Dividend Notices.

MINERAL RANGE RAILROAD COMPANY,
GENERAL OFFICES,
HANCOCK, MICH., March 17, 1887.

THE REGULAR QUARTERLY DIVIDEND of TWO AND ONE-HALF PER CENT on the capital stock of this company is payable April 5, 1887, at the office of the company, Hancock, Mich., or at its transfer agency in the city of New-York, to stockholders of record March 31, 1887.
H. S. OGDEN,
Treasurer.

HOLMES ELECTRIC PROTECTIVE CO.,
NEW-YORK April 1, 1887.

THE BOARD OF DIRECTORS—have this day declared a dividend of one and three-quarters PER CENT upon the Capital Stock of this Company out of the earnings for the quarter ending March 31st., payable at the executive offices of the company on and after April 15, 1887. Transfer books close April 5 and reopen April 16, 1887.
E. T. HOLMES, Treasurer.

GALLATIN NATIONAL BANK,
NEW-YORK, March 30, 1887.

THE DIRECTORS OF THIS BANK HAVE this day declared a dividend of five per cent. (5) out of the earnings of the past six months, payable April 6, prox. The transfer books will be closed until that date.
ARTHUR W. SHERMAN, Cashier.

Copartnership Notices.

No. 2 WALL-ST., April 1, 1887.

NOTICE is hereby given that the partnership existing between John Howard Latham and Frederick W. Perry, under the firm name of J. H. Latham & Co., is this day dissolved by mutual consent. Frederick W. Perry will continue the business.
JOHN HOWARD LATHAM.
FREDERICK W. PERRY.

Excursions.

EUROPE TENTH SEASON. The most enjoyable and economical excursions ever planned. More furnished for the money than in any Tour yet offered. All Travel and Hotels first-class. COMPANY SELECT. By the Palatial, Fast, New Steamship, CITY OF ROME. Send for circular free.
E. TOURJEE, Boston.

THE NEW LINE
Between NEW-YORK, PHILADELPHIA, and NORFOLK,
OLD POINT COMFORT,
AND THE SOUTH.

SIX HOURS SHORTER THAN ANY OTHER ROUTE. On and after Oct. 13, 1886, Express for Cape Charles, Old Point Comfort and Norfolk, via the New-York, Philadelphia and Norfolk Railroad, leaves Pennsylvania Railroad Station, New-York, at 8 p. m. daily, arriving at Cape Charles 6:50 a. m. daily, Old Point Comfort 8:45 a. m., Norfolk 9:45 a. m. Sleeping Car through from New-York to Cape Charles. Tickets and sleeping-berths can be secured at the Ticket Office of the Pennsylvania Railroad Company.
H. W. DUNNE, Supt. R. B. COOKE, Gen'l Pass. and Freight Agent.

A PLEASANT WINTER TRIP.
THE STEAMSHIPS OF THE RED LINE,
Sailing every twelve days for Venezuela, S. A., and the island of Curacoa, W. I., afford an unequalled opportunity to those wishing to make a short sea voyage to the tropics.
These American ships, specially built for the trade, are provided with every modern appliance for the safety, convenience and comfort of passengers. The round trip is made in four weeks. Passage, $144. For particulars apply to
BOULTON, BLISS & DALLETT,
General Managers, 71 Wall-st.

Summer Resorts.

ATLANTIC HOUSE,
OCEAN GROVE, N. J.
Established 1876.
Pleasant, quiet winter house. Thoroughly heated by steam.
CHARLES J. HUNT.

PARTIES desiring board 90 minutes from Wall-st., access boat and train, New-England scenery excellent salt water bathing, no malaria, no mosquitoes, can make liberal arrangements with OWNER, 74 West 35th-st.

PENINSULA HOUSE, Seabright, N. J.—Rooms can now be engaged for the Summer season of 1887.
CHARLES H. DEDERER, Proprietor.

HADDON HALL,
(Late Haddon House),
SEA-END NORTH CAROLINA AVE.,
ATLANTIC CITY, N. J.,
Moved to the Beach, greatly enlarged, refurnished and modernized, including Otis Elevator, Steam Heat, Grate Fires, &c.
EDWIN LIPPINCOTT.

THE SHELBURNE,
ATLANTIC CITY, N. J.
Directly on the beach.
HOT AND COLD SEA WATER BATHS.
Open all the year.
A. B. ROBERTS.

Legal Notices.

NOTICE OF CONFIRMATION OF REPORT IN THE MATTER OF THE HARLEM RIVER AND SPUYTEN DUYVIL CREEK IMPROVEMENT, AND REQUIRING PAYMENT OF ASSESSMENTS THEREIN LAID.

