CO-OPERATION OF LABOR.

INTERVIEW WITH SENATOR STANFORD.

REASONS WHY THE LABORING MAN SHOULD BE HIS OWN EMPLOYER—DELUSIVE THEORIES ABOUT THE DISTRIBUTION OF WEALTH.

[FROM AN OCCASIONAL CORRESPONDENT OF THE TRIBUNE.]

SAN FRANCISCO, April 23.—In conversation with a correspondent of THE TRIBUNE Senator Stanford explained the objects to be attained by the bill recently introduced by himself in the Senate of the United States, with reference to the formation of co-operative associations, substantially as follows:

The great advantage to labor arising out of the co-operative effort and relation has been apparent to me for many years. From my earliest acquaintance with the science of political economy, it has been evident to my mind that capital was the product of labor, and that therefore in its best analysis there could be no natural conflict between capital and labor, because there could be no antagonism between cause and effect, between effort and the result of effort; and, since capital is the product of labor, there could be no conflict between labor and its product. Keeping this fundamental principle in view, it is obvious that the seeming antagonism between capital and labor is the result of deceptive appearance. I have always been fully persuaded that through co-operation labor could become its own employer. The investment and employment of capital are dependent entirely upon the product of the labor employed by it. All active capital is merely capital employing labor. It is out of the product of labor so employed that capital is rewarded. Capital invested in a manner not to require the employment of labor is dead or idle capital. Money invested in land where the land is not cultivated, or in buildings which are untenanted, is as idle as if the gold and silver invested in them had never been mined; but all capital employed in manufactures, in agriculture, in commerce, in arts, in transportation, is active capital, and it is sustained and supported in activity wholly out of the result of the labor it employs. Labor and capital, thus associated, then create all the reward which inures to them.

"All things have value only in proportion to their susceptibility of becoming valuable by the addition of labor. The ore in the mine has value only because of its, capability of being converted by the application of labor under the direction of the enterprise, into things useful to man. Land is valuable only in proportion as it is capable of yielding to the labor expended upon it a large return in the way of products adapted to supply human wants. The value of everything in the way of raw or unwrought material depends entirely upon its susceptibility of being converted into property, and the conversion of the original raw materials into property, in the way of wares, merchandise, fabrics, or works of art, resides wholly in their capability, under the manipulation of labor, of being so converted.

LABOR THE CREATOR OF CAPITAL.

"Thus again we find the wealth of the world to be in the product of labor. Labor is the creator of capital, and capital is in the nature of a stored-up force. It is like the balance wheel of an engine, which has no motion that has not been imparted to it, but it is a reservoir of force which will perpetuate the motion of the machinery after the propelling power has ceased. A man takes a few thousand dollars of capital, builds a workshop, buys raw material advantageously, and engages a hundred workmen to manufacture boots and shoes. This is the foundation of enterprise. The employer of labor is a benefactor. The great majority of mankind do not originate employments for themselves. They either have not the disposition or the ability to so originate and direct their own employment. Whatever may be the fault, it is true that the majority of mankind are employed by the minority. Capital directed by intelligent enterprise is a vast benefactor to man. The man who through others makes to grow two blades of grass where but one grew before is a benefactor to mankind in the largest sense; but suppose that each of the one hundred workmen employed produce in excess of his wages the value of one dollar a day. One dollar a day for each aggregated gives one hundered dollars per day to the employer. The profit to the employer then is one hundred dollars per day.

"In the aggregate the one hundred men employed, by associating their effort and their credit, and possibly their capital, could command a sufficiency of that reserve force which we call capital to build the shop and purchase the material with which to start business. If they do not possess the capital in the aggregate, I am fully persuaded that one hundred industrious, sober, skilful mechanics, agreeing to combine their labor, industry and intelligence, would possess sufficient credit to command the capital necessary to lay the foundation of enterprise. As between this outline of co-operation and the old system of permitting labor to be hired and directed by one who in the prosecution of beneficial enterprise originates employment for these one hundred men there is a difference in favor of co-operation of one hundred dollars a day, that amount being the premium which the one hundred men used in this illustration would pay to some one else for originating their employment and directing their skill.

"It should be borne in mind that the labor employed, not only creates its own wages, but creates the premium which the enterprising proprietor receives for originating the employment. Viewed from this standpoint, there is a sense in which the labor so co-operating is hiring an employer—that is, it is paying a premium to enterprise to originate and direct its employment. Capital is paramount and labor subordinate only because labor consents, and voluntarily, to that form of organization in our industries which produces that result. The value of co-operative effort has had many practical illustrations, some of which have come under my observation.

CO-OPERATION IN MINING.

"In the early history of mining in California some of the largest and most profitable mining enterprises were projected and carried on by association alone. A large number of men possessed of productive capacity, but without capital, combined to co-operative relation an energy and ability equal to the accomplishment of the work in hand. The work to be done required so many days of labor. By their association they contributed to a common fund, as it were, a laboring capacity equal to the work to be accomplished. If these enterprises had been projected by a single capitalist, the first step would have been to engage an amount of labor necessary to the accomplishment of the work—that is, to purchase the labor. Instead, therefore, of selling the labor to a single far-sighted and enterprising employer, these men contributed by subscription the amount of labor required to be performed. The work acomplished in this way gave all the result attained to the labor expended upon it.

"Undertakings of great magnitude are more profitable than the more inconsiderable enterprises, because the greater undertakings require greater aggregations of capital, and the possession of large capital is enjoyed by but few. Fewer persons being able to engage in the larger enterprises, the profit is consequently increased. There is no undertaking open to capital, however great the amount involved, that is not accessible to a certain amount of labor voluntarily associated and intelligently directing its own effort. When an individual employs one hundred or one thousand men in the manufacture of wares, in the construction of buildings, or in the prosecution of any kind of enterprise, he has in fact formed as association of labor. The efforts of the men employed are associated in the accomplishment of any desired result, and it is out of the result of such effort that all the wages and all the premium to the employer are to be produced The employers of labor are the greatest benefactors to mankind. They promote industry; they foster a spirit of enterprise; they conceive all the great plans to which the possibilities of civilization invite them; and the association of laboring men into co-operative relation, which in a large measure can take the place of the employer class, must therefore of necessity be ennobling.

"There is a mischievous belief among laboring people that enterprises with large backing of capital offer a better guarantee of employment. This is not true. The only guarantee of employment is its profitableness. Capital cannot afford continued employment to labor at a loss. Unless the product of the labor yields a sufficient return out of which wages may be paid and the enterprise and skill of the employer properly rewarded, and the use of the capital also rewarded, the enterprise will of necessity be abandoned. In short, co-operative associations for the prosecution of any undertaking stand in exactly the same relation, possess precisely the same chances of success, if the effort is as intelligently directed, as do the same kind of enterprises projected by individuals and sustained by capital.

ENTERPRISE AND INTELLIGENCE OF EMPLOYERS.

"As between the two great plans, the co-operation of labor or the employment of labor by itself, and the hiring of labor for wages or employment of labor by enterprise, intelligence and capital, the latter has no advantage over the former in the way of a guarantee as against loss. The product of labor alone insures its employment, because employment of labor cannot continue beyond the point at which it is profitable. In the aggregate, labor produces all the money paid back to it in wages and all the margin of profit which inures to the employer. It is pre-eminently right and just that the employers of labor and capital employed in producing activity should be rewarded. Labor owes a continuing debt of gratitude to the enterprise and intelligence of the employer class. The thought, attention, intelligence and skill necessary to originate profitable labor is in fact a separate department of human activity. In past times, when labor was less intelligent than now, when the opportunities for education among workingmen were more restricted and limited than at present, an intelligent employer class originating and directing labor was indispensable.

