific Railway East of the Mississippi River.

In order to perfect arrangements for paying interest in accordance with the plan proposed by the undersigned Purchasing Committee, as modified by the committee representing the bondholders, it is imperative that a limit of time should be fixed for the assent of bondholders.

The undersigned therefore give notice that the bondholders who desire to accept the proposition of the committee and to avail of its advantages must sign the books now open at the office, 195 Broadway, before November 10, 1886.

JAMES F. JOY, T. H. HUBBARD, EDGAR T. WELLES, O. D. ASHLEY, } Purchasing Committee.

SOUTHERN PACIFIC R. R. CO. OF ARIZONA.

FIRST MORTGAGE 6 PER CENT GOLD BONDS, DUE 1909-10.

INTEREST PAYABLE JANUARY AND JULY.

PRINCIPAL AND INTEREST GUARANTEED BY THE SOUTHERN PACIFIC COMPANY.

We offer for sale a limited amount of the above-named bonds at 110½ per cent and accrued interest.

AGENCY THE NEVADA BANK OF S. F.,

62 Wall-st.

C. C. BROUN & CO.,

56 Exchange-place.

FIRST MORTGAGE SINKING FUND BONDS of the GRAPE CREEK COAL COMPANY of ILLINOIS.

This Bond is the cheapest Security in the market, and held for investment by some of the best people of this city, State, and all through New-England, including many of the leading Savings Banks. At the price offered will pay about 6% per cent. Price 92½ and accrued interest. For further particulars call on or address

Griswold & Gillett,

2 Wall-st., N. Y.

BUFFALO, ROCHESTER & PITTSBURGH RAILROAD COMPANY.

20 NASSAU-ST.

The annual meeting of the stockholders of the Buffalo, Rochester and Pittsburgh Railroad Company will be held at the offices of the company, No. 20 Nassau-st., in the city of New-York, on WEDNESDAY, November 24, at 2 p. m., for the purpose of electing thirteen Directors and three Inspectors of Election for the ensuing year. Transfer books will be closed at 3 p. m. on Saturday, November 13, and opened on Friday, November 26.

By order of Board of Directors.

THOMAS F. WENTWORTH, Secretary.

GAS stocks and bonds of Gas Companies in various cities for sale, yielding a safe return on a conservative business. W. BRENTON WELLING, 2 Wall-st.

CENTRAL RAILROAD CO. OF NEW-JERSEY, 119 LIBERTY-ST., NEW-YORK, Nov. 6, 1886.

NOTICE is hereby given that the transfer books of the Central Railroad Company of New-Jersey, both in New-York and Philadelphia, will be closed from Friday, the 12th inst, to Thursday, the 24 proximo. By order SAMUEL KNOX, Secretary.

PENNSYLVANIA RAILROAD.

John Taylor, of the London Stock Exchange, invites the shareholders of the Pennsylvania Railroad to meet him at Association Hall, 15th and Chestnut sts., Philadelphia, on Friday, November 5, at 8 o'clock, when he will explain and discuss the following resolution, passed at a meeting held at the Cannon Street Hotel, London, October 6, Sir William McArthur, K. C. M. G., in the chair:

That this meeting of British shareholders of the Pennsylvania Railroad Company respectfully represent to the Board of Management that in their judgment, considering the amount of net earnings which during past years have been appropriated to the formation of reserves and applied to capital purposes, the time has come when the accumulation of profits thus made should be dealt with and some definite principle arrived at for the distribution in the future of the net earnings of the company amongst the stockholders, and they also suggest that a more liberal distribution in the way of dividend should be made.

THE annual meeting of the West Side and Yonkers Railway Company for the election of nine directors and three inspectors of election for the next annual meeting will be held on Tuesday, November 16, at the office of the secretary, No. 40 Wall-st., Rooms 56 and 57, at 12 o'clock noon. C. GODDARD, Secretary.

THE BONDHOLDERS' COMMITTEE FOR THE REORGANIZATION OF THE DENVER AND RIO GRANDE RAILWAY COMPANY.

THE UNITED STATES TRUST COMPANY OF NEW-YORK will deliver at their office, No. 49 Wall-st., on and after MONDAY, THE 15TH INSTANT, against their certificates for DENVER AND RIO GRANDE RAILWAY COMPANY 1ST MORTGAGE CONSOLIDATED 7 PER CENT BONDS and DENVER AND RIO GRANDE RAILWAY COMPANY GENERAL MORTGAGE BONDS, the new 4 Per Cent First Consolidated Mortgage Bonds and orders upon the new company for the preferred stock, receivable therefor under the Plan of Reorganization.

By order of the Committee,

A. MARCUS, Secretary.

New-York, Nov. 5, 1886.

Bankers and Brokers.

P. W. GALLAUDET & CO.,

BANKERS,

COMMERCIAL PAPER, STOCKS AND BONDS,

UNITED BANK BUILDING,

WALL-ST., CORNER BROADWAY,

H. PITCH, JR. NEW-YORK. Member N. Y. Stock Exchange.

Situations Wanted—Females.

