REAL ESTATE.

BUSINESS AT THE EXCHANGE.

An incident with a tinge of romance in it occurred at the Real Estate Exchange yesterday. James L. Wells sold under foreclosure by order of James C. De La Mare, referee, a plot of land 36x65, with a neat little frame cottage thereon, on the south side of One-hundred-and-forty-ninth-st, 155 feet west of Passaic-ave., to Port Morris Railroad. The occupant of the dwelling, Anna Roll, was present at the sale and excited some sympathy by her sad tale. Her husband is confined. They are separated. The property sold once belonged to her father, whom she induced in the earlier days of her married life to deed the house to her husband. The husband mortgaged the property and ultimately became separated from his wife. "I have worked," said the deserted woman with tears in her eyes, "years and years to try and save it and now my old home is gone." The property sold to Joseph Abie for $2,275. The plaintiff, the defendant, his wife and the purchaser were all Germans. After the sale a knot of interested listeners gathered around Mrs. Roll. There was some talk of posting up enough money to pay the expenses of a resale, as she claimed that the low price realized was the result of no bids being issued and imperfect advertisement. This is another instance of the wisdom of the representation made by the Exchange to the Supreme Court, as to the injustice which results from the present method of conducting official sales.

Much interest has been expressed on the floor of the Exchange as to the location of the new Protestant Episcopal cathedral. It seems to be generally admitted that if the site selected be not too far from present residential centres, it will undoubtedly attract to the district a number of well-to-do residents and give a stability of values not likely to result from other courses. Looking to the fact that many years are likely to elapse before the structure is completed and that the present centre of the city seems to be moving upward, locations in the nineties or even as far north as One-hundred-and-twenty-fifth-st., may present even greater opportunities of usefulness than some now recommended, because more adjacent to population.

The sale was reported at private contract of No. 20 West Thirty-sixth-st., 20x98x98, a three-story and mansard roof brick front dwelling-house to E. L. Bayless for $35,500. John F. B. Smyth sold No. 197 Rivington-st, at the auction sales a four-story brick store and basement, being the corner of Ridge and Rivington sts. It rents for $2,400, and sold for $20,000 to James Vanderhoff.

NEW-YORK, Friday, June 10, 1887.

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

By James L. Wells.

1 plot of land s s 149th-st, 155.5 ft w of Passage-ave, 65x36x40x36; J Abt	$2,275

By John F. B. Smyth.

1 4-story building with lot, No 147 Rivington-st, s e cor of Ridge-st, lot 50x20; J Vanderhoff	20,000