"What I believe is, that the time has come when the laboring men can perform for themselves the office of becoming their own employers; that the employer class their own employers; that the employer class is less indispensable in the modern organization of industries, because the laboring men themselves possess sufficient intelligence to organize into co-operative relation and enjoy the entire benefits of their own labor. Whenever labor is sufficiently intelligent to do this, it should not wait patiently for its own employment by capital and enterprise, because whoever is competent to furnish himself employment and thereby receive the full result of his own effort and hires out his time, is thereby rendering a voluntary servitude to capital; and every man possesse

of industrial capacity is in possession of capital, for it is out of that industrial capacity that capital is sustained in activity. Sufficient productive capacity may be associated for the prosecution of almost any enterprise, however great its magnitude, because, as we have already seen, the employment of labor by capital is in a sense a form of associating labor in the prosecution of undertakings, the difference being that voluntary association of labor into co-operative relation secures to itself both the wages and the premium which, under the other form of industrial organization, would be paid to the enterprise directing it and to the capital giving it employment. Capital appears to have an ascendency over labor, and so long as our industries are organized upon the divisions of employer and employe, so long will capital retain that relation, but associated labor would at once become its own master.

DELUSIVE THEORIES OF POLITICAL ECONOMISTS.

"The political economists and the communists have much to say concerning the distribution of wealth. They are constantly declaring that while our country presents the spectacle of a government wherein there is an equal distribution of political power, there is a great disparity of condition with reference to the possession of wealth. Many writers upon the science of political economy have declared that it is the duty of a nation first to encourage the creation of wealth; and second, to direct and control its distribution. All such theories are delusive. The production of wealth is the result of agreement between labor and capital, between employer and employed. Its distribution, therfore, will follow the law of its creation, or great injustice will be done. The individual who comes to you claiming that because you have more than himself you should divide a part of it with him, is claiming a percentage in your manhood, a share in your productive capacity. He is denying to you the right to produce, either with your own labor, as you have a right to do, or through the employment of the labor of others, which you have an equal right to do, more than a bare subsistence for yourself. The only distribution of wealth which is the product of labor, which will be honest, will come through a more equal distribution of the productive capacity of men, and the co-operative principle leads directly to this consummation.

"All legislative experiments in the way of making forcible distribution of the wealth produced in any country have failed. Their first effect has been to destroy wealth, to destroy productive industries, to paralyze enterprise, and to inflict upon labor the greatest calamities it has ever encountered. So long as labor, which is sufficently intelligent to originate its own employment, consents to a voluntary servitude of paying a premium to those who do originate its employments, so long will the many remain comparatively poor. As at present organized, the industries of the world are under the direction of employers. A man may possess industry and productive capacity and skill, but he must first make an agreement with an employer before he can make these qualities valuable to himself. When the Lord of the Vineyard at the eleventh hour of the day found the idlers in the market-place, and questioned them concerning the reason of their idleness, the reply was: 'Because no man hath hired us.' They were waiting, just as a very large percentage of the laboring world has waited, for some one else to open avenues of employment.

"But aggregated into co-operative relation, intelligent, educated labor possesses the capacity for the accomplishment of any undertaking or enterprise, and need not wait for an individual called an employer to associate its effort, and direct and control the industry out of which it earns wages and pays premium to capital. Under the present organization of our industrial system, it is idle to say that the men in the market-place could have found something to do. It is equally idle to say that there was a conflict between their interest and that of the Lord of the Vineyard who gave them employment. He was in that instance their benefactor.

NO NATURAL CONFLICT BETWEEN CAPITAL AND LABOR.

"But intelligent labor need not wait until some man has hired it. It can by co operation employ itself. There are mills and factories and workshops employing large numbers of skilled hands, wherein the capital employed is far less than the aggregate of money owned and controlled by the operatives, and yet the operatives by their own voluntary consent are dependent for employment entirely upon the thought, the intelligence and the enterprise of an employer. It cannot be denied that they receive a rate of wages calculated upon the basis of a productive industry which will create the wages paid to them, and also create a profit to the capital and enterprise employing them. There is no natural conflict between capital and labor even in this relation. There is no conflict between the capital invested in the plant of a manufactory and the raw material upon which the labor is expended on the one side and the labor itself on the other, because the plant and material are themselves the product of labor. The real conflict, if any exists, is between two industrial systems. Labor desires that the premium paid for its employment shall be small. If it could succeed in eliminating that premium altogether it will leave no encouragement to the employer class, and, as we have already seen, under the present system the employer class is not only indispensable, but is a great benefactor. If, however, there were no profit whatever to the employer class, then practical co-operation would be realized.

"When, therefore, men ask for higher wages, and demand that the margin of profit to the employer shall be less, they are really demanding a nearer approach to the realization of co-operation. The country blacksmith who employs no journeymen is never conscious of any conflict between the capital invested in his anvil, hammer and bellows, and the labor he performs with them, because, in fact, there is none. If he takes in a partner, and the two join their labor into co-operative relation, there is still no point at which a conflict may arise between the money invested in the tools and the labor which is performed with them; and if, further in pursuance of the principle of co-operation, he takes in five or six partners, there is still complete absence of all conflict between labor and capital. But if he, being a single proprietor, employs three or four journeymen, and out of the product of their labor pays them wages, and, as a reward for giving them employment and directing their labor, retains to himself the premium, which they, in fact, also create and which justly belongs to him, the line of difference between the wages and the premium may become a disputed one; but it should be clearly perceived that the dispute is not between capital and labor, but between the partial and actual realization of co-operation. The partnership relation was an actual realization of co operation; the employed relation is a partial realization of co-operative effort. As intelligence has increased and been more widely diffused among men, greater discontent has been observable, and men say the conflict between capital and labor is intensifying, when the real truth is, that by the increase of intelligence men are becoming more nearly capable of co-operation. In a still higher state of intelligence this premium will be eliminated altogether, because labor can and will become its own employer through co-operative association.

THE DIGNITY OF LABOR.

"In addition to the many advantages which co-operation confers upon the material prosperity of the laboring classes, there are great and significant benefits to ensue to the character of men. The employe is regarded by the employer merely in the light of his value as an operative. His productive capacity alone is taken into account. His character for honesty, truthfulness, good moral habits, are disregarded unless they interfere with the extent and quality of his services. But when men are about to enter partnership in the way of co-operation, the whole range of character comes under careful scrutiny. Each individual member of a co-operative society, being the employer of his own labor, works with that interest which is inseparable from the new position he enjoys. Each has an interest in the other; each is interested in the other's health, in his sobriety, in his intelligence, in his general competency, and each is a guard upon the other's conduct.

"There would be no idling in a co-operative workshop. Each workman, being an employer, has a spur to his own industry, and also has a pecuniary reason for being watchful of the industry of his fellow workmen. The character of men invariably arises with the assumption of higher responsibilities, and with the accession of men to the higher plane of becoming their own employers, there is to be a corresponding accession of more ambitious and interested activity and higher character. The bill I have introduced in the Senate of the United States, if it should become a law, in addition to the opportunity it would afford for the formation of co-operative societies, would do much to attract attention to the value of the co-operative principle upon which our industrial systems should be founded. It will be a govermental attestation of the value of the co-operative principle, which alone can eliminate what has been called the conflict between capital and labor.