Public notice is hereby given by the Comptroller of the City of New-York, pursuant to section 2 of chapter 214 of the Laws of 1883, amending previous statutes, of the confirmation on July 9, 1886, of the Report of the Commissioners appointed by the Supreme Court in the matter of the petition of the United States for the appointment of Commissioners pursuant to chapter 147 of the Laws of 1876, as amended, for acquiring the right of way necessary for the improvement of the Harlem River and Spuyten Duyvil Creek from the North River to the East River, through the Harlem Kills. And appeals having been taken to the General Term of the Supreme Court from the order of confirmation entered at a special term on the 10th day of July, 1886, and hearing date the said 9th day of July, 1886, it was ordered that said appeals be and the same were dismissed on the 17th day of February, 1887, a copy of which said order of the General Term dismissing said appeals was filed in the office of the said Comptroller on the 19th day of February, 1887, and approved by the Counsel to the Corporation on the 14th day of March, 1887.

The abstract of the assessments in said matter was filed in the office of said Comptroller on the 19th day of March, 1887, and entered in the "Record of Titles of Assessments," kept in the "Bureau of the Clerk of Arrears," in the City of New-York, pursuant to section 916 of the New-York City Consolidation act of 1882, on the 21st day of March, 1887.

In pursuance of the provisions of said section 2 of chapter 214 of the Laws of 1883, further notice is hereby given that the Collector of Assessments and Clerk of Arrears within thirty days from the said 21st day of March, 1887, without interest, and if the same are not paid within ninety days thereafter, the proceedings provided for by the said act will be taken for the enforcement and collection of the same, the provision of said statute being as follows:

"And if not paid within thirty days thereafter interest at the rate of eight per centum per annum shall accrue and be paid upon the same until the same are paid, and as to all such assessments as shall not be paid within ninety days from the time said report of assessments is confirmed (or the time when said abstract of assessments was entered in the Record of Assessments, kept in the 'Bureau of the Clerk of Arrears,' to wit, on the 21st day of March, 1887), the said Comptroller is hereby authorized and directed, immediately upon the expiration of said ninety days, to issue his warrant for the collection of unpaid assessments. Such warrant shall be signed by the said Comptroller and directed to the Sheriff of the City and County of New-York, ... said warrant shall command the Sheriff to collect from the persons and parties named in said warrant the sum or sums due from them respectively, with interest at the rate of eight per centum per annum, from and after the expiration of thirty days from the date of the confirmation of said report of assessments (or the said 21st day of March, 1887), pursuant to the provisions and under the authority of this act."
EDWARD V. LOEW, Comptroller.
City of New-York, Finance Department, Comptroller's Office, March 26, 1887.

Hotels.

HOTEL BARTHOLDI.
EUROPEAN PLAN.
Broadway and 23d-st., Madison-square.
FINEST LOCATION IN NEW-YORK CITY.
House newly furnished throughout. Rooms singly or en suite, with all modern improvements, at reasonable rates.
JOHN T. DEVINE, Manager.

HOTEL VENDOME,
Broadway and 41st-st., New-York.
AMERICAN PLAN.
Centrally located. All the latest improvements. Cuisine and service unexcelled.
Special rates to permanent guests.
I. STEINFELD, Manager.

THE SHERWOOD,
531 FIFTH-AVE.
Will have two suites of rooms to rent from April 2.
MURRAY & NUTTER.

Flats and Rooms To Let.

A.—ONE of the best apartments to let in "The Florence," 109 East 18th-st. Apply to DANIEL D. YOUMANS, No. 37, between 12 and 3.

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

THE ST. GEORGE APARTMENT HOUSE,
223 and 225 East 17th-st.,
STUYVESANT SQUARE,
Rebuilt by the Germania Life Insurance Company in the most substantial manner under direct supervision of Messrs. J. C. Cady & Co., architects.
Every known precaution taken to insure safety.
Rolled Iron Beams, Terra-Cotta Partitions, Iron and Slate Stairways.
Ready for occupancy on or before May 1.
The apartments are en suite and comprise eight rooms, viz., library, two parlors, three bedrooms, dining-room and kitchen together with bath-room, butler's pantry and ample closet room. Steam heat, electric bells, elevator. Direct light and ventilation. For particulars apply to
JOHN G. FOLSOM, 14, Bible House.

Country Property Wanted.

WANTED.—Near St. Paul, Minn., good grass land in exchange for three-story brick business property (clear). G. BURG, on the premises, 407 Main-st., Paterson, New-Jersey.

WANTED TO RENT.—A hotel suitable for a summer resort. If adapted to yearly business no objection. Address S. C., Box 20 Tribune Office, with terms.

REAL ESTATE.

BUSINESS AT THE EXCHANGE.