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

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

6th-ave, (225 ft w of) 102.6 ft s of 83d-st, 50x38.7x50 x42,8; E Dodge to W H Stafford	$1
26th-st, n s, 360 ft w of 10th-ave, 25x98.9; A J Levy and wife and J Levy to W Dubois	$9,000
7th-ave, n w cor of 135th-st, 99.11x125; N Cowen and wife and J Korn to H D Hamm	62,500
52d-st, n s, 94 ft w of Ave-A, 20x46.10x—x40; A G Forster and wife to H Wronkow	7,500
Warren-st, No 49, 25x75; L L Fosdick and wife to A Hewlett	30,000
41st-st, n s, 188.4 ft e of 2d-ave, 16.8x98.9; Thos H Baskwille to M Stemmer	1
Bayard-st, n s, 83.4 ft w of Mott-st, 16.8x49.11; P Boland and wife to L Levy	11,250
St Nicholas Place, e s, 103 ft n of 150th-st, 32x100; W J Dykes to L B Smith	25,000
Broome-st, No 76, 19.7x50; also No 80 Broome-st, 27.8x87; A Hess and wife to R Dudgeon	13,850
27th-st, No 349 West, 21.3x98.9; M E Allen to R O Tone	11,000
Park-st, No 41, 25x97.9; T Allen and wife to Alex Hess	12,025
Same property; A Hess and wife to W Fahler, jr	14,000
99th-st, and 100th-st, e l, intersection Old Bloomingdale Road, 450x—etc; E W Garrett et al to Thos M Peters	2,427
Same property; L M and E Garrett to T M Peters	1,447
Union-st, n e s, lots 46 and 48, 23d Ward, 50x182 to Branch Railroad, x116x35.5x100; assignees, etc, of N Birchall to C F White	3,000
125th-st, n s, 75 ft e of Boulevard, 350x99.10 to s s of 126th-st, x224x99.11x25x99.11x100x199.10; C Bryant to G H Scott and another	1
59th-st, s s, 450 ft w of 5th-ave, 50x100.5; executors, etc, of W H Rayner to C A Stein, half interest	300
St Nicholas-ave, w s, 101.4 ft n of 141st-st, 25.3x190.10x25x100.11; A E Brown to J H Calhoun	1
84th-st, s s, 169 ft w of Ave A, 69x102.2x61x—x4.5x18.11; J Bauer and wife to A Hozenauer	19,800
83d-st, s s, 225 ft w of 9th-ave, 50x144.10x50x144.10; J Murphy and wife to E Dodge	21,000
76th-st, (75 ft n of) 200ft w of 9th-ave, 55x—x35x—; L Melodoe to J T Farley	600
Mott-st, w s, lot No 15, 15th Ward, 23x84.9; Edwd Schroeder and wife and W Tartter to J Donkey	21,250
2d-ave, e s, 25.11 ft n of 101st-st, 75x75; P Zimmer, m nn and wife to W A Juch	1
2d-ave, n e cor of 101st-st, 24.11x75; M Valentine to W A Juch	1
52d-st, s s, 94 ft w of Ave-A, 20x36.1x—x40; H Wronkow and wife to E Bromley	8,000
Warren-st, No 49, 25x75; trustees, etc, of S Wood to L L Fosdick	35,000
Lexington-ave, w s, 67.9 ft s of 102d-st, 82.11x75; A A Hughes and wife to B A Deane	1
Jane-st, No 64, 21.7x35.3x9.8x26.6x28.8x14.9; J F Joseph and wife to L A Joseph	600
125th-st, n s, 290 ft w of 4th-ave, 18.8x99.11; E F Conyard wife to H Moss	20,600
Mangin-st, n w s, lots 39, 40, 41 and 42, 80x100x20x100; J Christian to P J Gleason, 1-3 interest	4,250
88th-st, s s, 200 ft e of 8th-ave, 50x98.9; Wm Gray and wife to A Koschel	30,000
New-ave, w s, 176.11 ft n of 145th-st, 49.11x80; Wm Thompson and wife to A Herrmann	1
36th-st, n s, 225 ft e of 9th-ave, 25x98.9x50x30x25x68.9; R L Sweezy, referee, to A Kramer, half interest	4,500
Lexington-ave, w s, 67.9 ft s of 102d-st, 75x82.11; S Lee and wife to A A Hughes	1
63d-st, s s, 81.5 ft e of 1st-ave, 25x100.5; J McCarthy to P Lilly	16,075
2d-ave, w s, 52.2 ft n of 47th-st, 47.2x201.8x28.7x17.3x72 to 47th-st, x65.4x67.2x151.8; E C Smith to L Mestanis	168,000
48th-st, s s, to 47th-st, 201.8 ft w of 2d-ave, 12.2x72x17x28.7x98.9x4.7x8x75.9; same to same	23,000
Same property; also w s 2d-ave, 58.2 ft n of 47th-st; L R Mestanis to T McLean and another, trus	191,000
St Nicholas Place, e s, 103 ft n of 150th-st, 32x100; C Sooyamith to W J Dykes	25,000

Real Estate

TITLE GUARANTEE AND TRUST Co.

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

Paid-up Capital - - $800,000

Offers the best legal examination and opinion obtainable. The company retains the most expert real estate lawyers to examine its titles, because it knows that it risks its whole capital on their work.

Offers a larger paid-up capital as collateral indemnity than any other title company in the country.

Offers the practical and wide experience of the successful companies of Philadelphia and Boston.

Offers a management composed of some of the ablest lawyers, business men, and financiers of New-York, Brooklyn and Philadelphia.

It is organized, not in the interest of perpetuating the lucrative fees for repeated re-examinations of title, but in the interest of the real estate owner, and to rid him of this waste of expense.

Insurance of title WITHOUT examination is nothing.

It has never been attempted anywhere.

Insurance of title AFTER examination is everything

It secures the greatest safety of title possible.

It leaves no excuse for repeating the examination afterward.

This company has in this way already solved the problem of cheap and expeditious transfers of title.

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, George G. Williams, Alexander E. Orr, Hugo Wesendonck, Julien T. Davies, William H. Male, Edward N. Tailer, Charles R. Henderson, Isaac H. Cocks, Samuel T. Freeman, Charles Matlack, Thomas Hill.

NEWELL MARTIN, Secretary.

