Real Estate

TITLE GUARANTEE AND TRUST Co.

55 LIBERTY-ST., NEW-YORK. 26 COURT-ST., BROOKLYN.

Paid-up Capital - - $800,000

BUILDERS should have their titles guaranteed.
It facilitates their procuring loans.
It adds to the price of their houses.
It sells them more quickly.
It enables them to deed them at once and get their money.
PURCHASERS should buy guaranteed titles.
It saves all legal expenses.
It avoids the possibility of rejected titles.
It enables them to take possession at once.
It gives them an evidence of title on which they can afterward mortgage at trifling expense.
The company has already issued more than 3,000 title policies.

TRUSTEES.
JOHN W. MURRAY, President. C. H. KELSEY, Vice-President.
LOUIS WINDMULLER, Treasurer.
Orlando B. Potter, William M. Ingraham, Emil Oelbermann, Martin Joost, Henry Morton, Benjamin D. Hicks, John D. Hicks, Charles Richardson, Ellis D. Williams, William Trautwine, Henry C. Thompson, Alexander E. Orr, Hugo Wesendonck, Julien T. Davies, William H. Male, Edward N. Tailer, Charles R. Henderson, Isaac H. Cocks, Samuel T. Freeman, Craig D. Ritchie, Charles Matlack, Thomas Hill.
NEWELL MARTIN, Secretary.

PARTIES DESIRING TO INVEST advantageously ON MORTGAGE on N. Y. CITY and BROOKLYN real estate (business and private residence property) can secure DESIRABLE MORTGAGES through the
TITLE GUARANTEE AND TRUST CO.,
55 LIBERTY-ST., NEW-YORK.
The titles are examined and guaranteed and all details attended to by the Company.
Interest collected by the company if desired.

Auction Sales of Real Estate.

A. J. BLEECKER'S SON, Auctioneer. Will sell June 2, at 12 m., at Real Estate Exchange, to settle the estate of the late Major Thomas Morton,
"WOODLAWN STOCK FARM,"
three miles south of Newburg, N.Y., 100 acres of best quality land, suitable for grazing, farming and stock raising; well watered; fine residence, 13 rooms, all conveniences, gas; plenty of shade and fruit trees, and an excellent ½ mile track; barns, carriage houses, room for 50 horses; in direct communication with three railroads and a steamboat line from this city. Particulars at
BLEECKER'S, 189 Broadway, New-York.

JAMES L. WELLS, Auctioneer.
EXECUTORS' SALE—ESTATE E. T. BRADHURST.
At Real Estate Exchange, 59 to 65 Liberty-st., noon, Wednesday, June 1, 1887,
32 CHOICE LOTS,
ST. NICHOLAS AND 10TH AVES.,
147TH, 148TH AND 149TH STS.,
being portions of the old well-known
BRADHURST ESTATE.
These lots are on grade ready for building; fine views of Hudson and Harlem Rivers; elegant and rapidly growing neighborhood; accessible at all hours by Cable and Elevated Railroads; depot 145th-st.
TITLE PERFECT AND GUARANTEED
by policy of Title Guarantee and Trust Company, free of cost to each purchaser.
70 per cent can remain on mortgage at 5 per cent.
Maps with Hugh N. Camp and H. M. Bradhurst, Executors, 55 Liberty-st., and Auctioneer, 59 Liberty-st.

RICHARD V. HARNETT & CO., Auctioneers
WILL SELL AT AUCTION
WEDNESDAY, MAY 25,
at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st.
Trustees' Sale. Estate N. G. KORTWRIGHT, Dec'd.
429, 431, 433, 435 2d-ave., near 25th-st., 3-story brick tenements.
228, 234, 236, 238, 242, 244, 246 East 25th-st., 3-story and cellar brick dwellings, well rented. 430, 432, 434 West 34th-st., 3-story basement brick dwellings, excellent location. Maps and lists of sales at auctioneers', 73 Liberty-st.

RICHARD V. HARNETT & CO., Auctioneers, will sell at Auction, Wednesday, May 25, at the REAL ESTATE EXCHANGE, 59 Liberty-st., No. 23 East 48th-st., 4-story brownstone dwelling. Maps and Lists of Sales at Auctioneers', 73 Liberty-st.

SALE OF STATE LANDS.
The State of Nebraska will sell at public auction on Friday, June 3, 1887, at 10 a. m., and on succeeding days, at the west entrance of the Capitol building in the city of Lincoln, all the lots lying in said city of Lincoln belonging to said State, 302 in number. Terms of sale:
Each lot sold for $100 or less, cash.
Each lot sold for over $100, one-third cash, balance in two equal payments, in one and two years, at 7 per cent interest.
Number of lots and appraised value may be learned at the office of the Commissioner of Public Lands and Buildings, or at the office of the Secretary of State.
Date, April 20, 1887.
By order of Board of Public Lands and Buildings.
G. L. LAWS, Secretary.