A full copy of the Tenement-House bill, as printed and certified by the Secretary of State, was received yesterday at the Exchange. It contains several serious blunders. Clause No. 663 fixes May 14, 1869, as the date when certain provisions shall be in force. The same clause contains: "It shall be the duty of the Board of Health that the cellars shall be water-tight." Probably the words "to see" have been omitted. The clause as to building on not more than sixty-five per cent of the lot still stands, but it does not apply to a corner lot and may be modified by a permit from the Board of Health. Hoffman Brothers have sold eight lots on the south side of Seventy-fourth-st., 200 feet east of Tenth-ave., for $108,000. The different values of property in New-York have been contrasted in the past few weeks by the sale of three important corners. The following contrasts the values: Corner of Broadway and Cedar-st., Walsto Building, price per foot, $142; corner of Broadway and Liispenard-st., $95; corner of Fifth-ave. and Thirty-fifth-st., Christ Church, $26 75. Thomas J. Poe has sold to Julius Goldman, for $23,750, the four-story, brownstone private dwelling, 20x63, half the block, No. 132 East Seventieth-st., between Fourth and Lexington aves. During the public hours Peter F. Meyer sold under foreclosure No. 325 Rivington-st., south side, between Goerck and Mangin sts., lot 18.9x75 for $5,000 to the plaintiff. R. V. Harnett & Co. sold No. 174 Clinton-st., east side, 150 feet south of Grand-st., a three-story, brick front frame house, 24.10x100, for $15,675 to M. Rosendorff. Three lots 75x90 in Washington-st., near LeRoy-st., were offered at the brokers' meeting for $35,000; seven lots in West End-ave., above Ninetieth-st., for $40,000; a four-story, 16 feet house in Eighty-third-st., between Eighth and Ninth aves., for $30,000, and two Tenth-ave. stores, 20x82x100 each, renting for $5,000, for $55,000.

NEW-YORK, Friday, April 1, 1887.

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

By Richard V. Harnett & Co.

1 2-story house with lot, No 174 Clinton-st, e s, near Grand-st, lot 18.9x75; M Rosendorf	$15,675
By A. H. Muller & Son.	
1 3-story dwelling with lot, No 325 Rivington-st, s s, 61.7 ft e of Goerck-st, lot 18.9x75; D Griffin	5,000
By William E. Brown.	

Sale of 4 lots on 137th and 138th-st, w of Home-ave, was adjourned sine die.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY

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

45th-st, s s, 225 ft e of 10th-ave, 25x100.4; J and G Vixburies to C Schlo	$23,350
39th-st, n s, 275 ft w of 8th-ave, 25x98.9; C Schiele-macher and wife to J Hughes	15,650
Houston-st, s s, lot Nos 675 and 676, 25x95; Henry Waters and wife to F Boehm	42,000
16th-st, No 433 East, -x-x-x-; John Wilshusen and wife to C Bender and wife	24,600
10th-ave, e s, 74.1 ft s of 38th-st, 24.8x100; John D Schnars and wife to W G Christie	12,500
3d-ave, Nos 2,047 and 2,049, 48.10x100; J Wood and wife to J Brandt	1
1st-ave, w s, 50 ft s of 119th-st, 50.5x100; M Berger and wife to N Cowen	16,000
56th-st, s s, 275 ft w of 2d-ave, 25x100.4; Otto Kuhn and wife to F Sulzberger	22,250
104th-st, n s, 335 ft w of 4th-ave, 20x100.11; Sarah Myers to F H Allen	4,000
16th-st, s s, 275 ft e of 7th-ave, 75x103.3; John Shark to W S Maddock	210,000
155th-st, s s, 100 ft e of 10th-ave, 21x99.11; A Lester and wife to R D Schultz and another	21,000
1st-ave, s w cor of 83d-st, 25x75; T Moore and wife, also J McLaughlin and wife to G C Pfaff	32,750
1st-ave, e s, 275 ft s of 10th-st, 25.8x104; J Schloeder and wife to S Goldstein	26,500
Henry-st, No 101, 21.8x75; The N Y C Church Extension and Missionary Society of the M E Church to P Sabin	12,250
1st-ave, e s, 75.5 ft s of 54th-st, 25x94; Edw Michel and wife to H Lahrburger	24,100
126th-st, s s, 225 ft e of 3d-ave, 30x99.11; C N Burnett and wife to J A Murray	8,500
75th-st, n s, 75 ft w of Ave-A, 25x51.1; J Mulholland and wife to M Schlereth	12,500
Same property; G Schlereth and wife to P Goetz, ½ interest	6,250
Norfolk-st, No 113, 20.3x50; S Schmidt and wife to A Goodman	12,025
Columbia-st, w s, 80 ft n of Rivington-st, 20x49.8; A Jaeger, also J Graf and wife to B Gross	11,250
115th-st, n s, 134 ft e of 3d-ave, 18x100.11; Anna L Watson to R Norris	12,500
72d-st, s s, 250 ft e of 11th-ave, 60x102.2; Wm Noble and wife to J F Ellacott	150,000
1st-ave, e s, 51.1 ft s of 84th-st, 25.6x100; L Lochman and wife to J Selig and wife	26,500
61st-st, s s, 245 ft e of 3d-ave, 20x100.5; Chas Wolff and wife to A F Heidgerd	10,250
96th-st, n s, 200 ft w of 9th-ave, 100.11x125; Chas H Hall to J Bookman	38,500
30th-st, s s, 709 ft w of 11th-ave, 100x98.9; Jas McClanahan and wife to C Vorbach and another	45,000
105th-st, n s, 163.2 ft e of Manhattan-ave, 16.10x100.11; J Brown and wife to to A L Allen	16,000
20th-st, No 229 West, 25.2x92x33.4x62x8.4x76, w S Wight to J Foley	26,300
113th-st, n s, 125 ft w of 4th-ave, 155x100.11; C M Sewell to M Steinhardt et al	33,000
45th-st, No 114 West 20x100.4; E Salomon and wife to W H Hankison	25,000
Broome-st, No 120, 25x75.6; I Abrahams and wife et al to S Weil	13,100
10th-ave, w s, 20.5 ft s of 61st-st, 20x80; C H Tyson to M Dean	21,000
71st-st, s s, 250 ft w of 8th-ave, 25x100.5; C G Harcus to J Rudeller	14,000
84th-st, n s, 273 ft e of Ave-A, 19.5x102.2; P Wesel to F Landman and wife	10,750
Bleecker-st, n s, 50 ft e of Sullivan-st, 25x125x50 to Sullivan-st x50x100x75x25x100; executors, etc, of F Hendricks to S McCreery	57,000
4th-ave, n w cor of 113th-st, 100.11x125; C M Sewell to J Bookman	27,000
8th-ave, w s, 25 ft s of 133d-st, 25x88.3x21x12.5x100; S Davis and wife to W Schneider	24,350
25th-st, s s, 150 ft w of 9th-ave, 25x98.9; D McAdam and wife to J L Mandeville	14,750
21st-st, s s, 175 ft w of 4th-ave, 25x92; M F King to M L Holbrook	35,000
Washington-st, No 292, 19.10x48.9; Jas W Dunning et al to G R Lansing	22,700
30th-st, n s, 479 ft n w of 8th-ave, 23x98.9; G W McAdam and wife to C Horn	14,100
Allen-st, No 121, 25x87.6; J Davidson and wife to R Sabinski	25,600
110th-st, n s, 230 ft e of 4th-ave, 25x100.11; M L and M Simon to D Schaefer	23,250
81st-st, s s, 225 ft e of 4th-ave, 100x101.4; executors of T R Butler to E Oppenheimer and another	44,000
132d-st, s s, 125 ft e of 7th-ave, 20.3x99.11; A Wilson et al to W H Dongon	20,000
Columbia-st, Nos 25 and 27; J Raichle and wife to D Frohman et al	43,500
Ave-B, s e cor of 10th-st, 25.3x71; A Pohl and wife to G Salomon and another	22,000
70th-st, n s, 100 ft w of 1st-ave, 25x100.4; G C Pfaff and wife to S Greenbaum	21,500
4th-ave, e s, 648 ft s of 83d-st, 37.6x100; M M Crank to H Corn	42,500
78th-st, No 125 West, 16x99.6; B S Levy and wife to S J Pearsall	30,000
122d-st, s s, 440 ft w of 6th-ave, 21x100.11; B Smith and wife to J W Smith	23,000
60th-st, No 19, 18x100.5; G Fountain and wife to Jas Bergen	21,000
78th-st, s s, 300 ft e of 1st-ave, 18x102.8; C W Lindsley to A Cook	28,000
27th-st, No 221 East 25x92; J F Schmenger to L A Clarkson	25,000
122d-st, s s, 231 ft e of 7th-ave, 19x100.11; C Mayne to C A Olmstead	22,000
55th-st, n s, 146.3 ft w of Lexington-ave, 18.9x100.5; G T Sealbury and wife to S Johnson	22,500
127th-st, n s, 110 ft w of 8th-ave, -x-x-; William P Douglas and wife to J W Haaren	96,919
21st-st, No 26, 25x92; H H C Newton to A Ogden and another	34,000
Mulberry-st, No 245, 25x99.11; Jos Schwarzler and wife to A Schlesinger	30,300
1st-ave, w s, 125 ft s of 83d-st, 25x100; Thos Moore et al to W H Kottman	26,000
Bleecker-st, n s, 50 ft e of Sullivan-st, 25x125x50 to Sullivan st x50x100x75x25x100; executors, etc, of F Hendricks to S McCreery	51,000
2d-ave, s w cor of 85th-st, 27.2x80; F Langenzen et al to S Blumenthal	32,050
6th-ave, No 2,051, 19x80; A B Van Dusen and wife to L Langer	30,000
1st-ave, w s, 25.5 ft n of 60th-st, 25x100; H Gerth and wife to A Datener	21,500
1st-ave, No 849, 25.1x100; G Kaffus and wife to P Lowenfeld	20,500

Business Property For Sale and To Let.