Auction Sales of Real Estate.

JAMES L. WELLS, AUCTIONEER, will sell at auction TUESDAY, June 14, at Real Estate Exchange, 59 to 65 Liberty-st.,

33 Splendid Lots,

N. E. corner Kingsbridge Road and Marion-ave.,

FORDHAM.

One of the choicest locations "on the Hill," one block west of Harlem Railroad Station and 3d-ave. horse cars, opposite St. John's College, near schools, churches, stores and handsome residences: lots graded, perfect drainage, gas, Croton, private sewer, restrictions against nuisances, 70 per cent may remain on mortgage at 5 per cent, if desired.

Title perfect and guaranteed by policy of Title Guarantee and Trust Company, free of cost to each purchaser. Maps with W. H. Coffin, opposite Fordham Station, and the Auctioneer, 59 Liberty-st.

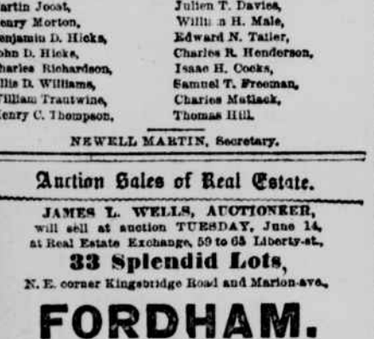
City Property For Sale.

AN elegant 4-story brownstone private dwelling (No. 56 East 70th-st.), built by days' work; cabinet finished throughout; independent wells both sides. "Look at it." E. KILPATRICK, Builder, 29 East 80th-st.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 9 p. m., 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.

FOR SALE OR LEASE

TOGETHER OR SEPARATELY.



49d-st., near Broadway, two very large and commodious stables, suitable for livery or boarding. Apply to DAN. SEYMOUR, Drexel Building.

EXAMINE the private dwellings, Nos. 126 to 134 West 82d-st., between 9th and 10th aves.; are the best and cheapest in the market.

FOR SALE, 88 EAST 109TH-ST.—4-story flat; annual rental $1,296; price $12,000. RULAND & WHITING, 5 Beekman-st.

Brooklyn Property For Sale and To Let

FOR SALE.—400 vacant lots in one parcel in Brooklyn, near Elevated Road; desirable for immediate improvement. RULAND & WHITING, 5 Beekman-st.

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, a corner house, finished in the most durable manner; price $17,500. This house will be shown only on a special permit.

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, 207A 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 207A, Lewis-ave.

21 FIRST PLACE.—To let, furnished or unfurnished, for one or three years, to a private family only, the fine three-story, high-stoop, brownstone house, No. 21 First place, between Clinton and Henry sts.; an extra lot if desired. Apply to EDWARD CLARKE, Tribune Office, N. Y.

Country Property For Sale and To Let

AT CRANFORD, N. J.,

on Central R. R. (of N. J.), for sale or to let, a desirable French-roof house containing eight good-sized rooms. Lot 100x200. 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.

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

AT FORT WASHINGTON HEIGHTS.—Greatest bargains on island: 35 lots, 2½ acres, 155th to 157th sts.; house and stable thrown in; good buildings. RIKER & SON, 986 6th-ave.

ALL COTTAGES front both ocean and river; rents $450 to $750; Navesink Beach, between Highlands and Seabright. Apply FERDINAND FISH, 149 Broadway.

BEAUTIFUL COUNTRY HOME; near Hudson River; in view of Catskill Mountains; natural attractions unsurpassed; old stone house, farm house, barns, etc.; pine groves, old woods, about 150 acres land. R. B. OVERBAGH, Saugerties, N. Y.

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 city family; three hours from New-York. Address P. O. Box 79, Lyme, Conn.

FOR SALE.—Sixteen acres of land at Stamford, Conn. No incumbrance. M. CURRAN, 185 Washington-st., N. Y.

FOR RENT.—At East Hampton, L. I., ten cottages fully furnished (9 rooms); in sight of and within five minutes' walk of the ocean; no mosquitoes; no malaria. Rent, June to November, $30 each. DAN TALMAGE'S SONS, 115 Wall-st., New-York.

GREYSTONE COTTAGE, at Short-Hills, Essex County, New-Jersey; reached by express trains in 55 minutes from foot of Barclay-st.; is near the railroad station; has running water and other domestic conveniences; to be let for two or three months, furnished, with stable, cow, garden, &c. Price $200 per month. W. R. BLISS, Short-Hills.