"There are still higher considerations connecting themselves with this great subject," said the Senator thoughtfully. "Take, for instance, the influence of co-operation upon the rate of wages to the employed class. In a co-operative association conducting a business, and dividing the entire proceeds of the business, the dividends so created would exceed the ordinary rate of wages. The best mechanics and the best laborers would, therefore, seek to acquire a position in a co-operative association. The reward of labor being greater by co-operation, the employer would have to offer additional inducements to labor to remain in its employ, because the superior attractiveness of the co-operative plan would incite them to form societies of this character, and employ their own labor. It would, therefore, have a direct tendency to raise the rate of wages for all labor—or, in other words, to narrow the margin between the amount paid for labor and its gross product. Its effects expand in various directions by contemplation. There would be a greater consumption of labor, because of the greater prosperity of men in co-operative relation.

THE OBJECT AND REWARD OF LABOR.

"All men labor to gratify their wants. All civilization means simply multiplicity of want, and the wants of men are limited only by their intellectual capacity to perceive them. As the mind grows and expands it perceives new and varied wants. You cannot have failed to notice that in the proportion as men are able to gratify the higher tastes their dwellings begin to show the improvement in their condition. They have better carpets, musical instruments, pictures and books; comforts and even elegances appear with the ability of men to purchase them. All these things are the result of labor. If there are more men able to own and enjoy them, there is a greater demand for labor in their production. So the demand for labor increases continually with the growth of civilized conceptions.

"Every improvement in the method of production brings some article of comfort or elegance within the reach of a larger number of people, and makes a greater demand for labor in its production, and at this point the interdependence of all men comes into view. A man may own a piece of land, but he is dependent upon the labor of others for the instruments with which to till it. The owner of a piece of land who has nothing but his hands with which to cultivate the soil is powerless to make it productive. Take the most primitive agricultural implement, a spade. When his hands are supplemented and aided by a spade, he may stir the ground and plant something. This he could not do were his hands not supplemented with tools, and these tools, you will observe, are the product of the labor of others.

"A spade is a very simple garden implement, but its his

tory would be the history of civilization—a history of all the progress that has been made in the mechanical arts. From the mining of the ore through its smelting, its conversion into steel, its manufacture into the form of an agricultural implement, there are many processes, and these processes present the advancement of thought and skill in the mechanical world. But the man I have supposed to own the land is powerless without the assistance of others. He cannot make a movement in the way of tilling his land without setting some one else to work to manufacture implements with which that tillage shall be done. In every branch of human thought, every other department of activity and industry is called into requisition. The musician who composes music must express it upon a musical instrument—a piano or violin—and the instrument is the result of mechanical skill. As that skill advances, new expressions become possible, and hence the science of music is constantly promoted by reason of the improvement in the mechanical construction of musical instruments. The astronomer must use mathematical instruments. The observatory of the astronomer is called into requisition, and with it all the mechanical arts made use of in its construction, from the lense of the telescope to the stone in the foundation of the building.

NO LIMIT TO THE DEMAND FOR LABOR.

"Taken as a whole, society is a grand co-operative association. As a whole, it is a unit, and this unit is divided into departments or branches of mechanical activity and scientific inquiry, and these are mutually dependent upon each other. The demand for the product of labor is unlimited. There can be no such thing as overproduction so long as there remains a single human being with wants to supply. I say the demand for labor is unlimited, because the capacity of the human mind to conceive new wants is unlimited. With every advancement in civilization there is a corresponding enlargement of the range of wants. Every year introduces something into the wants of man which requires activity in a new field of labor to supply. The earth, the source from which all wants are supplied, is an inexhaustible mine.

"We have, then, the unlimited advancement and extension and multiplicity of human want, and we have an unlimited source from which those wants may be supplied. The condition of labor rises with the advancement of civilization, because with the multiplicity of wants the demand for labor increases, and wants advance in proportion as they may be supplied. The human mind ceases to demand things that are impossible of gratification. So with the possibility of supplying wants. They come into existence, and with them new fields of activity for human labor are opened. It is for this reason that labor-aiding machinery is a continued blessing to labor. In fact, the difference between the civilized and uncivilized man is a difference of the extent to which the hand of man has been supplemented by tools and implements.

"The Indian on the plains of Nevada, with his unaided hand, presents no evidence of civilized capacity or productive power. With him the primitive problem of sustaining existence has not been solved. His hand is not supplemented by tools and implements, and his unaided hand finds constant employment in obtaining the mere necessities of physical existence. It is therefore impossible for him to enter any higher realm. The use of tools and implements which eventually expand and broaden and multiply into the most complex labor-aiding machinery is the point of departure between barbarism and civilization. As soon as uncivilized man perceives the value of an axe with which to cut down the trees of the forests, he finds eventually the value of a saw. He learns to propel this saw with steam or water power, and thus his hand is aided. He can now do something more than sustain mere physical existence. Some of the intellectual wants of his nature may now be supplied, and with the intellectual activity necessary to the manufacture of an axe or a saw or a spade, he has acquired more intellectual force and power, and this is inseparable from the acquirement of diversified wants. His capacity to perceive new wants has been enlarged, and as soon as a want is perceived or felt, effort will be made to supply it.

CO-OPERATION MEANS ADVANCEMENT.

"The uncivilized man, like the Indian of the plains, has never felt higher wants. When his physical wants are gratified, he falls into a condition of sloth and indolence, if indeed he has time for indolence, for in a barbarous condition, with the hands unaided by implements, it requires constant effort, diligence and industry to obtain the means of supporting mere physical existence. It therefore follows that every discovery in economic science which makes the production of things useful to man cheaper, and every new want that is felt by man in his progress toward higher civilization, enlarges the field of labor.

"Co-operation will add new energy to civilized life, because it will increase the prosperity of laboring men, and enlarge in every respect the scope of their lives. The capacity to perceive a diversity of wants, the power of the mind to feel and acquire new wants being unlimited, and these things, necessary to their gratification being produced alone by labor, the demand for labor is limitless, and that demand will increase in the proportion as men have capacity to perceive a greater diversity of want. The untaught barbarian, notwithstanding the effort required of him to maintain physical existence, consumes but little labor. Civilized man is a vast consumer of labor. Every article of furniture in his house, the house itself, the garden, the grounds, the books, the papers and the musical instruments, all are the result of labor, and each civilized man is therefore consuming in his lifetime the result of a labor equal to the productive capacity of many hundreds of men, whose hands are unaided by labor-aiding machinery.

"The introduction of the co-operative principle into the industrial systems of our country means a general advance in the conditions of all classes. It means the awakening in the minds of a greater number of people of the complex wants of civilization, and will bring within the reach of all increased means of their gratification."

THE MAYOR'S OFFICE BESIEGED.

There was an even greater throng than usual in the Mayor's office yesterday. Most of the people were either applicants for places or were pushing the claims of their friends. The Mayor gave short interviews to all. In several instances he positively refused to consider the names presented to him. Several promising candidates have had their chances ruined by too great persistence. One of the most prominent candidates for Dock Commissioner is John F. Townsend, president of the Maritime Exchange and a partner in the firm of William A. Cole & Co., Broad-st. He is recommended by William R. Grace & Co., Vernon H. Brown & Co., and others.

The Mayor said yesterday that he would make no appointments for several days. There were a number of things which he wished to do, and he had various applications and recommendations to look over. The public interests would not suffer by the delay.

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CITY BONDS IN GOOD DEMAND.