BOREEL BUILDING,
115 BROADWAY.
Two very desirable suites of outside offices to let from May 1.
WM. A. WHITE & SONS, Room 116.

STORE, LIBERTY-ST., NEAR NASSAU.
Papered and decorated; suited for Insurance, Real Estate or other business. F. J. STONE, 32 Liberty-st.

WOULD IMPROVE TO SUIT tenants, lofts and offices in Pearl, Burling Slip, Maiden Lane, Cedar and Duane sts.
KING, 49 Cedar-st.

94 BEEKMAN-ST. and 56 Cliff-st. (to let); each 5 stories and forming L. Apply to RULAND & WHITING, 5 Beekman-st.

City Property For Sale.

ALL those superb three and four story houses, southwest corner Manhattan-ave. and 104th-st.; prices, $25,000 to $45,000; always open. ANDREW POWELL, 157 Broadway; branch, 721-st., corner 9th-ave.

ATTENTION is called to the elegant first-class house, No. 6 East 80th-st. Apply on premises to owners, G. N. & N. A. WILLIAMS.

ENTIRE FRONT, E. S. Boulevard, 85th to 86th sts., with extra depth, amounting to about 11 lots. Address M. E., Box 2,688, Post Office.

FOR SALE.—Just finished, Crest Colcord Hill, No. 130 West 79th-st., best house there, 24x85, with large extension and bold bay-window front to fourth story, giving view of Park or Hudson River from every story; built by Samuel Colcord; extra finish and arrangement; adjoins grounds of Mr. Van Rensselaer; price, $55,000; very low. Inquire of
JOHN H. HANKINSON, Owner, 31 East 17th-st.

FOR SALE or TO LET to desirable party, a fine, four-story, brownstone residence. Call or address OWNER, 26 Beekman Place, New-York.

Brooklyn Property For Sale and To Let.

HOUSES TO LET by Leonard Moody, 20 Court-st. and 276 Flatbush-ave., Brooklyn, L. I.

No. 69 8th-ave., cor President-st., 4-story stone (new).
No. 147 7-ave., near Carroll-st., 3-story stone (new), $1,000.
No. 36 7th-ave., n'r St. John's pl, 3½-story stone, 14 rms $1,200.
No. 129 St. John's pl, n'r 7th-ave., 3-story stone 10 rms, $1,050.
Greene-ave., n'r Bedford-ave, new 3 story stone, 10 rms, $1,000.
No. 199 St. John's pl, n 7th-ave., 3-story stone, 11 rms, $1,000.
No. 61 6th-ave., n Flatbush-ave, 3-story stone, 12 rms, $1,000.
No. 176 6th-ave., n Lincoln pl, 3-story stone, 11 rms $900.
No. 363 Green-ave., n Franklin-ave., 3-story stone, 10 rms, $900.
No. 154 Congress-st., cor Henry-st., 3-story brick, 12 rms, $900.
No. 264 President-st., n Clinton, 4-story stone, 14 rms, $850.
No. 139 Park pl, near 7th-ave., 3-story stone, 12 rms, $800.
No. 195 Amity-st., n Clinton-st., 3-story brick, 12 rms, $780.
No. 41 Prospect pl, n 5th-ave., 3-story stone, 11 rms, $700.
No. 428 Clinton-st., n President-st., 3-story stone, 9 rms, $600.
No. 19 Prospect pl, n 5th-ave., 3-story brick, 10 rms, $600.
No. 27 Lincoln pl, n 5th-ave., 3-story stone, 9 rms, $550.
No. 388 Waverly-ave., n Greene-ave., 3-st'y brick, 10 rms, $500.
No. 443 8th-st., n 7-th-st., 2-story stone, 8 rms, $500.
No. 283 1st-st., n 5th-ave., 2-story stone, 8 rms, $400.
No. 585 Warren-st., n 4th-ave., 2-story brick, 8 rms, $336.
No. 114 4th-ave., n Warren-st., 2-story brick, 8 rms, $330.
No. 58 Wyckoff-st., n Court-st., 3-story brick, 10 rms, $500.
No. 296 Hicks-st., n State-st., 3-story brick, 12 rms, $600.

Also a large list of other houses to let. Send for printed lists at the above offices.

TO LET.—Furnished, for one or three years, to a private family only, the fine three story, high-stoop, brownstone house, No. 21 First Place, bet. Clinton and Henry sts.; an extra lot, if desired. Apply to E. CLARKE, Tribune Office, N. Y., or LEONARD MOODY, 20 Court-st.