HOMES for people of refinement; select plots in a choice locality; guarded by mutually protective restrictions;

"PALISADES PARK,"

45 minutes from New-York City Hall, on the Northern Railroad of New-Jersey; commutation, 11 cents a trip. Please address, for full particulars, HITCHCOCK'S REAL ESTATE OFFICE, 14 Chambers-st.

LONG BRANCH.—For sale or rent on Cedar-ave., near West End, fine furnished cottage, 16 rooms; others at Elberon. WM. LANE, Long Branch.

ORANGE.—To let for summer; rent moderate; new and spacious Queen Anne Cottage; 13 rooms, fully furnished; stable attached; desirable location, within easy walking distance of Brick Church Station. CLARK & CULVER, Attorneys, 146 Broadway, N. Y.

TO LET or FOR SALE.—A neat cottage, new, 10 rooms; beautifully situated; fine view of South Bay and ocean. Apply to C. CHICHESTER, Moriches, L. I.

TO LET FURNISHED.—Saratoga Springs, 185 Washington-st.—Pretty house, nine rooms; high grounds; shady piazza; nice vegetable garden, planted early; $300 season. Apply to 48 West 59th-st., sixth apartment west, before 10 a. m. or after 7 p. m.

TO LET.—Ocean View Cottage; new and pleasantly situated a few rods from Shinnecock Bay, one mile from the ocean; two miles by boat or road from the celebrated Shinnecock Hills and Indian Reservation; first-class boating, bathing, &c.; safe for children and unexceptionally healthy; ample grounds for garden, fowl, &c.; rent for the season low.

Address A. P. SQUIRES, Good Ground, New-York.

VILLAPLOTS AT PALISADES PARK from $250 to $1,500 each, easy terms of payment; the character of purchasers being more of a consideration than amounts of investment. No objectionable features; guarded by mutually protective restrictions; no saloons, no stores among cottage sites. Address for maps and free railroad tickets. HITCHCOCK'S REAL ESTATE OFFICE, 14 Chambers-st., New-York.

Canada.

FURNISHED FAMILY RESIDENCE to let for July and August in Toronto, Canada. Commodious house, stable, extensive lawns and gardens. Reference (by permission) to Erastus Wiman, esq., 314 Broadway, New-York. Apply to G. MERCER ADAM, 184 Spadina-ave., Toronto, Canada.

Miscellaneous.

EUROPEAN GUIDE-BOOKS

For 1887.

By W. PEMBROKE FETRIDGE.

WHOLESALE AND RETAIL BY

CHARLES T. DILLINGHAM,

678 BROADWAY, N. Y.

No American is fully equipped for travel in Europe without this hand-book.—[Philadelphia North American.

BRUSHES of every description at 315 Pearl-st., opposite Peck Slip, at LOWEST PRICES. JOHN K. HOPPEL, Manufacturer.

FOR SALE.—First-class room and passage for two persons by steamer Umbria; sail Saturday, June 11, 9 a. m. Apply CUNARD office, Bowling Green.

Country Board.

BOARD AT LAKE BOMOSEEN.—Large, airy farm-house, cool piazzas; piano, good rooms and table; terms, $5 50 per week. Address D. A. BARKER, Castleton, Vt.

CATSKILL.—Large private residence, delightful location, ample grounds; first-class accommodations. Mrs. I. WHITTLESEY, P. O. Box 182, Catskill, N. Y.

COUNTRY BOARD.—A small family owning handsome country residence, forty minutes from city, would like gentleman and wife or two gentlemen as boarders for the summer. House new and handsomely furnished, beautiful view, fine shade, ample stabling. Address OWNER, Box 11, Tribune Office.

COUNTRY BOARD, near bay and ocean; bathing, boating, riding; large shady grounds; to and from depot free. JOHN W. TUTHILL, Speonk, L. I.

GOOD BOARD on South Bay.—Boating, bathing; rooms in new cottage, or cottage to let. Address S. R. JAGGER, West Hampton, L. I., N. Y.

INVALIDS and boarders in search of a quiet Christian home where they can have medical care (baths, electricity), etc., should send for circular to Prof. H. MILLS, or Mrs. A. F. MILLS, M. D., Binghamton, N. Y.

SELECT BOARDERS can be accommodated in nice new cottage; spacious rooms, piazzas, bath-room, horse and carriage; French and German conversation. Address or apply MARIEN, Blumchen Cottage, North Long Branch.