AT MRS. BIRCKS, 71 3d-ave., between 11th and 12th sts.

1. CHAMBERMAID, NURSE, etc.—By a neat, competent young German girl; from Vienna; doesn't speak English; to growing children; good sewer by hand or machine; two and three years' first-class stamped European references. JOSEPHINE M., 111.

2. CHAMBERMAID and WAITRESS or WAITRESS and PARLORMAID.—By a neat young girl; thoroughly competent; first-class; one year and eighteen months' first-class city references where ladies can be seen. Inquire for ANNIE MC.

3. COOK, CHAMBERMAID, etc.—By two young, neat, competent German girls together or separate; one is a very fine cook and willing to assist in washing; the other as chambermaid, waitress and assist in washing and ironing; both have first-class references. Inquire for SOPHIE and REGINA.

4. COOK.—By a neat, competent, first-class young German cook; understands all fine desserts, dinners, etc.; in private family, club or boarding house; first-class city reference. M. W., 135.

5. LADY'S MAID, etc.—By a thoroughly competent, neat young German; excellent laundress, good seamstress and packer; willing to travel; highly recommended; country or city. C. K., 93.

6. LAUNDRESS.—By a thoroughly competent, neat, strong, young girl; all fine starch pieces and fluting; willing to assist in chamberwork at end of week; first-class references. Inquire for HANNAH D., 45.

7. LAUNDRESS.—By a neat young Swedish laundress; willing to assist in chamberwork; first-class city references. Inquire for A. O., 31.

8. NURSERY GOVERNESS.—By a neat, educated young North German girl; speak English and French; teaches in three languages, also music; good sewer and needleworker; good city references. Apply for MARTHA Sp.

9. NURSE, SEAMSTRESS, etc.—By a neat educated young North German girl; to growing children; good seam stress by hand and machine; willing to do light chamberwork; best city reference where ladies can be seen. Apply for EMMA G., 103.

ALL FAMILIES in want of male or female domestic help would do well to call at the Great Longacre Agency, corner 47th-st., 7th-ave. and Broadway. References thoroughly investigated and verified.

CHAMBERMAID.—A Swedish girl to do light upstairs work; good city reference from last employer; no cards. 326 East 22d-st., 2d floor front.

COOK.—By a competent woman as cook in a private family; understands meats, soups and desserts; is an excellent baker; three years' city reference. 163 East 53d-st. Ring 3d bell.

COOK.—By a thorough competent woman as first-class cook in a small private family; understands French, English and American cooking; city or country; last employer can be seen. Address COOK, Box 19, Tribune Uptown Office, 1,238 Broadway.

COOK.—By a competent young girl in a private family; understands her business in all branches; reference from last employer. Apply 802 6th-ave.

COOK and LAUNDRESS.—By a capable Scotch woman; good cook and excellent laundress; strong, sober, honest, and not afraid of work; city or country. Call at 272 6th-ave., over tailor's.

COOK, WASHING, &c.—By two colored girls; to go together; one to cook, wash and iron; the other, chambermaid and waitress; first-class reference; city only. Call or address No. 201 East 60th-st., n. s. 3d-ave.

COOK, &c.—By cook in private family; is first-class baker; understands her business in all its branches; do little coarse washing if required; good city reference from last employer. 403 West 42d-st., ring three times.

CHAMBERMAID, WAITRESS or NURSE.—By a capable French girl; neat and tidy; can sew and will travel with a family; city or country. Call 272 6th-ave., near 17th-st.

CHAMBERMAID and WAITRESS, &c.—By a young woman; or would go fine washing; has best city references. Can be seen till engaged at 267 1st-ave., 1 stairs, front room.

COOK—LAUNDRESS, &c.—By two Swedish girls; one as cook, laundress; other chambermaid, waitress; both fully competent; want place together or separate; city or country; best references. 29 East 18th-st.

COOK and WAITRESS.—By two German Protestant girls; first-class city reference. 150 W. 41st-st.

NURSE, or CHAMBERMAID and SEAMSTRESS.—By an American girl; is a first-class operator on machine; can furnish good city reference. Address L. C., Tribune Uptown Office, 1,238 Broadway.

J. S. CONOVER & CO.

Household Art Rooms.

FIRE PLACES.

The finest and largest assortment of BRASS, BRONZE AND IRON, in new and elegant designs, just received from our factory and placed in our rooms.

MANTELS

in all woods, NATIVE and FOREIGN, from our own special and ARCHITECTS' DESIGNS.

TILE

of every foreign make, in rich enamel colorings and patterns for FLOORS, WALLS, HEARTHS, &c.

Special designs submitted upon application for HALLS, VESTIBULES and BATHROOMS.

28 AND 30 WEST 23D ST.

Financial.

THE CORBIN BANKING COMPANY

115 Broadway.

Seven Per Cent Net to Investors

Payable in New-York.