Brooklyn Property For Sale and To Let

FIVE SPLENDIDLY SITUATED
BROOKLYN RESIDENCES FOR SALE.
20x45 FEET—LOT 100 FEET DEEP.
Three-story and basement brownstone front. Basement, parlor and 2d story finished in hard wood. 2d floor saloon chamber, plate-glass windows in parlor, cabinet mantels throughout, 10 plate-glass mirrors. Buttress stairs in parlor story, basement and parlor hall wainscoted in hard wood, double floors in parlor. Sanitary plumbing throughout. Heated by furnace. Price, $11,000.
Also, one red-brick and brownstone house, 2-story and basement, 9 rooms, bath-room. $7,500. This is a handsome house.
To reach them take Brooklyn Elevated Road to Sumner-ave. station, about 20 minutes' ride—then go 2 blocks up Sumner-ave. to Monroe-st., then 1 block to my house, 267A Lewis-ave.
These houses are all convenient to Elevated Road, in one of the best residence streets in Brooklyn, and built by one of the best builders in the city. They must be sold, as the owner cannot afford to carry them. Keys at 267A, Lewis-ave.
Address OWNER, Tribune Office.

Business Property For Sale and To Let.

AT 34 CLINTON PLACE, 8th-st.; store floor, 25x75, to let.
RULAND & WHITING, 5 Beekman-st.

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,
41 and 43 Maiden Lane.

ARGYLE COTTAGES,
BABYLON, LONG ISLAND.
A few of these VERY DESIRABLE Summer Homes are to rent; new; large rooms; handsomely furnished; gas, hot and cold water, baths, telephones, kitchens (meals served from the hotel if desired); extensive stables; perfect drainage; every sanitary requirement. Situated in a picturesque old park of 70 acres, adjacent to the commodious
ARGYLE HOTEL
and its attractions: near the railroad depot, Fire Island Steamboat Wharf, and the village churches and stores. Fine drives, shady walks, exceptionally good boating and fishing. The park keeper will show cottages. Plans can be examined and information obtained at the office of
CHARLES BRUFF, Sec'y and Treas.,
Long Island Imp. Co., Limited, 115 Broadway, N. Y.

A DESIRABLE, accessible, suburban residence with 58 acres; 50 minutes out, Pennsylvania Ry.; 150 ft. above tidewater; roomy house, 16 rooms, well shaded; also farmer's cottage, ample outbuildings; pleasant neighborhood; frequent trains to midnight. Owner's business calls him to the West. Will be sold at a bargain. (Catalogue No. 2,744.) PHILLIPS & WELLS, Tribune Building.

AGENCY FOR MONTCLAIR.—Furnished houses to let season or year; dwellings and building sites for sale. CLARENCE B. TUBBS, 5 Beekman-st., N. Y.

A FURNISHED COTTAGE on the Sound to let for the season; rent $300. RULAND & WHITNEY, 5 Beekman-st.

A.—FIRST-CLASS FARM in Rockland County, 65 acres; 27 miles from New-York, one mile from Pearl River Station; build nps all in good order. Can be bought cheap and on easy terms. 27 Mount Morris-ave., New-York.

AT A GREAT BARGAIN, 120 acres and improvements at New-Bedford Mass.
J. ROMAINE BROWN, 59 West 33d-st.

ALL country property our specialty; bargains in cottages, residences, farms, everywhere; catalogues free, no charge for registering.
PHILLIPS & WELLS, Tribune Building.

AT RAHWAY, N. J., FOR SALE.—A fine farm; 34 acres; first-class house, 12 rooms; modern improvements; barn, stable; stream water running through the farm; a great bargain. A. D. HOPE, 121 Liberty-st.

COUNTRY RESIDENCE FOR SALE. On the Connecticut River and near the Sound; fine sea and land views; good bathing, boating and fishing; a perfect summer home for a city family; three hours from New-York. Address P. O. Box 79, Lyme, Conn.

FRUIT AND GRASS FARM of 175 acres between Hartford and Litchfield, Conn.; near station and markets; high, healthy location; beautiful scenery; commodious buildings; supplied with running spring water; 3,000 apple, peach, pear, and plum trees in bearing; fruit and grass will more than pay rent; price, $5,000; rent, $500.
PHILLIPS & WELLS, Tribune Building.

FURNISHED COTTAGES at BAY SHORE, L. I.—Popular summer resort on Fire Island Bay. Great bargains in real estate. Apply for circulars to
W. W. HULSE.

IRVINGTON-ON-HUDSON.—To lease for season or five years. A fine property, large mansion, 20 rooms, cabinet finish, decorated, completely furnished; stables, lodge, greenhouses, grounds fully planted, ample fruit; all in best complete condition; views unsurpassed. For permit best terms, apply to
CHARLES McRAE, 533 Fifth-ave., or
WM. M. HOYT, 5 Vanderbilt-ave.