Controller Loew yesterday received bids for the $197,154 53 of three per cent consolidated bonds for school purposes as follows:

Name.	*Amount.*	*Rate.*
Moller & Co.	$197,154 53	101.66
Manhattan Savings Institution	197,000 00	101.50
L. W. Morrison	50,000 00	101.33
L. W. Morrison	50,000 00	101.27
L. W. Morrison	50,000 00	101.13
L. W. Morrison	47,154 53	101.03
Daniel A. Moran	197,154 53	101.09
Blake Bros. & Co.	197,154 53	101.31
Estate of Charles F. Woerishoffer	150,000 00	102.25
Institution for Savings of Merchants' Clerks	197,154 53	101.50
Total of bids	$1,332,772 65	

The award to the highest bidders was made to Estate of Charles F. Woerishoffer, $150,000 at 102.25; Moller & Co., $47,154 53 at 101.66.

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THE PETROLEUM MARKET.

NEWS FROM THE FIELD AND RANGE OF PRICES.

Whatever be the hopeful views of the future of Ohio oil held by the producers they are not in accord with those of the almost sole purchasers of the product, namely the Buckeye Pipe Line Company. Western dispatches yesterday announced that the company had reduced its price 2½ cents per barrel to 27½ cents, or a reduction of 7½ cents within a few months. Such action does not indicate that the refining experiments at the West have been successful and it may tend to induce conservatism on the part of Ohio drillers. It is impossible to guess what progress may be made in the course of a year or two in the treatment of the Ohio stuff or how far it could be availed of in case of extravagant prices for Pennsylvania petroleum, but for the present it seems to be assured that the Ohio fields are no dangerous competitors to the Eastern regions. Before the Interstate Commerce law went into effect there were good prospects that markets could be opened for the use of the Ohio product to a considerable extent as a fuel. The law, however, has prevented the granting of special rates which the railroads were willing to extend to introduce the article as fuel and the problem of its disposition thus becomes a more difficult one to solve.

The outpour of oil in the Washington and Reibold pools increased the new production last month in the Pennsylvania fields. The changes in the different districts compare as follows for the last two months; the daily average new production being given in barrels:

	March. Wells compl'd.	March. Total new work.	March. Av'ge new prod'n.	April. Wells compl'd.	April. Total new work.	April. Av'ge new prod'n
Bradford	9	21	78 }	17	14	111
Allegany	5	6	15 }			
Middlefield	41	62	330	53	62	731
Lower Field	60	89	1,449	56	87	2,597
Washington	9	40	960	20	30	2,015
Shannopin	9	11	1,280	8	4	65
Greene County	..	4	....	..	4	....
Total	133	233	4,112	154	201	5,519

The crude certificate market yesterday continued on about the same scale of activity as on Monday, but the tone was firmer and prices ruled on a better basis. In the early trading there was some hesitation under bearish news from Ohio gushers, and prices yielded a small fraction from Monday's close. The absence of any pressure to sell soon determined the course of values and there was a hardening to 67⅛ cents in the afternoon. Sales by the scalpers for small profits knocked off a small part of the gain, but the final quotation shows a net advance of ⅝ cent. The market closed steady. There is no indication of any near "boom," but the conduct of the speculation is suggestive of stability, and pending any new buying impulse it is possible that those who are looking for reactions may be disappointed at the extent to which any secession is confined. Carrying rates again were low, ruling at 35@25 cents.

The range of prices and the total dealings at the Consolidated Exchange were as follows:

Opening	65⅞	Lowest	65⅝
Highest	67⅛	Final	66⅝
Sales, barrels			1,572,000

There is a quiet but steady movement in refined oil and prices held at 6¾ cents per gallon, Abel test.

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GRAIN AND PRODUCE MARKETS.

FEATURES OF NEW-YORK DEALINGS.

The export demand continues enormous and the purchases yesterday were 488,000 bushels, including 184,000 bushels shipped from first hands. The spot market was ¼@½ cent better. In addition to this influence the cable advices were bullish and the Western cliques appeared to be large buyers. The options were fairly active and after a sluggish tone at the opening developed more aggressive strength. The market closed firm at top prices, and up ¾ for May at 94½, ⅝ for June at 94¼ and ½ cent for the other months as follows: July, 94 August, 92½; September, 92¾, and December, 95⅞ cents. Cash corn was ½ cent better, but the export purchases were

light. The options followed the course of the wheat speculation and closed firm at the best figures, with gains of ⅛ for May at 47⅞, ⅝ for June at 48¼ and July at 49½ and ½ cent for August at 50½ and September at 51½ cents. Oats were better all around. The options were up ⅛ for May at 34 and ⅛ cent for June at 34½ and unchanged for July at 34¾ cents. There were sales of 500 tierces of spot lard. The options were weak and lost 10@11 points, ending as follows: May, $7 15, June, $7 19; July, $7 26; August, $7 34; September, $7 40, and October, $7 47.

The receipts of grain and flour yesterday at New-York, Baltimore, Philadelphia and Boston were reported as follows: Wheat, 310,026 bushels; corn, 21,775 bushels; oats, 57,329 bushels; total grain, 395,130 bushels; flour, 26,618 packages. At Chicago, Milwaukee and St. Louis the arrivals were: Wheat, 139,185 bushels; corn, 105,403 bushels; oats, 193,448 bushels; total grain, 438,036 bushels; flour, 31,507 barrels.

THE TRADE IN CHICAGO.

CHICAGO, May 3 (*Special*).—Wheat closed to-night at nearly the top price of the day, 83⅞@84 cents for June. St. Louis to-day advanced 2 cents a bushel and all the surrounding markets advanced 1½@2 cents a bushel. June corn closed at 39⅞ cents. June lard closed at $6 87½ and June ribs at $7 40.

The taking of the cash wheat and the paying for it by the clique is the topic that overshadows all the others in speculation now. The payment in cashto the amount of $8,000,000 in checks big and little, was a vast undertaking. Kershaw & Co. are credited with taking 4,000,000 bushels of wheat. It is reported on good authority that the firm had $4,000,000 to pay for its wheat. The truth of the matter is that the clique now controls the cash wheat.

P. D. Armour said to-day: "The situation in wheat is very strong. We have sold a great deal recently for export. I hold cash wheat at Duluth and other points, but as a merchant would hold on to property that he believed low-priced. I have no connection with any manipulation at Chicago."

In corn there are some surprises because about 4,000,000 bushels of corn which was expected to come out, did not. It is thought now that some coterie of bulls, probably the one at the Stock Yards, which is headed by Nelson Morris, owns this grain. The feeling in it is a trifle stronger than heretofore, but the carrying charges are 1¾ cent, ands this is equivalent to about 5 per cent per month for money. Provisions were easy.

WE EXPRESS

The hope that you will call—if needing aught in **FURNITURE**—*and inspect the recent products of our workshops. Exquisite shapes and colors in Parlor Suites, Louis XVI., White and Gold, &c., at prices most economical.*

In Bedroom, Dining and Library Furnishings you will see a surprising variety in the various fashionable styles, Colonial, Adam, Jacobean &c., at costs apparently impossibly low for goods so excellent.

GEO. C. FLINT CO.,

104, 106 AND 108 WEST 14TH-ST.

FURNITURE MAKERS.

Factory 154, 156 West 18th-st.

Arnold, Constable & Co.

PARIS NOVELTIES

At Greatly Reduced Prices.

Suits, Costumes,
Evening and Reception Dresses,
Wraps, Mantles,
Jackets, Newmarkets.

Broadway & 19th st.

Spring Resorts.

LAUREL HOUSE,

LAKEWOOD, NEW JERSEY.
Remains open until June 1.
PLUMER, PORTER & BARKER, Managers.

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

BOARD can be obtained on one of the pleasantest farms in Connecticut River Valley. Delightful drives, boating and fishing; fruit, vegetables, and milk unrobbed of its cream. Photographs seen and references given at Rockwood's, 17 Union Square. Terms $7. Address
FRANKLIN FIELD,
Montague, Franklin Co., Mass.