SECURED BY FIRST MORTGAGES UPON IMPROVED FARMS.

THIRTY YEARS' EXPERIENCE. $25,000,000 NEGOTIATED, REPRESENTED BY MORE THAN 40,000 LOANS.

THE SAFEST AND BEST SECURITIES IN THE MARKET.

WRITE OR APPLY FOR PARTICULARS.

A few Choice City Bonds for sale, 6 per cent investment. S. R. THORNE, 208 Broadway.

ADAMS EXPRESS COMPANY, NEW-YORK, Nov. 10, 1886.

The transfer books of this company will be closed from 2 o'clock p. m., November 13 to the morning of December 2. W. L. HUBBELL, Treas.

TO THE BONDHOLDERS OF THE DES MOINES AND FORT DODGE RAILROAD COMPANY:

This company having agreed upon a lease to the Chicago, Rock Island and Pacific Railway Company at a rental of thirty per cent of the gross earnings and a guarantee to be stamped upon the bonds by the lessee, agreeing to pay interest upon the first and extension bonds at the rate of four per cent, and upon the income bonds at two and one-half per cent per annum, also to advance the money to pay the deferred interest scrip now outstanding, therefore in order to consummate the lease before January, 1887, when the first interest will be paid thereunder, and in view of the fact that the company can otherwise only pay three per cent on its first mortgage and extension bonds and nothing upon its income bonds, it is necessary to have forthwith the assent of the holders of all the bonds.

The holders of two-thirds of the bonds have already assented. The holders of the remainder are requested to call at the office of the president, Charles E. Whitehead, esq., 61 Wall-st., New-York, to give their assent to this plan as soon as possible. EDWIN F. WRIGHT, Secretary.

Dividend Notices.

OCEAN NAVIGATION AND PIER COMPANY, "OLD IRON PIER," CONEY ISLAND, NEW-YORK, Nov. 10, 1886.

A DIVIDEND of Seven Per cent has been declared by The Ocean Navigation and Pier Company, payable Nov. 15, 1886. EDWARD WRIGHT, President.

CHICAGO AND ALTON RAILROAD COMPANY, CHICAGO, ILL., Nov. 3, 1886.

NOTICE.—A QUARTERLY DIVIDEND OF TWO DOLLARS PER SHARE has this day been declared on the PREFERRED AND COMMON STOCK of this company, payable on the FIRST DAY OF DECEMBER next to the stockholders of record at the close of business hours on the FIFTEENTH INSTANT.

The dividend on shares registered in New-York will be paid at the office of the company's agents, Messrs. JOHN PATON & CO., No. 52 William-st., New-York, and on shares registered in Chicago at the office of the treasurer of the company. C. H. FOSTER, Treasurer.

OFFICE OF THE NEW-YORK AND TEXAS LAND CO., LIMITED, SPARKILL, ROCKLAND CO., N. Y., Nov. 6, 1886.

NOTICE is hereby given that four dollars on each share of the Capital Stock of this company will be paid to holders of record on this date, at this office, or at the office of the Farmers Loan and Trust Co., Transfer Agents, 22 William-st., S. Y.

WM. E. BOND, Vice-President.

PENNSYLVANIA RAILROAD COMPANY, TREASURER'S DEPARTMENT, PHILADELPHIA, Nov. 1, 1886.

THE Board of Directors has this day declared a semi-annual dividend of TWO AND ONE-HALF PER CENT upon the capital stock of the Company, clear of all taxes, payable on and after November 29 next to shareholders as registered on the books at 3 p. m. on October 30 ult.

On November 29 dividends will be paid to women only.

EDMUND SMITH, First Vice-President and Acting Treasurer.

LEHIGH AND WILKESBARRE COAL COMPANY, 160 BROADWAY, NEW-YORK, Nov. 5, 1886.

THREE AND ONE-HALF (3½) Per Cent Interest will be paid on the Registered Income Bonds of this Company, issued for funding coupons detached from the Consolidated Mortgage Bonds, payable on and after the 24th instant. Transfer books will be closed 20th inst. at 3 p. m. and reopen 26th inst. at 10 a. m. S. R. LANG, Treasurer.

105TH DIVIDEND.

UNITED STATES EXPRESS COMPANY, TREASURER'S OFFICE, 82 Broadway, NEW-YORK, October 27, 1886.

The Transfer Books of this Company will be closed November 2, at 3 p. m. and reopened November 16, 1886. THEO. F. WOOD, Treasurer.

Copartnership Notices.

NOTICE OF DISSOLUTION.

The copartnership heretofore existing under the firm name of A. Irving & Co. is this day dissolved by mutual consent. All claims against the firm should be presented, and all accounts due the same be settled at once. A. IRVING, Mystic River, Conn., Nov. 4, 1886. R. P. WILBUR.

Situations Wanted—Females.

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., 953 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st., and the HARLEM OFFIC