Country Property For Sale and To Let

LONG BRANCH.—To let, 13-room cottage, nicely furnished, $300; fine cottage near West End, 16 rooms, $1,000; two at Elberon. WM. LANE, Long Branch.

MORRIS PARK, LONG ISLAND!!!
20 MINUTES FROM FLATBUSH-AVE., OR L. I. CITY.
FREQUENT TRAINS! LOW COMMUTATION! RESTRICTED!
Title guaranteed by the German-American Title Guarantee Co. We are prepared to locate desirable parties upon very favorable terms, and those who wish to own their homes should confer with us. A small amount down as evidence of good faith, and subsequent quarterly payments that would otherwise go for rent will make you your own landlord. Apply to W. W. KIRBY, 115 Broadway, N. Y., or GEORGE MAURE, Superintendent, Morris Park, L. I.

MONTCLAIR, N. J.—Handsomely furnished residence, 12 rooms, gas, improvements, stable, shade, to let for summer, $125 monthly; others $75 to $300.
HOWE & PARSONS, 79 Cedar-st., N. Y.

RICHMOND HILL, L. I.
Fifteen minutes from New-York ferries. Beautiful cottages with all conveniences of city and country. Prettiest village on Long Island. Elegant building sites overlooking bay and ocean. J. W. FIELDEN, 59 Liberty-st. (elevator). G. L. FOWLER, on premises.

STATEN ISLAND.—To rent for summer months, fully furnished, the country seat of Eugene T. Bogert, esq., at New-Brighton, convenient to station, on hill commanding superb view, with stables, conservatory, lawns, &c. W. NEWBERY, York-ave., New-Brighton.

Country Property Wanted.

WANTED for the Season, by a family of two persons, a fully and comfortably furnished house in the country, with good garden and stabling, for two horses. Address, stating location, rent, &c., J. M. A., Tribune Uptown Office, 1,238 Broadway.

Hotels.

THE WILTON,
45 WEST 27TH-ST.
A select private hotel, newly and richly furnished throughout; appointments and cuisine strictly first-class; a beautiful and refined home for families and single gentlemen; rates reasonable as a boarding-house. Special summer terms.

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.

Board and Rooms.

West Side.

THE PERCIVAL,
230 WEST 47TH-ST., NEAR BROADWAY.
Parlor and bedrooms, with bath and toilet; well suited to small family of adults. Restaurant; dinner with wine, $1.

I.—JUST OPENED, THE WILTON, 45 West 27th-st.; a select private hotel, newly and richly furnished throughout; appointments and cuisine strictly first-class; a beautiful and refined home for families and single gentlemen; rates reasonable as a boarding-house. Special summer terms.

Country Board

FAR ROCKAWAY.
Apply for board there at 189 Madison-ave.

A FEW GENTLEMEN can find board for summer on Palisades; modern house; 50 minutes from City Hall. 4 minutes to depot; beautiful grounds; fruit bundant. Address F., New-York Tribune.

BOARD at FAIR VIEW HOUSE.—Good rooms and good table, pleasantly located close to the Franconia Notch. Special rates for June and September. Address A. W. SAWYER, North Woodstock, N. H.

CAYUGA LAKE.—Unsurpassed attractions; low rates. Before making arrangements for summer board write to F. D. PIERCE, Union Springs, N. Y.

COUNTRY BOARDERS can find a pleasant home, with every comfort, two hours from city; terms reasonable. Address
Box 77, Washingtonville, Orange County, N. Y.

Country Board Wanted.

BOARD WANTED in the country for a family of five persons; three rooms required with comfortable beds and a good plain table; location must be healthy, on high ground and within reasonable distance of the city. Address with full description and terms, which must be moderate, BOARDER, Tribune Uptown Office, 1,238 Broadway.

SUMMER BOARD WANTED for family of six and baby; three double rooms and one single. Must be near the water, and terms reasonable. Address
H. Box 12, Tribune Office.

WANTED.—Board for the summer by gentleman and wife on Northern R. R of N. J., within one hour of the city. State terms and accommodations. Address J. A. K., 52 Broadway, Room 97, N. Y.

Spring Resorts.

LAUREL HOUSE,
LAKEWOOD, NEW JERSEY.
Remains open until June 1.
PLUMER, PORTEU & BARKER, Managers.

Summer Resorts

AT RYE.—Fifty minutes from New-York, leave cars at Harrison "The Bradford," near the Sound; superior board and accommodation; newly and elegantly decorated and furnished; plumbing new and perfect; gas, hot and cold water, stabling, beautiful grounds, fine drives; now open for inspection; best references given and required. Apply after 3 p. m. at 43 West 22d-st.