THE COLUMBIAN, Cairo, N. Y., three hours from New-York, a delightful spring and health resort, Sulphur water baths for rheumatism. Terms very low. Send for prospectus. Rooms rented and particulars of
H. K. LYON, 21 Park Row, Room 21.

Hotels.

HOTEL BRISTOL.

5TH-AVE. AND 42D-ST,
FOR THE SUMMER MONTHS.
Large Cool Rooms at Reasonable Rates to transient guests.
TABLE D'HOTE.
W. E. WOOLLEY.

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.

Board and Rooms.

East Side.

A HANDSOME and newly-furnished room; gentlemen only; reference. 140 East 27th-st., near Lexington-ave.

A PRIVATE family occupying their own house will let a large, handsomely furnished room, without board; gentlemen only; reference. 140 West 21st-st.

FURNISHED SECOND FLOOR, en suite, for light housekeeping, or singly, to gentlemen. 221 East 18th-st.

ELEGANT second-story front room, newly furnished; hot and cold water and extensive closet room; with board. Also other rooms. 125 East 34th-st.

Flats and Rooms To Let.

AT THE FLORENCE,
105 EAST 18TH-ST.,
One of the best Apartments. All sunny rooms.

HANDSOMELY furnished 2d and 3d floors, suites and single rooms, Murray Hill; superior table. Information reliable and free.
EVERETT DIRECTORY, 74 West 35th-st.

IN THE AVONDALE, 179 West 76th-st., adjoining 10th-ave.—Second flat, 7 rooms and bath, decorated throughout; steam heat; elegant exterior; $70; also one $50. JANITOR on premises. Inspection invited.

THE MOST CONVENIENT AND DESIRABLE location in the city; these elegant apartments with all improvements; Russian vapor baths; all rooms decorated, are now finished; open in the evening till 8:30. Apply on premises, 203, 211 East 14th-st.; prices from $45 to $58.
JOS. SCHWARZLER.

39 WEST 20TH-ST.—With private bath, unusually fine apartments for gentlemen.

Copartnership Notices.

72 BROADWAY, NEW-YORK, April 30, 1887.
MR. GERARD B. SCRANTON retires from our firm this day.
E. K. WILLARD & CO.

NOTICE.

The partnership heretofore existing under the firm name and style of MILLIKEN, SMITH & CO. expires this day by limitation.

We the undersigned have this day formed a partnership under the firm name and style of MILLIKEN BROTHERS for the continuance of an iron and steel commission business at 61 Liberty-st., and as agents of the Phœnix Iron Co. of Philadelphia.
EDWARD F. MILLIKEN.
FOSTER MILLIKEN.
New-York, May 1, 1887.

NEW-YORK, April 30, 1887.
THE co-partnership heretofore existing under the firm name of CRANE, SEABURY & CO. is this day dissolved by limitation.
JNO. S. N. CRANE,
FREDERICK C. SEABURY,
FRANCIS R. CULBERT.

NEW-YORK, April 30, 1887.
THE undersigned have this day formed a copartnership under the firm name of CULBERT, CRANE & SEABURY, for the purpose of carrying on a general stock brokerage business at No. 7 Wall-st.
JNO. S. N. CRANE,
FREDERICK C. SEABURY,
FRANCIS R. CULBERT.

TINKER & WESTON,
STOCK BROKERS,
2 Exchange Court, and 52 Broadway,
NEW-YORK, May 1, 1887.
Mr. Francis Lee Morrell has this day been admitted as a general partner in our firm.
TINKER & WESTON.
HENRY C. TINKER,
Member New-York Stock Exchange.
RENSSELAER WESTON,
FRANCIS LEE MORRELL.

Excursions.

CAPE CHARLES ROUTE
TO
OLD POINT COMFORT,
NORFOLK, PORTSMOUTH,
AND THE SOUTH.

On and after April 25, 1887, Express train for Old Point Comfort, Norfolk, and Points South, via the

New-York, Philadelphia & Norfolk R. R.,

will leave foot of Cortlandt and Desbrosses sts. at 8 p. m. daily, arriving Old Point 9 a. m. and Norfolk 9:50 a. m. Pullman Sleeping Car through to Cape Charles. Tickets and sleeping-berths secured at any Ticket Office of the Pennsylvania Railroad Company.

H. W. DUNNE, Supt.   R. B. COOKE, G. P. & F. A.

Legal Notices.

NOTICE.—TO THE CREDITORS OF THE CHARTER OAK LIFE INSURANCE COMPANY, of Hartford, Conn.

The following is a copy of the order of Hon. Dwight W. Pardee, Judge of the Supreme Court of Errors of Connecticut, limiting a time for the presentation of claims against said company, which order was passed October 1, 1886.

"The creditors of the Charter Oak Life Insurance Company are hereby required to present their claims against said company to Isaac W. Brooks and Edmund A. Stedman, of Hartford, Conn., Receivers of said company, or to one of them, on or before the 1st day of July, 1887. Said claims shall be made in writing, and in case of policy claims they shall refer to the policy under which said claim is made, as far as possible, by number of policy and name of insured; and the nature and extent of such claim, by the person making the same, shall be set forth at large. In case any claim is made by an Executor, Administrator, Conservator, Guardian or Trustee, proof of such appointment, under seal of the proper court must accompany said claim, and all claims against said company which shall not be presented to said Receivers within the time herein limited, will be forever barred of recovery out of the estate in the possession and control of the Receivers."

Attest:

ISAAC W. BROOKS,
EDMUND A. STEDMAN, } Receivers.

Hartford, Conn., Nov. 25, 1886.

MEXICAN NATIONAL RAILWAY.

[Seal which says Second District Court, Mexico.]

[Stamp fifty cents, duly cancelled with the proper seal, and dated April 5, 1887.]

The Second District Judge for the Federal District, Honorable LUIS G. GARFIAS, on petition of the representatives of the Mexican National Railway Company and Louis H. Meyer, as trustee of the holders of the first mortgage bonds issued by said company by virtue of a contract executed in New-York, United States of America, on the first day of April, one thousand eight hundred and eighty-one, has ordered to be sold at auction, and at one sale only, which shall take place in the nature of an absolute public sale, in this court, located in the Palace of Justice of Mexico, in Cordobanes-st., on the 23d day of May of the current year, at eleven o'clock in the morning, the properties and rights of the company which are described in the enclosed schedule subject to the mortgage of said bonds:

Notice is hereby given that the bids will be received only upon condition that the bidders subrogate themselves to all the rights and obligations of the aforesaid company, as expressed in the concessions granted by the Supreme Government, and also that the conditions stipulated in article eight of the law of July fifth, eighteen hundred eighty-six, shall be fully complied with.

In fulfilment of this order I issue the present, which is to be published twice in every week during five consecutive weeks in the Diario Oficial of the Supreme Government of the Republic of Mexico, in one journal published in the city of New-York, United States of America, and in another published in the city of London, England.

Palace of Justice, Mexico, April fifth, eighteen hundred and eighty-seven.

(Signed) MANUEL DUFOO, Secretary.