Summer Resorts.

CONTINENTAL HOTEL.

NARRAGANSETT PIER, R. I.

WILL OPEN JUNE 25.

For circulars and information address A. F. SAUNDERS, Manager.

CATSKILL MOUNTAINS.

NEW BREEZE LAWN HOUSE.

A first-class house. 2,000 feet above tide water.

Address S. P. VAN LOAN, Hunter, N. Y.

GREEN MOUNTAINS.

MONTVERT HOTEL,

MIDDLETOWN SPRINGS, VT.

Open from June 15 to October 1.

The leading summer resort of the Green Mountains. Accommodations for 350 guests. For plan of rooms, prices, circulars, etc., apply to or address G. W. MACAVOY, Manager. Care of J. & J. EAGER, 34 Cliff-st., New-York, or STARKWEATHER & CO., 20 S. William-st., New-York. NEW EVERETT HOTEL, Winter Resort, Jacksonville, Fla.

THE TREMONT, SEA GIRT, N. J.

Directly on the Beach. Special rates for June and September. S. W. LEEDS.

TAPPAN ZEE HOUSE,

NYACK-ON-THE-HUDSON,

Has changed ownership and been thoroughly renovated and fitted up with "SANITARY PLUMBING." Now opened under new management as a FIRST-CLASS HOTEL.

Commodious rooms, many in suits, lighted with gas and supplied with pure spring water.

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 horses and coachmen.

Diagram of rooms and information on the premises, or at rooms of G. W. & C. B. COLTON, 182 William-st., from 9 to 12 daily. CHASE & HARROLD, Proprietors.

Summer Resorts.

AVON INN.

KEY EAST BEACH, N. J.

Will open June 18.

SANDEMAN & SMITH.

ADIRONDACK MOUNTAINS.

"The Windsor," Elizabethtown, N. Y. Now open. First-class in every particular. Moderate rates. O. KELLOGG.

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, R. J. HUMPHREY, Manager.

COOPERSTOWN ON OTSEGO LAKE, N. Y.

THE COOPER HOUSE. OPEN JUNE 25 TO OCT.

S. R. CRITTENDEN, Proprietor.

Address or call 9 to 11½ a. m., 4 to 6 p. m. WINDSOR HOTEL, New-York City.

HALLS HEATED BY STEAM, ROOMS BY WOOD FIRES. Send for illustrated pamphlet.

CRANSTON'S WEST POINT HOTEL,

ON THE HUDSON.

OPEN FROM MAY TO NOVEMBER.

DIAGRAMS MAY BE SEEN AND ROOMS ENGAGED AT THE NEW-YORK HOTEL, NEW-YORK CITY.

H. CRANSTON.

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.

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.

CRESSON SPRINGS, PENNA.

MAINE LINE PENNA. RAILROAD, ON TOP OF ALLEGHENY MOUNTAINS.

THE MOUNTAIN HOUSE

Will open June 23. *Parlor and Sleeping Cars* from all points East and West. For circulars, &c., address WM. R. DUNHAM, Superintendent, Cresson, Pa.

VERMONT.

Clarendon Springs.

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

GEORGE HOTEL AND COTTAGES.

ON THE SOUND.

BLACK ROCK BEACH, CONN.

Opens June 15.

1½ HOURS FROM NEW-YORK.

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.

TENTH SEASON. TENTH SEASON.

HOTEL COLUMBIA.

(ON THE BEACH)

OCEAN BEACH, N. J.

Open from June to October.

For circulars, terms, etc., address FRED'S. FOSTER.

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.

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.

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, shady 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. B. GEE & SON, Proprietors.

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 bells 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.

MANHANSET HOUSE,

(AND COTTAGES).

SHELTER ISLAND, L. I.

OPEN JUNE 25TH TO OCTOBER 1ST.

Cottages arranged for housekeeping. Apply at THE SHERWOOD, 531 & 533 5th-ave. MURRAY & NUTTER.

MOORE'S HOTEL,

TRENTON FALLS, N. Y.

Finest scenery and falls in the world. Open June 10. Send for circular. M. MOORE, Proprietor.

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.

PROSPECT HOUSE,

NYACK-ON-HUDSON, NOW OPEN FOR THE SEASON. House and location unsurpassed—400 feet above the river. 28 miles from New-York. T. J. PORTER.

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, Props.

On D., L. & W. R. R.