BERKSHIRE HILLS.—The CLAFLIN HOUSE, Becket, Mass. Elevation 1,200 feet; perfect drainage, spring water, large piazza, well-shaded grounds; a quiet summer home with first-class accommodations for 50 guests. City reference. For descriptive circular address
A. G. CROSS, Proprietor.

DUTCHER HOUSE,
PAWLING, N. Y.,
On the Harlem Railroad.—A large brick structure. First-class in every particular. Now open. Terms reasonable. Send for circular. WM. H. BURROUGHS, Proprietor.

SPRING LAKE BEACH, N. J.—OCEAN COTTAGE.—Two blocks from the ocean, near the "Wilburton-by-the-Sea; excellent table; stages pass the door. Opens June 6, 1887.
P. O. address, Box 22, Spring Lake, N. J.

HORICON LODGE,
CLEVERDALE (on Lake George), N. Y.
Opens June 15. Nice shady grove, fine view, excellent boating, bathing and fishing. Large piazza, no mosquitoes, no malaria. All steamboats stop at our docks. Post office in this house. Ten minutes from telegraph office. Terms moderate. Write for circular.

COOPERSTOWN,
on OTSEGO LAKE, N. Y.,
THE COOPER HOUSE.
Open, June 25 to Oct. 1.
S. F. CRITTENDEN, Proprietor.
Address until June 1 Windsor Hotel, New-York City.
HALLS HEATED BY STEAM, ROOMS BY WOOD FIRES

LONG POINT HOTEL
AND COTTAGES,
SENECA LAKE, N. Y.,
Midway Between Geneva and Watkins Glen.
No Malaria, No Dampness, No Mosquitoes.
SEASON OF 1887 OPENS JUNE 20.
The cuisine will be in charge of an experienced chef. Gas and electric calls in every room.
An excellent orchestra will furnish music morning, afternoon and evening.
Telegraph and telephone connections; also three mails, each way, daily.
For information as to rooms, terms, &c., address W. C. JONES, 120 Broadway, N. Y., until June 20; after that date LONG POINT HOTEL, GENEVA, N. Y.

VERMONT.
Clarendon Springs.
Clarendon House and Cottage, open June to October. For terms please address MURRAY BROS., Proprietors.

THE RICHFIELD NEWS.
Richfield Springs N. Y. | "Last year took the lead of all summer resort papers." —[Rochester Morning Herald.

THE RUSKIN,
SPRING LAKE, N. J.
One block from ocean. Open June 1, 1887.
MRS. L. P. WHEELER.

THE BASS ROCK,
GLOUCESTER, MASS.
Strictly first-class, with every modern convenience, including hot and cold sea-water baths. Address
F. H. NUNNS, Proprietor.

THE BASS ROCK, Gloucester, Mass.—Grand combination of seashore and woodland scenery; lovely drives; boating, fishing, surf and still water bathing; new addition of fifty rooms; gas, steam heat, electric bells throughout, hot and cold sea water baths, music hall, billiard room, bowling alleys, four lines of telegraph, excellent stabling, etc. For terms, special rates, etc., address F. H. NUNNS, Prop.

TAPPAN ZEE HOUSE,
NYACK-ON-THE-HUDSON,
Has changed ownership and is being thoroughly renovated and fitted up with "SANITARY PLUMBING." It will be opened about June 1 under new management as a FIRST-CLASS HOTEL.
It stands on an elevated platform on west bank of the Hudson, one hour from New-York, four minutes' walk from South Nyack station, without ascent.
ROOMS commodious, many in suits, lighted with gas, supplied with pure spring water; extensive balconies afford superior views; roads macadamized for driving amid water and mountain scenery.
LAWNS well shaded; grounds extend to Tappan Zee; bathing houses and retired sandy beach for salt water bathing.
Accessible almost hourly by Northern R. R. N. J., Pavonia ferry. Accommodation for coachmen.
Diagram of rooms, terms and information on application on the premises. CHASE & HARROLD, Proprietors.

THE CARLTON HOUSE,
SPRING LAKE BEACH, N. J., will open for guests May 14. For rates and plans, address
I. S. RINKSON, Carlton House, Spring Lake, N. J.

THE HILLHURST,
NORFOLK, CONNECTICUT.
Open from May 24 to November 1.
Reduced rates for June.
W. S. BAKER, Proprietor.

THE ELMER,
CORNWALL ON HUDSON, OPENS MAY 28.
W. R. ELMER, Manager.

Summer Resorts.

AVON INN.
KEY EAST BEACH, N. J.
Will open in June.
SANDEMAN & SMITH, 1,810 Chestnut-st., Philadelphia.