The description to which the foregoing decree refers is as follows:

First—All the estate, right, title and interest of the Mexican National Railway Company in and to all and singular the line of railway and telegraph commonly known as its Interoceanic Line and extending from Mexico City to the Pacific Ocean at Manzanillo, of which there has been constructed that portion extending from Mexico City, through Toluca, Maravatio, Acambaro and Morelia to a point at or near Patzcuaro, a distance of 440 8-10 kilometres, and another portion from Manzanillo to Armeria, a distance of 46 kilometres, making a total of 486 8-10 kilometres, and also of in and to all and singular the line of railway and telegraph commonly known as its International Line and extending from Mexico City to the Northern frontier, taking its departure from said Interoceanic Line at a point at or near Acambaro aforesaid, of which there has been constructed that portion extending from a point at or near Acambaro aforesaid North via Celaya to San Miguel Allende, a distance of 122 37-100 kilometres, and another portion from a point on the Northern frontier at or near Nuevo Laredo, via Monterey to Saltillo, a distance of 379 kilometres, making a total of 501 37-100 kilometres; and also in and to all and singular a line of railway and telegraph commonly known as the Matamoros and Monterey Line, beginning at the port of Matamoros and passing by Reynoso, Camargo, Mier and Cerralvo, terminating at Monterey, whereof 113 kilometres from Matamoros up the valley of the Rio Grande del Norte have been constructed, and also in and to all and singular a line of railway and telegraph commonly known as the El Salto Line and extending from the corner of Balvanera and San Ramon streets in the City of Mexico and terminating, one branch in the hacienda de El Salto in the State of Hidalgo, and the other at the point denominated Los Cuartos in the State of Mexico; this latter branching off at the village of Tacuba, from the line from Mexico to El Salto, whereof over 79 1-10 kilometres have been constructed; also in and to all and singular a line of railway and telegraph commonly known as the Zacatecas Line, from Zacatecas to San Luis Potosi, with a branch or branches to Aguas Calientes and Lagos, whereof about 30 5-10 kilometres from Zacatecas toward Ojo Caliente have been constructed; also in and to all and singular a line of railway and telegraph from El Salto to Maravatio, whereof four kilometres from El Salto toward Maravatio have been constructed; also in and to all and singular a certain line of railroad and telegraph commonly known as the Cintura Line and extending or to extend around the City of Mexico, touching all the garitas and various entrances of said city, the railroad stations, the canals, and the city slaughter-houses, with a branch to Tlalpam and other branches to San Angel and Contreras, whereof over four kilometres from Santiago station to a connection with the Morelos Railroad at San Lazaro have been constructed. Together with all the rights, privileges and franchises which pertain to said several lines or parts of lines hereinbefore enumerated and described or which the said Mexican National Railway Company acquired under or by virtue of the several concessions of the Republic of Mexico relating to such lines respectively and the transfer to it of such concessions or rights thereunder, including its rights, privileges and franchises derived under the concessions of said Republic of Mexico of the 22d day of December, 1877 (El Salto), and of the 28th day of March, 1878 (Zacatecas), and of the 19th day of January, 1881 (El Salta, Maravatio extension), and of the 7th of June, 1880 (Matamoros and Monterey), and of September 13th, 1880 (International and Interoceanic), and of the 10th day of January, 1883, and of June 30th, 1886, amending and confirming all said concessions, and of June 2d, 1883 (Cintura), subject, however, to the conditions, obligations, restrictions and limitations by said several concessions relating to said lines respectively imposed, or subject whereto any rights therein or thereto were acquired by said railway company, subject finally, so far as the constructed sections or divisions of the line originally provided for in the concession of 22d of December, 1877 (El Salto), are concerned, to a purchase-money lien not to exceed $250,000 (Mexican money).

Also including all the estate, rights, title, interest in and to each and all of such line or lines of railway and telegraph and concessions, and to all other property, real or personal which was conveyed by said company to Louis H. Meyer and Andrew H. Green, as trustees by deed of trust dated April 1, 1884, or by deed or deeds of further assurance at any time thereafter executed by said company to said trustees, and particularly by deed of trust bearing date May 1, 1884, and also all rights, interest, property and estate of every kind, name and nature which was conveyed to the said Louis H. Meyer and Andrew H. Green as such trustees by the Mexican National Construction Company by its deed of trust bearing date May 1, 1884.

Second—Also whatever estate, right, title and interest the said railway company has of, in and to a line called the Irolo Line, from Irolo to San Martin and Tlascala, which was the subject of a concession of the 14th day of September, 1880, whereof about four kilometres near Irolo have been constructed.

Third—Also all the leasehold rights and interests of what kind and nature soever which the said Mexican National Railway Company has: First, under and by virtue of a certain lease bearing date the 7th day of September, 1883, made by the Texas Mexican Railway Company to said Mexican National Railway Company of so much of the railroad and telegraph lines of the said Texas Mexican Railway Company as extends from Corpus Christi to Laredo, Texas, with an extension from Laredo to Fort McIntosh and a branch from a point at or near Laredo to a point in the boundary line between the United States of America and the United States of Mexico, where connection is made with the International Line, a distance in all of about 160 8-10 miles exclusive of side tracks; second, under or by virtue of a certain lease bearing date the twelfth day of July, 1883, made by the Texas Mexican Northern Railway Company to the said Texas Mexican Railway Company, and by the last-named company assigned to said Mexican National Railway Company, of the line known as the Texas Mexican Northern Railway extending from Laredo northward up the valley of the Rio Grande to Sanchez Station, a distance of about 6½ miles; and third, under or by virtue of a certain other lease bearing date the 31st day of December, 1883, made by the Brownsville and Gulf Railway Company to the said Mexican National Railway Company of the line known as the Brownsville and Gulf Railway, extending from a point on the North Bank of the Rio Grande, opposite Matamoros, through the streets of Brownsville, a distance of one mile and a half, to the depot of the Rio Grande Railway in Brownsville and beyond, subject to the provisions of said several leases in all respects.

Fourth—Also all the estate, right, title and interest which the said Mexican National Railway Company may have in and to the said lines of railway and telegraph hereinbefore mentioned; all the sidings, bridges, tracks, turn-tables, culverts, viaducts, fences, rights of way and superstructure thereunto belonging and appertaining; all station lands including the Santiago Station lands, being about 65 acres in the City of Mexico, and the Colonia and Ciudadela Station lands acquired with the El Salto Line, being about thirty acres in said city and other properties acquired by said company in virtue of cession or purchase; station-houses, machine shops, car shops, wharves, docks, edifices, storehouses, workshops and all other structures, machinery, furniture, and all other railroad and telegraph material, apparatus, objects and appurtenances which the said company heretofore acquired for the use and operation of said railroad and telegraph lines or any section or sections, portion or portions thereof; all the right, title and interest of said railway company in and to all passenger, freight and other cars and locomotives, and all rolling stock and equipment owned or acquired by said Mexican National Railway Company, and all its interests in all such cars and locomotives in use or otherwise on the aforesaid lines or any section or division thereof.

Fifth—All the estate, right, title and interest of the Mexican National Railway Company of, in and to:

1st. 24,537½ shares of the capital stock of the Texas Mexican Railway Company.

2d. All the capital stock of the Texas Mexican Northern Railway Company.

3d. All the capital stock of the Brownsville and Gulf Railway Company.

4th. $1,190,000 of the six per cent bonds of the Texas Mexican Railway Company, secured by a mortgage purporting to constitute a first lien upon all the Texas Mexican Railway Company properties, and which in fact constitutes a first lien on the last-mentioned company's properties, except the line of railroad and telegraph from Corpus Christi to Laredo, and a second lien on that line, subject to a prior lien securing certain 7 per cent bonds issued by the last-mentioned company under its former name of the Corpus Christi, San Diego and Rio Grande Narrow-Gauge Railroad Company to the extent of $960,000; and,

5th. $248,000 in bonds—part of the $960,000 seven per cent bonds last hereinbefore mentioned.