"Ralph's," in the Adirondacks,

Only three and one-half miles' stage ride from Lyon Mountain station on Chateaugay Railroad; delightfully located on Upper Chateaugay Lake; an elegant steam yacht will make excursions around the upper and lower lakes. A fine fleet of new boats, careful oarsmen; good trout fishing; billiards, bowling alleys, lawn tennis; bath houses; fine drives; accommodates about 100; one of the largest parlors in the mountains and good piano; rooms all pleasant and hotel first-class; the table has a reputation unsurpassed by any. Send for circular. HUTTON & CHESLEY, Proprietors, Lyon Mountain, N. Y.

THE KENSINGTON,

Union-ave., opposite Congress Springs Park, Location of Unsurpassed Beauty, The Garden Spot of SARATOGA. OPENS SATURDAY, JUNE 18. PAUL C. GRENING, Proprietor.

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Thirty minutes distant. Coaches to and from every train. The fashionable resort of the North Shore.

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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.

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FRANK JONES, Proprietor. W. R. HILL, Manager.

For the convenience of former patrons, and those wishing to negotiate for accommodations at

THE WENTWORTH,

for the coming season, a representative of the hotel will be at the Fifth Avenue Hotel the first four days of each week during June with diagrams of rooms, &c., or will call upon those who may send or leave their address.

UNITED STATES HOTEL,

LONG BRANCH, N. J.

Opens June 25, 1887.

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FOR HEALTH, REST AND PLEASURE.

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BLOCK ISLAND, R. I., Hotel Manisses. Fifteen miles at sea; delightful climate; superb bathing; splendid fishing; new cable; daily boats; perfect drainage; prices reasonable. E. A. Brown, office of the Decorator, 30-32 East 14th-st., 9 a. m. to 4 p. m. Will call at residence if desired.

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BOMOSEEN HOUSE, CASTLETON, VT. J. H. WITHERELL, Proprietor.

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

CATSKILLS. SUNNY SLOPE HOUSE, Palenville, N. Y.; most attractive part of Catskill Mountains. For terms address F. H. SCRIBNER.

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.

CATSKILL MOUNTAINS.—Mountain Side Cottage—elevation 1,670 feet; accommodations for 25 guests; terms, $8 to $10 per week. A. E. VAN GAASBEEK, Prop., Hunter, N. Y.

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, 1885: "Crosbyside is the ideal of a summer resort." Free carriage to all trains seven miles 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.

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.

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CATSKILL MOUNTAINS, Hunter House.—This popular summer resort is now open. Accommodations for 250 guests. For terms, &c., address M. C. VAN PELT, Hunter, Greene County, N. Y.

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. R. BURROUGHS, Proprietor.

FIRST-CLASS BOARD at FAIR PRICES in a modern cottage centrally located. Address Mrs. S. VAN VECHTEN, 64 Front-st., Saratoga Springs, N. Y.

GLENWOOD HOUSE, DELAWARE WATER GAP, PENN., Has changed ownership and management during the past winter and undergone a complete renovating and refurnishing. Many improvements added, electric bells, new piazzas, etc. A. I. LABAR.

HOTEL ALBION, ASBURY PARK, N. J.—Finest location in the Park. 100 yards from the surf. My tenth season opened May 21st. Hops every Saturday. Fine music. Table appointments best. C. H. PEMBERTON.

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. FOULKE, Stroudsburg, Penn.

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LONG BRANCH. NOW OPEN. THE WINDSOR COTTAGES. Cooper-ave., half block from ocean. A FIRST-CLASS FAMILY HOUSE.

MASSENA SPRINGS, St. Lawrence Co., N. Y.—HATFIELD HOUSE opens in June. The waters are of the best saline sulphur. Surroundings pleasant. Good boating and fishing. House first class. Apply to HATFIELD & BENSON, 114 Water-st., N. Y.

MERRILL HOUSE. A Summer Resort at Upper Chateaugay Lake, In the Adirondack Wilderness. SEND FOR CIRCULARS. Address MERRILL BROS., Merrill, Clinton County, N. Y.

MIDDLEWORTH HOUSE, SANDY HILL, WASHINGTON COUNTY, N. Y., will open for summer guests May 18; extra large rooms; excellent table and attendance; mountain air, fine drives; no malaria. This beautiful village, located on a bluff, overlooking the Upper Hudson, is on the D. and H. C. Company's Railroad, midway between Saratoga and Lake George (Caldwell). References exchanged. For circulars address E. W. HARRIGAN.

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