ADIRONDACK MOUNTAINS.—"Ralph's" Chateaugay Lake—Most easy of access of any mountain resort; only 3½ miles from railroad; send for circular.
HUTTON & CHESLEY, Proprietors, Rogersfield, N. Y.

ADIRONDACK MOUNTAINS.
SARANAC LAKE HOUSE.
Open from May 1 to November 1. Write for circular.
Address MILO. R. MILLER,
Saranac Lake, Franklin County, N. Y. Proprietor.

ADIRONDACKS.—Tahawus House; grand scenery, good fishing and hunting; pure milk, fresh vegetables; hot and cold water in rooms; terms moderate. Cottages to rent. Circular free. Geo. W. Egglefield, Keene Valley, N. Y.

ALBURGH SPRINGS HOUSE,
ALBURGH SPRINGS, VT.
Open June 15, 1887. L. E. BROOKS, Prop.

BERKLEY INN AND COTTAGES,
TARRYTOWN HEIGHTS, N. Y.
(60 minutes from city). For health and comfort the Berkley cannot be equalled; large rooms; all modern improvements; every home comfort; 10 acres of beautiful lawn; billiard and bowling; good livery. Address for terms,
H. J. HUMPHREY, Owner and Proprietor.

BLOCK ISLAND, R. I.—Hotel Manisses. Fifteen miles at sea; delightful climate; superb bathing; splendid bass and blue fishing; daily boats; new cable; perfect drainage; prices reasonable; send for illustrated book. C. E. BROWN, 43 Bowdoin-st., Boston.

BLOCK ISLAND, R. I.—Ocean View Hotel. A summer at sea. Splendid bass, blue and sword fishing. Superb bathing, fine drives, new cable. 500 Guests, strictly first class. Elegant music hall, good orchestra, string and brass. Perfect drainage. New cable. Send for illustrated circular. O. S. MARDEN, 405 Washington-st., Boston.

BERKSHIRE HILLS. — The CLAFLIN HOUSE, Becket, Berkshire Co., Mass., will open May 10. Elevation 1,200 feet; healthy and homelike; beautiful drives; spring water; city reference. For descriptive circular address A. G. CROSS, Proprietor.

CATSKILL.—Large private residence, delightful location, ample grounds; first-class accommodations. Mrs. I. WHITTLESEY, P. O. Box 282, Catskill, N. Y.

CLARENDON HOTEL,
SARATOGA SPRINGS, N. Y.
Opens June 25.
Applications for rooms can be made at Hotel Vendome, Broadway and 41st-st., N. Y.
I. STEINFELD, Proprietor.

CAPON SPRINGS AND BATHS,
ALKALINE LITHIA AND SUPERIOR IRON WATERS,
HAMPSHIRE COUNTY, W. VA.
This celebrated Mountain resort for health and pleasure. Baths of any temperature; a summer climate unsurpassed; a charming summer home with its many improvements, accommodating 800 guests, opens June 1. Send for circular and rate sheet. (For medical and other testimony)
WM. H. SALE, Proprietor.

CRESSON SPRINGS, PENNA.
MAINE LINE PENNA. RAILROAD,
ON TOP OF ALLEGHENY MOUNTAINS.
THE MOUNTAIN HOUSE
Will open June 25. *Parlor and Sleeping Cars* from all points East and West. For circulars, &c., address
WM. R. DUNHAM, Superintendent, Cresson, Pa.

CATSKILL MOUNTAINS.
TREMPER HOUSE.
Open from June 23 to September 26. Special rates to families by the season. The proprietor may be seen at the Fifth Avenue Hotel Mondays and Tuesdays, or address
J. H. TREMPER, JR., Phoenicia, Ulster Co., N. Y.

CATSKILL MOUNTAINS.—Central House; accommodations for 175 guests; terms, $10 to $15 per week. WM. J. RUSK, Hunter, N. Y.

CATSKILLS.—THE COLUMBIAN, Cairo, N. Y.—Fine location; a delightful spring and summer resort; sulphur-water baths for blood disorders; terms low. Send for prospectus. Rooms engaged and particulars of
H. S. LYON, 21 Park Row, Room 21.

COLEMAN HOUSE, ASBURY PARK, N. J.
This popular and delightful Seaside Resort will open for season of 1887 June 1, under the management of S. V. WOODRUFF.

GRANT HOUSE,
JEFFERSON HEIGHTS,
CATSKILL, N. Y.
OPENS JUNE 22.
For rooms, rates, &c., apply to
O. H. TUPPER,
Gilsey House, Broadway and 29th-st., New-York.

HEALTH AND COMFORT.—A few boarders can find large airy rooms, delightful scenery, beautiful walks and drives, and first-class country board; convenient to trains, yet retired. Address Box 187, Fishkill-on-Hudson, N. Y.