TO LET.—In Brooklyn, second floor and part of third floor in house No. 54 Vernon-ave., near Marcy-ave.; all the modern improvements; handy to four surface car routes to the ferries and the Bridge; seven minutes from Nostrand-ave. elevated road station; rent $20 a month; to be let to a small family, American, without children; middle age man and wife preferred. Apply to owner, on the premises.

Real Estate

GUARD AGAINST ERROR AND FRAUD.
GERMAN-AMERICAN
REAL ESTATE TITLE GUARANTEE CO.
Examines and insures titles against all defects.
CAPITAL, $500,000 00.
OFFICE, 34 NASSAU-ST.,
MUTUAL LIFE BUILDING.

City Property To Let.

AT HIGH BRIDGE.—To let, unfurnished, for a year or longer term, a large house with all modern conveniences and in perfect order throughout; stable, carriage house, etc.; two acres of ground overlooking the Harlem River.
H. H. CAMMANN & CO., 51 Liberty-st.

FOR RENT.—Three new four-story, high stoop dwellings, 20x55, with extension, 9x14; cabinet finish, hardwood; first-class in every respect; 6th-ave, Boulevard and 116th-st; decorated if desired; will be rented low to a first-class tenant; private families only. L. H. CRALL, owner, room, 10, Times Building.

FOUR-STORY and basement houses of first-class construction throughout, 61 to 67 West 97th-st, near Central Park; prices, $22,000 and $23,000. Janitor on premises. B. F. ROMAINE, JR., Owner, 20 Nassau-st.

Auction Sales of Real Estate.

"PUNKATASSET FARM."
TO BE SOLD AT AUCTION,
AT CONCORD, MASS., APRIL 4 AND 5, 1:30 P. M.
Elegant country place, with all appurtenances; without reserve.
Trains leave Fitchburg Depot, Boston, 11.10 a. m.
RICHARD V. HARNETT & CO., Auctioneers.

BROOKLYN LOTS AT AUCTION.
Atlantic-ave and Side streets.
Choice 26th Ward Property.
Fifteen elegant Atlantic-ave. lots.
Fifty one lots immediately adjacent, situated one block east of Cypress-ave., in the line of Brooklyn's rapid growth.
AUCTION SALE THURSDAY, APRIL 7,
at 12 o'clock noon, at the
REAL ESTATE EXCHANGE and AUCTION ROOM,
59 to 65 Liberty-st., New-York.
Also at same time and place
Two new 10-room cottages,
near Seaside House, Rockaway Beach,
one fronting on Jamaica Bay.
For maps and terms of sale address
RICHARD V. HARNETT & CO., 73 Liberty-st., N. Y.

Country Property For Sale and To Let.

AT CRANFORD, N. J.,
on Central R. R. (of N. J.), for sale or to let, a desirable French-roof house containing eight good-sized rooms. Lot 100 x200. Large roomy barn, fruit trees, &c.; grounds nicely laid out; few minutes from depot and on street 60 feet wide. Would sell low to cash buyer to close an estate. For particulars apply to or address
CHAS. LEO. ABRY,
63 Nassau-st., N. Y.

TO LET.—A charming suburban home, conveniently arranged, with barn and fruit in abundance; convenient to depots and within forty minutes of New-York City; high and healthy location. Apply to
R. M. EKINGS, Paterson, N. J.

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

A BEAUTIFUL country place, Plainfield, N. J., to rent, June 1 to October 1; fully furnished, all conveniences, fine stable, lawns, shade, fruit; five minutes to depot. Private family only, no agents.
W. L., Box 20, Tribune Office.

ALL COUNTRY PROPERTY our SPECIALTY.—Bargains in Cottages, Residences, Farms, everywhere; catalogue free; no charge for registering.
PHILLIPS & WELLS, Tribune Building.

A GENTLEMAN'S COUNTRY SEAT in the Ramapo Mountains; elevated 500 feet above tide water; cool, healthy, and grand views; house large and furnished; hot and cold water, bathrooms, closets, and gas throughout; lake and brook on the lawn, stocked with trout; ice-house; filled. About 75 acres of land and all necessary outbuildings to go with the house. One hour from city, and quarter mile from depot. Address P. O. Box 2,665.

A HOME on New-Jersey farms. Houses furnished and unfurnished; for sale and rent.
A. D. HOPE, 121 Liberty-st.

AT MAPLEWOOD, N. J.—On mountain side, 7 minutes' walk to station, large residence, excellent order; ample stabling; other buildings; about 6 acres, finely shaded; for sale, $4,500 (or with 28 acres $18,500). Unquestionably healthy; a bargain for investor; all capable subdivision.
EDWARD P. HAMILTON & CO., 96 Broadway.