6th. Also, all and singular, the corporate franchises of said Mexican National Railway Company, by whatever authority conferred, all its offices, books, vouchers, documents, profiles, maps and papers and other property of every kind and nature soever, wherever situate, with all and singular the endowments, incomes and advantages, tenements, hereditaments and appurtenances to the above-mentioned properties and premises belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, tolls, incomes, rents, issues and profits thereof and all the estate, right, title and interest, property, possession, claim and demand whatsoever as well in law as in equity, present and prospective, of the said Mexican National Railway Company of, in and to the same and every part of the same and every parcel thereof with the appurtenances.

7th. Also all the right, title and interest of, in and to all and singular the property herinbefore mentioned or described and every part thereof which the said Louis H. Meyer and Andrew H. Green ever had as such trustees, or which the said Louis H. Meyer now has as sole continuing trustee under or by virtue of the trust deed or deeds of further assurance hereinbefore mentioned and each and every one of them or otherwise howsoever.

Mexico, April 5, 1887.

MANUEL DUFOO, Secretary.

Legal Notices.

NEW-YORK SUPREME COURT.

CITY AND COUNTY OF NEW-YORK.

Susan B. Martin and Frederick H. Martin, plaintiffs,

Against

Catharine M. White, William E. White, her husband; Frederick A. Leggett and Kate S. Leggett, his wife; Edward W. Leggett and Margaret S. Leggett, his wife; Charles P. Leggett and Lizzie V. Leggett, his wife, and Lester Leggett, *defendants*.

In pursuance of an interlocutory judgment for sale in partition, duly entered in the above entitled action and bearing date the 3d day of May, 1887, I, the undersigned, the referee in said judgment named for such purpose, will sell at public auction, at the Real Estate Exchange, at No. 59 to 65 Liberty-st., in the City and County of New-York, on the 26th day of May, 1887, at 12 o'clock noon, by RICHARD V. HARNETT & CO., Auctioneers, the premises herein described as follows:

All those tracts of lands and premises situate, lying and being in the City, County and State of New-York.

All and singular that certain lot, piece or parcel of ground situate, lying and being at the northwesterly corner of Cherry and Montgomery streets, in the Seventh Ward of the City of New-York, known and distinguished on a map of lots now or late belonging to the estate of John J. Glover, deceased, surveyed by J. F. Bridges, city surveyor, March 8th, 1827, filed or intended so to be in the office of Register in and for the City and County of New-York as number sixteen and also now known and distinguished by the number 348 in Cherry street, and is bounded and contains as follows, to wit: Commencing at the northwesterly corner of Cherry and Montgomery streets and running thence westerly along the northerly side of Cherry street twenty-three feet four inches to the line of lot on said map number fifteen; thence northerly and parallel with Montgomery street ninety-six feet eight and three quarter inches to the point half way between Cherry and Monroe streets; thence easterly and nearly parallel with Cherry street twenty-three feet four inches to Montgomery street, thence southerly along Montgomery street ninety-six feet six inches to the place of beginning; be all and each of the said distances and dimensions more or less as the said lot number 348 in Cherry street is laid down on a certain map distinguished as "Map of property in the Seventh Ward of the City of New-York belonging to William Post and the estate of Gerardus Post, deceased, dated May, 1835, Daniel Ewing, City Surveyor."

Also all and singular that certain other lot, piece or parcel of ground situate, lying and being on the east side of the Bowery between Walker and Hester sts. in the Tenth Ward of the City of New-York and now known and distinguished by the number 79½ in the Bowery, bounded and containing as follows, that is to say, westerly in the front by the Bowery aforesaid; easterly in the rear by ground now or late belonging to William Rhinelander; southerly on one side by ground now or late belonging to Samuel Purdy, and northerly on the other side by ground of the complainant and the estate of Gerardus Post deceased, containing in width in front and rear each 12 feet 6 inches and in length on the southerly side 117 feet 10 inches be the said several distances and dimensions more or less as the said lot Number 79½ in the Bowery is laid down on a certain map distinguished as "Map of property in the Tenth Ward of the City of New-York belonging to William Post and the estate of Gerardus Post, deceased, dated May 1835, Daniel Ewing, City Surveyor."

Also all and singular that certain other lot, piece or parcel of ground situate, lying and being on the east side of the Bowery between Walker and Hester sts. in the Tenth Ward of the City of New-York and now known and distinguished by the number 81 in the Bowery bounded and containing as follows, that is to say:

Westerly in the front by the Bowery aforesaid, easterly in the rear by ground now or late belonging to William Rhinelander, northerly on one side by a lot of ground now or late belonging to Isaac Jones, and southerly on the other side by ground of the complainants and estate of the said Gerardus Post, deceased, containing in width in front and rear 12 feet 6 inches, and in length on the northerly side 116 feet 4 inches, and on the southerly side 117 feet 1 inch, be the said several distances and dimensions more or less as the said lot Number 81 in the Bowery is laid down in the last above mentioned map of property in the Tenth Ward of the City of New-York belonging to William Post and the estate of Gerardus Post, deceased.

Also all and singular that certain other lot or parcel of ground situate, lying and being on the easterly side of the Bowery, formerly sometimes called the Bowery Road, between Hester and Grand streets in Tenth Ward of the City of New-York, and now known and distinguished by the Number 113 in the Bowery aforesaid, bounded and contained as follows, that is to say: Westerly in front by the Bowery, easterly in the rear by ground now or late belonging to Samuel Purdy, northerly on one side by a lot of ground of the complainants and the estate of the said Gerardus Post, deceased, and southerly on the other side by a lot of ground now or late belonging to David Sherwood containing in width in front and rear each 17 feet 1 inch and in length on each side 103 feet 7 inches be the said dimensions more or less as the said lot No. 113 in the Bowery is laid down on a certain map of property distinguished as map of property in the Tenth Ward of the City of New-York belonging to William Post, and the estate of Gerardus Post, deceased, dated May, 1835, Daniel Ewen, City Surveyor.

Also all and singular that certain other lot, piece or parcel of ground situate, lying and being on the easterly side of the Bowery, between Hester and Grand streets, in the Tenth Ward of the City of New-York, and now known and distinguished by the number 113½ on the Bowery aforesaid, bounded and containing as follows, that is to say: Westerly, in the front, by the Bowery; easterly, in the rear, by ground now or lately belonging to Samuel Purdy; northerly, on one side by a lot of ground now or late belonging to the estate of E. Morris, and southerly, on the other side, by ground belonging to the complainants, and the estate of the said Gerardus Post, deceased, and last above described, containing in width in front and rear each 17 feet 1 inch, and in length on each side 103 feet 7 inches, be the said several distances and dimensions more or less as the said lot No. 113½ in the Bowery is laid down on the said last above mentioned map of property in the Tenth Ward of the City of New-York belonging to William Post, and the estate of Gerardus Post, deceased.

Also all and singular that certain other lot, piece or parcels of ground situate, lying and being on the southeasterly side of Essex streets, between Grand street and Hester street, in the Tenth Ward of the City of New-York, and now known and distinguished by the number 44 in Essex street, bounded and containing as follows, that is to say:

Northwesterly in front by Essex street, southeasterly in the rear by ground formerly belonging to Martinus Willett and others and now or late belonging to Jesse Hatfield, northeasterly on one side by a lot of ground formerly belonging to Stephen Lyon and now or lately belonging to Martha Hagoman and southwesterly on the other side by a lot of ground now or late belonging to Thomas Leggett.

Containing in breadth in front and rear each 25 feet and in length on each side 100 feet, be the said dimensions more or less as the said lot number 44 in Essex street is laid down on certain map of property distinguished as "Map of property in the Tenth Ward of the City of New-York belonging to William Post and the estate of Gerardus Post, deceased, dated May, 1835, Daniel Ewen, City Surveyor."