HIGHLAND DELL HOUSE,
Open until November on spur of Blue Ridge, between Delaware Water Gap and Stroudsburg; elevation 1,300 feet; scenery unsurpassed; pure, dry air, soft spring water; for circulars, address J. F. POULKE, Stroudsburg, Penn.

LAKE AUBURN HOUSE.
Situated at Lake Auburn Mineral Spring, Auburn, Me. House has all modern conveniences, perfect drainage, purest mineral water from the celebrated Lake Auburn Mineral Spring, good boating and trout fishing. This house with its beautiful location, ready croquet and tennis lawns, charming drives and pure air, is unsurpassed by any hotel in Maine for the tourist and pleasure-seeker. Send for descriptive circular.
A. R. GEE & SON, Proprietors.

LAKE GEORGE—MOHICAN HOUSE at Bolton NOW OPEN, directly on lake shore; milk and vegetables from hotel farm; boating and stables. $12 to $21 per week. Photographs and plans can be seen and rooms engaged at 132 Nassau-st. (Vanderbilt Building, Room 22).

LAKE GEORGE.—Hulett's Landing Hotel and cottages. Special terms to families for season. June and September one-half rates. Excellent cuisine. Farm attached to hotel. Yachting, Lawn Tennis, Bowling Alleys. Photos and plans may be seen at Room 43, Tribune Building, N. Y., from May 16 to June 1. Send for pamphlet and terms.
W. HOWARD BENDER, Prop.

MIZZEN TOP HOTEL.
QUAKER HILL, DUTCHESS COUNTY, N. Y.
(Post Office address, Pawling, N. Y.)
HOWE & GILMAN, PROPRIETORS.
Opens June 10, 1887.
SPECIAL RATES FOR JUNE.
Engagements may be made with Mr. Howe, at the Madison Avenue Hotel, New-York City, until June 1.

Newcastle, N. H.
THE WENTWORTH
(Railroad Station, Portsmouth, N. H.)
Thirty minutes distant. Coaches to and from every train. The fashionable resort of the North Shore.
OPENS JULY 2.
Accommodates 500 guests. House on a bluff overlooking the Atlantic. Every modern improvement. Rooms large, beds elegant, electric lights, elevator, bowling and billiards; livery and stabling for private teams; boating, bathing and fishing, steam launch for parties; news-stand and telegraph—Boston and New-York stock reports hourly.
Express trains from Boston via Eastern Division B. and M. R. R., Pullman cars, reaching Portsmouth in one hour and thirty-five minutes.
FRANK JONES, Proprietor. W. R. HILL, Manager.

NEWPORT, R. I.
The CLIFF AVENUE HOTEL opens early in June. Eight Cottages on the premises to be let to families for the season, with meals and service from the hotel. Each has an unobstructed ocean view. For particulars address,
L. B. DAVIS, Daily News Office, Newport, R. I.

NONQUITT, MASS., ON BUZZARD'S BAY. A lady of New-England birth and training has a few vacancies in her summer home for twelve young people, where the pleasures of a well-ordered household and of seashore and country life can be enjoyed. Applications must be made at once, addressed
"HOME FOR YOUNG PEOPLE," Nonquitt, (South Dartmouth,) Massachusetts. New-York, Boston, Cambridge and Washington references.

PROSPECT HOUSE,
NYACK-ON-HUDSON, opens Saturday, May 28. House and location unsurpassed—400 feet above the river. 28 miles from New-York. T. J. PORTER.

OAK HILL HOUSE,
LITTLETON, N. H.
One of the most extended and magnificent views in the White Mountains. Perfect drainage, gas and all modern improvements. Send for circular. FARR & JARVIS.

POLAND SPRING,
MAINE.
THE FINEST RESORT IN NEW-ENGLAND.
Send for circular giving full information.
The New-York depot for the sale of the celebrated
POLAND WATER
Is at 164 Nassau-st., Tribune Building. Send for circulars
HIRAM RICKER & SONS, Proprietors.

Pocono Mountain House,
MOUNT POCONO, MONROE CO., PENN.
A delightful summer resort, 2,200 feet above tide water; scenery unsurpassed; good stabling; now open for the season; special rates for May and June. accommodations, 300. For terms call or address
E. E. HOOKER & SON, Proprs.
On D., L. & W. R. R.

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

PAVILION HOTEL AND COTTAGES, Islip, Long Island, will open for the season, May 28. JAMES SLATER, of the Berkeley, 5th-ave., corner 9th-st., owner and proprietor.

PINE GROVE HOUSE.—Palenville, N. Y.—Built expressly for summer boarders; situated on a high sloping bank of the Kaaterskill Creek where it emerges from the Clove; grounds well shaded with beautiful pines; particular attention paid to sanitary arrangements. For terms and particulars address the proprietor,
CORNELIUS DU BOIS, Palenville, Greene County, N. Y.