AT MORRISTOWN.—To let for three months, a completely furnished modern mansion, with nine bedrooms; excellent garden, lawn nine acres, aqueduct well and cistern water, stable, cow and pasture, horses, carriages, careful coachman; convenient to station. Apply to
J. HENRY JOHNSON, P. O. Block, Morristown, N. J.

A FIRST-CLASS HOUSE, modern improvements, 14 rooms; at Roselle, N. J.; 43 trains daily; 40 minutes from New-York; 3 minutes from depot; electric light in house and streets; lot 1.6x200; very desirable; rent from May.
A. D. HOPE, 121 Liberty-st.

COTTAGES AT SARATOGA.
For all information as to Saratoga real estate apply to
LESTER BROTHERS,
Saratoga Springs, N. Y.

COTTAGES to rent furnished; water front, fruit, shade and all attractions.
J. B. SWEZEY, Patchogue, L. I., N. Y.

EAST ORANGE STATION.—New modern Queen Anne residence; every convenience; sale $10,500, half cash; grounds 70x170, private road, macadamized; gas, city water; also modern dwelling, handsome grounds, Arlington-ave., $14,000.
EDWARD P. HAMILTON, 96 Broadway, N. Y.

FARM 100 acres for sale or exchange; well fenced for sheep; plenty fruit; spring water; new house; large barn; ½ mile from depot. Inquire of
A. UNDERHILL, Champaqua, Westchester Co., N. Y.

FLORIDA.—Ingleside Park, on St. John's, at Jacksonville. Villa plots on leasehold and for sale. Select quarter, restrictions, private river park, private grove, lovely views. Circulars and maps. E. H. ROPER, New Providence, N. J.

FOR SALE CHEAP.—Handsome country seat, Orange Mountain side, opposite Llewellyn Park; large residence, stabling, never-failing spring brook; 10 acres highly cultivated; fruit, for-st, shade.
EDWARD P. HAMILTON, 96 Broadway.

FOR SALE CHEAP.—Handsome country seat; Orange mountain side, opposite Llewellyn Park; large residence, stabling, never-failing spring brook; 10 acres highly cultivated; fruit; forest shade.
EDWARD P. HAMILTON, 96 Broadway.

FARM, 121 acres, at "Old Hill," overlooking Long Island Sound; desirable for gentleman's residence or stock raising; for sale to close an estate.
RULAND & WHITING, 5 Beekman-st.

FOR SALE.—"Golden Hill Farm," Berkshire County, Mass., south of Lenox; Laurel Lake 150 rods west; contains 46 acres (first county premium) well watered; perennial spring, could be utilized for trout pond; choice fruit; buildings good; two fine building sites; view 5 to 30 miles, lakes in Graylock Peak, Green Mountains, Fernside, principal Lenox villas and 80 farms. Terms cash. Immediate possession. Apply to LUTHER BALL, Lee, Mass., or J. W. FLATKER, Stamford, Conn.

FOR SALE.—In Pittsfield, Mass., elegant residence on South-st., hot and cold water, heated by steam, plumbing and drainage first-class, 15 rooms besides laundry, good stable, tennis ground, choice fruit, small garden, healthful home, beautiful drives, ¼ mile from station, less from post-office, free library and churches; offered at a bargain. Price $17,500. Unless sold by May 1 will be let furnished for the summer at $1,000 for 5 months; $900 for four.
E. K. MCLAUGHLIN, Pittsfield.

HARRISON-ST., ORANGE, N. J.—For sale, the charming residence of Mr. Edw. Winslow; every modern convenience, perfect order; gas, city water, complete system Waring drainage; ample grounds, about 4 acres (capable subdivision); will be sold as a whole or divided; beautifully shaded; best stabling accommodations; greenhouse fully stocked; photograph. Further particulars
EDWARD P. HAMILTON & CO., 96 Broadway, or
CHAS. MACRAE, 533 5th-ave.
Premises can be inspected on application to gardener.

MONTCLAIR, N.J., and vicinity.—Residence properties, every variety; best locations; some bargains; sale and rent. HOWE & PARSONS, 79 Cedar-st., New-York.

MONTROSE RIDGE, ORANGE, N. J.—For sale, commodious residence, modern conveniences; about one acre terraced lawn, beautiful shade, large garden, fruit; near station.
EDWARD P. HAMILTON, 96 Broadway.

NANTUCKET.—A cosey little furnished cottage at Wauwinet (Head of the Harbor), Nantucket; $100 for the season. Address JOSEPH FISHER, station D, New-York.

ON NEW-YORK ISLAND—at Inwood, a pretty place. Cottage, 12 rooms; coach-house; barn; garden; fruit; shade, etc. Low rent, $600, to good tenant.
HOWARD BADGLEY 72 Wall-st.