Also all and singular that certain other lot, piece or parcel of ground situate, lying and being on the southerly side of Stanton street, between Clinton and Attorney streets, in the Eleventh Ward of the City of New-York, and is part of the property of James De Lancey forfeited to the people of the State of New-York by the attainder of the said James DeLancey, and is known and distinguished on a map of said property by the number 21 and is also now known and distinguished by the number 179 in Stanton street, bounded and containing as follows, that is to say: Northerly in front by Stanton street aforesaid, easterly and northeasterly on one side by lot number 20 on said map; westerly and southwesterly on the other side by lot number 22 on said map and fronting on Stanton street, and southerly and southeasterly in the rear by number 25 on said map and fronting on Attorney street, containing in width in front and rear each 25 feet and in length on each side 100 feet; be the said several distances and dimensions more or less as the said lot number 179 in Stanton-st. is laid down on the last above mentioned map of property in the Eleventh Ward of the City of New-York belonging to William Post and the estate of Gerardus Post, deceased.

Also all and singular that certain other lot, piece or parcel of ground situate, lying and being on the westerly side of Elizabeth street, between Prince and Houston streets, in the Fourteenth Ward of the City of New-York, and distinguished on map number 1 of the property formerly of Edward Livingston on file in the office of Register (formerly the Clerk) of the City and County of New-York as lot number 74 and is also now known and distinguished by the number 211 in Elizabeth street, bounded and containing as follows, that is to say: Easterly in front by Elizabeth street, northerly by lot number 73 and now or late owned by Jonah Newton, southerly by lot number 75 and owned by the complainant and the estate of the said Gerardus Post deceased, and westerly in the rear by lot number 85, containing in breadth in front 20 feet 1 inch and in the rear 20 feet, and in length on each side 90 feet 8 inches, be the said dimensions more or less, as the said lot number 211 in Elizabeth street, is laid down on a certain map of property distinguished as "Map of property in the Fourteenth Ward of the City of New-York belonging to William Post and estate of Gerardus Post deceased, dated May, 1835, Daniel Ewen, City surveyor."

Also all and singular that certain other lot, piece or parcel of ground situate, lying and being on the westerly side of Elizabeth street, between Prince and Houston streets, in the Fourteenth Ward of the City of New-York and distinguished on a map No. 1 of the property formerly of Edward Livingston, on file in the office of the Register (late the Clerk) of the City and County of New-York as lot number 75, and is also now known and distinguished by the number 209 in Elizabeth street, bounded and containing as follows, that is to say:

Easterly in front by Elizabeth street, northerly on one side by lot Number 74 and southerly on the other side by lots Number 76, 77, 78, 79 and 80 and westerly in the rear by lot Number 81, containing in breadth in front and rear each 20 feet and in length on each side 101 feet 6 inches, be the said dimensions more or less as the said lot Number 209 in Elizabeth street is laid down on a certain map distinguished as "Map of property in the Fourteenth Ward of the City of New-York belonging to William Post and the estate of Gerardus Post, deceased, dated May, 1835, Daniel Ewen, city Surveyor."

Also all and singular that certain other lot, piece or parcel of ground situate, lying and being on the westerly side of the Bowery, between Grand and Broome streets, in the Fourteenth (late Eighth) Ward of the City of New-York, and known and distinguished on a certain map or chart of the lands of Nicholas Bayard, deceased, by Number 222 and is also now known and distinguished by the Number 132 in the Bowery, bounded and containing as follows, to wit: Easterly in front by the Bowery, westerly in the rear by lot Number 239, as designated on said map and belonging to the complainant and the estate of the said Gerardus Post, deceased, northerly on one side by lot Number 223, now or late belonging to Collin Reed, and southerly on the other side by lot Number 221, now or late belonging to Thomas Suffern, containing in breadth in front and rear each 25 feet and in length on northerly side 101 feet 10 inches and on southerly side 101 feet 11 inches be the said dimensions more or less including a small strip across the rear of said lot Number 239 as designated on said map as the said lot Number 132 in the Bowery is laid down on a certain map distinguished as "Map of property in the Fourteenth Ward of the City of New-York, belonging to William Post and the estate of Gerardus Post, deceased, dated May, 1835, Daniel Ewen, City Surveyor."

Also all and singular that certain other lot, piece or parcel of land situate, lying and being on the easterly side of Elizabeth Street, between Grand and Broome Streets, in the Fourteenth Ward of the City of New-York, and known and distinguished on a certain map or chart of the lands of Nicholas Bayard, deceased, by Number 239, and is also now known and distinguished by the Number 106 in Elizabeth Street, bounded and containing as follows, that is to say: Westerly in front by Elizabeth Street; Easterly, in the rear by the lot Number 132 in the Bowery and last above described; Northerly on one side by lot Number 238 as designated on said map and now or late owned by Richard Crowell, and Southerly, on the other side by lot Number 240 and now or late owned in different parcels by Rovert Tier, Mary Simonson, Samuel S. Kuypers and John G. Tibbets, respectively, containing in breadth in front and rear each 25 feet, and in length on the Northerly side 98 feet 10 inches and on the southerly side 95 feet 5 inches, be the said dimensions more or less as the said lot Number 106 in Elizabeth Street is laid down on the last above mentioned map of property in the Fourteenth Ward of the City of New-York belonging to William Post and the estate of Gerardus Post, deceased.

Dated, New-York, May 3, 1887.

CLIFFORD A. H. BARTLETT,
as Referee.

WILLIAM P. WILSON,
Plaintiffs' Attorney, 234 Broadway, New-York.

PETER F. MEYER, Auctioneer.

Under and in pursuance of an order and decree of the Surrogate of the County of Orange, made and entered on the 15th day of April, 1887, and an order of the said Surrogate directing the execution of said decree, made and entered on the 28th day of April, 1887, I, the undersigned, administratrix of the goods, chattels and credits of Henry Youngs, late of the town of Goshen, in the County of Orange, deceased, will sell at public auction at the Real Estate Exchange and Auction Rooms, Limited, Nos. 59 to 65 Liberty-st., New-York, on Thursday, the 16th day of June, 1887, at 12 o'clock noon, all the right, title and interest which the said Henry Youngs had at the time of his death of, in and to the following described real estate and premises, to wit:

The lot of land with the building thereon known as number six hundred and seventy-eight Eighth-ave., in New-York City, being the southeasterly corner of Eighth-ave. and Forty-third-st., in said city, and being twenty feet and four inches in front on said Eighth-ave. and in rear, and eighty feet in depth on each side thereof.

Also, the lot of land with the building thereon known as number six hundred and seventy-four Eighth-ave. in the city of New-York, lying on the easterly side of Eighth-ave. and being the third house south from the corner of Forty-third-st., and being twenty feet in front on Eighth-ave. and in rear, and eighty feet in depth on both sides thereof.

Also, the lot of land known as number two hundred and seventy-four West Forty-third st. in the city of New-York, and described as follows: Commencing at a point eighty feet easterly from the line of Eighth-ave. and running thence easterly twenty feet along the line of Forty-third-st., thence southerly eighty feet, thence westerly twenty feet, thence northerly eighty feet to the place of beginning.

Dated May 2, 1887.

ANNIE J. YOUNGS, Administratrix.

Henry C. Duryea, attorney for adm'x, Goshen, N. Y.

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., 950 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m.; 308 West Twenty-third-st., corner Eighth-ave., 152 Sixth-ave., 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st.