SCHOOLEY'S MOUNTAIN SPRINGS, N. J.
HEATH HOUSE.
This beautiful resort will open June 1.
REDUCED RATES, $12 TO $14 PER WEEK.
Diagrams, etc., at Room 88, Eve'g Post Building, 206 B'way.
J. WARREN COLEMAN.

THE ALLAIRE,
SPRING LAKE BEACH, N. J.
E. M. RICHARDSON.
OPENS IN JUNE.

THE LAKE DUNMORE HOUSE AND COTTAGES, at Salisbury, Vt., beautifully situated among the Green Mountains, will open June 1, 1887. For terms address
W. H. MERRITT

WALTER'S PARK SANITARIUM, Wernersville, Berks Co., Penn.—1,000 feet above tidewater. No mosquitoes or malaria; baths, Swedish movements, electricity, massage. Circulars free. ROBERT WALTER, M.D.

Summer Resorts.

BELMONT HALL,
Schooley's Mountain Springs, N. J.
A popular family summer resort, open from June to October. For circular and particulars address
D. A. CROWELL, Proprietor.

CATSKILL MOUNTAINS.
LAUREL HOUSE, Kaaterskill Falls.
A first-class FAMILY HOTEL, having all modern improvements and conveniences. Send for circular.
J. L. SCHUTT, Proprietor.

CATSKILL MOUNTAIN HOUSE.
65th Season. Open June 20. Best location in the Catskills. 15 degrees cooler than New-York. Rates to July 15, $3 50 per day; $14 to $17 50 per week.
CATSKILL MOUNTAIN HOUSE CO.,
(Send for Circular). Catskill, N. Y.

CONGRESS HALL,
SHELDON SPRINGS, VT.
This popular summer resort, eight miles from St. Albans, reopens June 1. Mineral baths; excellent table; sanitary condition perfect. For rooms, &c., address
F. WEST, Manager.

CROSBYSIDE,
LAKE GEORGE, N. Y.
Open from June 1 to Oct. 1.
Cottages, boats, baths, tennis courts, telegraph and post office in building; cuisine unsurpassed; milk and vegetables raised on farm adjoining; every appurtenance of first-class summer family resort; drainage perfect; free from malaria. The late Dr. Hamilton, of New-York, wrote: "It would give me pleasure to say to the public that your premises are in perfect sanitary condition, and that you have the most delightful summer house I have ever found." Charles Dudley Warner says of it in Harper's Magazine for September, 1886: "Crosbyside is the ideal of a summer resort." Free carriage to all trains; seven hours from New-York; special Lake George express train from New-York Saturday night, returning Sunday night. Address
CROSBYSIDE HOTEL CO.,
Crosbyside, Lake George, N. Y.

FENWICK HALL,
SAYBROOK POINT, CONN.,
WILL OPEN EARLY IN JUNE.
Circulars on application.
JOHN CHATFIELD.

GEORGE HOTEL AND COTTAGES.
ON THE SOUND.
BLACK ROCK BEACH, CONN.
Opens June 15.
Circulars at W. A. Pond & Co.s, 25 Union Square, F. H. Chandler's, 172 Montague-st., Brooklyn, N. Y., or address
GEORGE A. WELLS, proprietor, Black Rock.

HOWLAND HOTEL,
LONG BRANCH.
SEASON OF 1887 WILL OPEN THURSDAY, JUNE 23.
Applications may be made to
HENRY WALTER, Proprietor,
Albemarle Hotel, Madison Square, New-York.

HIGHLAND HOUSE, Garrison-on-Hudson.—Now open. A first-class Family Hotel at reasonable rates; carriages meet 8, 11:30, 3:30 and 4 o'clock trains from New-York City. Send for circular. G. F. GARRISON.

HOTEL OCEANIC,
BARNEGAT CITY, N. J.
Surf-bathing, sailing and fishing; express trains morning and evening. Special rates to small parties until 7th mo. (July) 15th. Opens 6th mo. (June) 18th. For particulars (until 6th mo. 15th) address
J. J. COMFORT, M. D., Haverford College, Pa.

INDIAN HARBOR HOTEL,
GREENWICH, CONN. (On the Sound).
Will open June 23d.
23 miles, 46 minutes, N. Y. and N. H. R. R. Commutation 40c. a day.
WILLIAM H. LEE, Proprietor,
Grand Hotel, 31st-st. and Broadway.
Monday, Wednesday and Friday at Greenwich.

LONG BRANCH.
WEST END HOTEL,
COTTAGES AND RESTAURANT
WILL OPEN JUNE 11. THE HOTEL JUNE 23.
D. M. & W. E. HILDRETH,
NEW-YORK OFFICE, 52 BROADWAY.