REAL ESTATE in Nicholas County, W. Va., on waters of Cherry River, for sale.—I will sell a tract of 1,400 acres, all timbered except 100 acres of improved bottom land, covered with poplar, cherry, hickory, oak and ash and plenty of coal. This tract is situated on both sides of Cherry River. The timber on this land can be floated down Cherry and Gauley Rivers to New River. No difficulty about the title. Parties can communicate with, or find me, at Frankford, Greenbrier County, W. Va.
SAMUEL C. LUDINGTON.

STORES TO LET.—Several stores now being built on prominent thoroughfare in Paterson, New-Jersey, will be ready for occupancy May 1. Adapted for any business. Apply to R. M. EKINGS, Paterson, N. J.

SUMMIT, N. J.—Desirable furnished and unfurnished houses to let for season or year; also for sale.
E. G. POTTER, opposite Station.

TO LET FOR THE SUMMER.—A most desirable house; fully furnished; all modern improvements; gas throughout; unlimited water supply; drainage perfect; eight bed rooms; servants' rooms; laundry; pantry; kitchen with hot and cold water; well-shaded; four acres of ground; tennis court; perfectly safe boating and bathing, fishing, &c.; stable on the premises; ten minutes walk from station; forty trains each way daily; thirty-five minutes from Wall-st. Rent only $125 a month. Apply at once to H. T. IMBRIE, 56 Broadway, New-York.

Board and Rooms.

59TH-ST.—Two handsome furnished rooms second floor, also room on first floor suitable for physician's office. References required. Address A. H. S., Tribune Office.

East Side.

FURNISHED Parlor Floor (3 rooms) en suite or single; used 10 years by Professor Ervain, the singing teacher; possession May 1. 221 East 18th-st.

FURNISHED Second Floor, suitable for light housekeeping; possession May 1. 231 East 18th-st.

West Side.

TWO large rooms (floor through), to let to two gentlemen, with breakfast. 142 West 46th-st.

Steamboats and Railroads.

BOSTON, NEWPORT, NORTH and EAST via FALL RIVER LINE.—Steamers PROVIDENCE and OLD COLONY. Leave Pier 28 N. R., foot of Murray-st., at 5:00 p. m. daily, (Sundays included). Connection by Annex Boat from Brooklyn at 4:30 and Jersey City at 4 p. m. An orchestra on each steamer. Best accommodations. Lowest Rates.

CATSKILL, HUDSON AND COXSACKIE.
Freight received
at the foot of Jay-st., N. R.

FIRST TRIP FOR RONDOUT AND KINGSTON, landing at Cranston's, West Point, Cornwall, Newburg, Marlboro, Milton, Poughkeepsie and Esopus. The fast iron steamer City of Kingston will leave every Tuesday and Thursday at 4 p. m., Saturdays 1 p. m., from pier foot of Harrison-st., North River, commencing Thursday, March 31, 1887.

REDUCTION OF FARES VIA NORWICH LINE. The Popular Inside Route. To Boston, $3. Worcester, $2 50. Corresponding reduction to all points. Steamers "City of Worcester" and "City of New-York" leave Pier 40 (old number), North River, foot of Watts-st. (next pier above Desbrosses Ferry) daily except Sunday, at 5:00 p. m.
G. W. BRADY, Agent.

SHORE LINE, all Rail, for Boston, Providence, Newport and all New-England Points. 3 Express trains daily (Sundays excepted) from Grand Central Depot, at 8 a. m., 2 p. m. (parlor cars) and 11 p. m. (palace sleeping cars). Sunday trains 10 a. m. (parlor cars), 11 p. m. (sleeping cars).
Take 2 p. m. Express for Newport, arriving at 7:40 p. m.

NEW-HAVEN.—Steamers leave Peck-slip (Pier 25, E. R.) at 3 p.m. and 11 p.m. (Sundays excepted). Steamers arrive in time for early trains north and east.

CAPE CHARLES ROUTE TO NORFOLK,
RICHMOND, OLD POINT COMFORT
AND THE SOUTH.
On and after January 31st, 1887, Express train for Cape Charles Old Point Comfort and Norfolk, via the
NEW-YORK, PHILADELPHIA AND NORFOLK RAILROAD,
Will leave Pennsylvania Railroad Station, New-York, 7:20 a. m. week days and 8 p. m. daily, arriving Old Point, 6:00 p. m., and 8:00 a. m., Norfolk 6:55 p. m., 9:00 a. m. Steamer for Richmond will leave Cape Charles at 8 a. m. on Mondays, Wednesdays and Fridays, arriving there at 6 p. m. Buffet Parlor Car to Cape Charles on the Day Express, and Sleeping Cars through to Old Point Comfort and Norfolk on the Night Express. Tickets and sleeping berths can be secured at any Ticket Office of the Pennsylvania Railroad Company.
H. W. DUNN, Supt. R. B. COOKE, G. P. and F. A.

CENTRAL RAILROAD OF NEW-JERSEY.
FOOT OF LIBERTY STREET, NORTH RIV