MANHANSET HOUSE,
(AND COTTAGES),
New Cottages arranged for housekeeping.
SHELTER ISLAND, L. I.
Engagements for rooms may be made at
THE SHERWOOD, 531 AND 533 FIFTH-AVE.
Hotel will open June 25th.
MURRAY & NUTTER.

SARATOGA SPRINGS.
UNITED STATES HOTEL
WILL OPEN JUNE 18, 1887, AND REMAIN OPEN UNTIL OCTOBER 1.
TOMPKINS, GAGE & PERRY.

SCHROON LAKE.
TAYLOR HOUSE,
AND TWELVE COTTAGES.
Located in shady pine grove in the Adirondacks; pure mountain air. Opens June 1. For circulars address
C. F. TAYLOR & SON,
P. O. South Schroon, Essex Co., N. Y.

SEA-SHORE COTTAGE,
for Working Women, at
NORTH LONG BRANCH,
will open June 15. Apply at the
YOUNG WOMEN'S CHRISTIAN ASSOCIATION,
No. 7 East 15th-st., N. Y.

WATSON HOUSE,
BABYLON, L. I.,
now open for the reception of guests.

2,000 SUMMER HOMES on the picturesque New-York, Ontario and Western Railway, with elevation 1,000 to 2,450 feet above tidewater. The healthiest locality in the State. Two to five hours from New-York. Special Mountain Express and Saturday half-holiday trains commence running June 24.
Call at offices below for illustrated guide giving full particulars: 207, 387, 944, and 1,323 Broadway, 737 6th-ave., 134 East and 264 West 125th-st., New-York; 4 Court-st., 838, 860 Fulton-st., Brooklyn; 107 Broadway, Williamsburg; 210 Manhattan-ave., Greenpoint, or send 3-cent stamp to
J. C. ANDERSON,
General Passenger Agent,
18 Exchange-place, New-York.

Musical Instruments.

LINDEMAN
PIANOS.
Warerooms, 146 Fifth Avenue.

A NUMBER OF VERY SLIGHTLY USED upright and square pianos of our make, which were specially selected and only used by the artists of the Metropolitan Opera House Company during the past opera season, will be sold at a liberal reduction from our regular prices. PIANOS FOR RENT.
WILLIAM KNABE & CO., 112 5th-ave.

Horses and Carriages.

A.—FOR SALE.—Bay Kentucky-bred saddle horse, 15¾ high, warranted sound and kind; has all of the saddle gaits; would make an excellent lady's horse. Price $1,000. To be seen at LEADBETTER'S STABLE, 1,942 Broadway.

BARGAINS IN SECOND-HAND CARRIAGES.
1 Cabriolet, 1 Duguesta, 1 Stanhope Phaeton, 1 Tilbury Cart, 1 Octagon Landaulet, 4 T-Carts, 2 Six-Seat Rockaways, 3 Coupes, 7 Brougham, 3 Surreys, 3 Extension-Top Phaetons, 2 Village Carts, 1 Depot Wagon.
Also a large assortment of Phaetons, Top and no-top Wagons.
J. CURLEY,
234 to 244 State-st., Brooklyn.

Excursions.

DECORATION DAY EXCURSION.
MAUCH CHUNK, GLEN ONOKO,
AND THE SWITCHBACK.
Via Central R. R. of New-Jersey, MONDAY, May 30.
Special express train will leave New-York, foot of Liberty-st., at 8.30 a. m. Fare, $2 25; Switchback, 50c. extra. Returning leave Glen Onoko 5 p. m. and Mauch Chunk 5:30 p. m., reaching home about 9 p. m. For information apply to H. P. BALDWIN, Gen. Pass. Ag., 119 Liberty-st., New-York.

CAPE CHARLES ROUTE
TO
OLD POINT COMFORT,
NORFOLK, PORTSMOUTH,
AND THE SOUTH.
On and after May 23, 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.

Help Wanted.

GENERAL HOUSEWORK.—Wanted an American, English, Scotch, Dutch, German, or Swedish woman to do general housework; she must be a good plain cook, a good washer and ironer, and she must be neat and tidy about her person, as well as particular about the cleanliness of her work; such a one will have a good home and liberal wages; there are 3 adults in the family and no children. Apply between 8 and 10 in the forenoon, or 5 and 7 in the afternoon, at 202 Adelphi-st., Brooklyn.

WANTED.—A young man of good education and good address, and with some skill as writer, to act as correspondent and reporter in New-York for the "American Wool Reporter." The duties will consist mainly in writing reports of the dry-goods market and of the wool trade. For a recent college or high-school graduate of the requisite ability this is an excellent situation with an opportunity for advancement. Address
THE AMERICAN WOOL REPORTER,
19 Pearl-st., Boston, Mass.

WANTED.—A Swedish girl as cook and laundress; she must be a good cook, a good washer and ironer, and must be neat and tidy about her work and person. Family consists of three adults and one other Swedish servant, living at Plain