REAL ESTATE.

BUSINESS AT THE EXCHANGE.

The real estate market begins to show signs of changeableness from day to day, consequent upon the large number of buyers and sellers, the preponderance of either class in a marked degree being perceptibly shown in the prices. The unexpected success of the Jumel sale induced several owners of uptown lots to put them on the market, through A. H. Muller & Son. The trustees of William Weyman sold three lots in West End-ave., 25x100, between Ninety-second and Ninety-third sts. They brought from $5,550 to $5,575 per lot; J. O. Baker was the buyer. Eight extra deep lots in the rear, 25x147, brought from $4,100 to $1,800. Some of the cheaper lots were much encumbered with rock. The buyers were Z. Halpin, William Rankin and Joseph Berndt.

The same auctioneers offered a fine corner, 100x100, at West End-ave., and Seventy-ninth-st., the southwest one. The bidding ran from $25,000 to $40,100; George R. Read was the buyer. Three lots in Seventh-ave., between One-hundred-and-tenth and One-hundred-and-eleventh sts., just below the Park, brought $8,600 each from J. Downey. Two lots at Riverside Drive and One-hundred-and-twenty-second-st. were sold for $9,450 each, to Isaac Rapp. The same auctioneers offered a corner, 100x100, at Eleventh-ave. and One-hundred-and-forty-sixth-st.; the bidding rose slowly from $18,000 to $19,300 for the plot. Henry Weller was the buyer. The same buyer took three lots in the rear for $2,700 each. Two lots in St. Nicholas-ave. and one in Edgecomb-ave., between One-hundred-and-forty-eighth and One-hundred-and-fiftieth sts., were knocked down on the first bid of $25,000 to S. Bergmann. The impression on the floor was that the wet weather had somewhat injured the sale, but the prices were not nearly up to the Jumel sale level.

R. V. Harnett & Co. sold No. 159 East Ninety-third-st., a three-story, high-stoop and basement, brownstone and brick dwelling-house, with lot, 14x35x63. It is rented for $750 per annum; the bidding rose from $6,000 to $9,000; R. Frommer was the buyer. Harnett & Co. also sold four lots at College-ave. and One-hundred-and-sixty-fourth-st. They brought from $1,270 to $1,300 each. A dwelling and plot, 100x150, in Gerard-ave., the house, a three-story and cellar one, was sold to M. A. Lawson, for $12,000.

James L. Wells sold Nos. 720, 722, 724 and 732 One-hundred-and-thirty-fourth-st., between Brown place and Willis-ave.; they brought from $6,250 to $6,500 each. Two vacant lots in Brown place brought $2,050 each.

There was a call at the Exchange yesterday for a small English basement house, between Twenty-third and Forty-second sts., from Fourth-ave. to Broadway and Sixth-ave., price not to exceed $30,000; for a plot of building lots in first-class neighborhood, west of the Park, in exchange for three well-rented apartments, would trade together or singly, price $120,000; for a bulkhead water front in New-York, about 100x200. Two lots in West One-hundred-and-third-st., near Ninth-ave., vacant, were offered together for $10,000; sixteen vacant lots between Morningside and Tenth aves., and One-hundred-and-tenth and One-hundred-and-twentieth sts., for $7,000 each, and prominent Broadway corners between Canal and Chambers sts., with five-story, basement and sub-basement, store and office buildings, at prices from $300,000 to $800,000.

NEW-YORK, Tuesday, April 10, 1888.

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

By William Kennelly & Bro.

One 3-story dwelling, with lot, No 25 West 97th-st, n s, 281 ft w of Central Park West, lot 19x100.3; J A Bell $17,400

By Smyth & Ryan.

One plot of land, w s of Central-ave, adj lands of Punnett, 24th Ward, 145x66x147x63; E Sauram 3,500

By William R. Brown.

Two 3-story buildings, with 3 lots, e s of 1st-ave, 25.2 ft n of 103th-st, lots 25x95; A K Ely 9,700

By John T. Boyd.

Sale of dwelling, with lot, No 121 West 49th-st, n s, w of 5th-ave, was adjourned to April 24th.

By John P. B. Smyth.

Sale of flats, with lots, Nos 208, 210, 282 and 224 East 75th-st, s s, e of 3d-ave, was adjourned to April 24.

By J Thomas Stearns.

One 3-story dwelling with lot, No 135 West 63d-st, n s, 310.3 ft w of 9th-ave; 1 lot 16.9x100.5; Auchincloss Bros 13,250

Sale of house, No 139 West 63d-st, w of 9th-ave, was adjourned sine die.

By James L. Wells.

Two 2 lots, w s of Brown place, 50 ft s of 134th-st; 25x100 each; T A Vyse 4,100

One 2-story dwelling, with lot, No 720, East 134th-st, s s, e of Willis-ave, lot 17x100; T E D Power .. 6,500

One similar house, No 722, adj above, lot 17x100; A Corent 6,250

Two similar houses, with lots, Nos 724 and 726, adj above, lots 17x100 each, T E D Power 12,500

By Richard V. Harnett & Co.

One 4-story house, with lot, No 493½ 10th-ave, w s, 60 ft s of 38th-st; 20.6x75; D A Draughn 14,000

One 3-story dwelling, with lot, No 159 East 93d-st, n s, 20 ft of Lexington-ave; lot 14x63; R Frommer 9,000

One 3-story dwelling with plot of land, on Gerard-ave, n e cor of 165th-st, 150x100; M A Lawson .. 12,000

Two lots, e s of College-ave, 117 ft s of Ella (164th) st, 22x110 each; A Sussmann 2,550

By A. H. Muller & Son.

One plot of land on 11th-ave, n e cor of 146th-st, 99.11x100; H Weller 19,300

Three lots, w s of West 146-st, 100 ft e of 11th-ave, 25x99.11 each; same buyer 8,100

Two lots, e s of St Nicholas-ave, 199.10 ft s of 150th-st, 30x100 each, 1 lot, w s of Edgecomb-ave, 229.10 ft s of 150th-st, lot 30x100; S Bergman 25,000

Four lots on 11th-ave s e cor of 79th-st, 25x100 each; G R Read 40,100

Two lots, e s of Riverside-ave, 400 ft n of 122d-st, 25x100 each; I Rapp 18,800

Three lots, w s of 7th-ave, 25.3 ft s of 111th-st, 25x100 each; J Dawson 25,800

8 lots, w s of West End-ave, 50.8 ft s of 93d-st, 25x100 each; J O Baker 16,675

Three lots, s s of West 93d-st, 142.3 ft e of Riverside Drive, 25x100; William Rankin 12,300

Two lots adjoining; J Berndt 3,475

Three lots adjoining; Z Halpin 5,400

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

6th-ave, n w cor of 131st-st, 235x99.11; Caldwalder R Mulligan and wife to Francis G Gardener $60,000

Eldridge-st, Nos 218 and 220; Sarah J Barely to B A Klein 42,000

Park Row, n e cor of Frankfort-st, 115.4x136.8x107.6x122.6; Thomas J and Helen J French to Joseph Pulitzer 639,000

Broadway, e s, 75 ft n of Franklin-st, 25x150; Tamand Brandt Aymar and wife to Eleanor K Jay, 1-3 interest 51,666

68th-st, s s, 25 ft e of 9th-ave, 40x100.5; William Z Larned et al to Appleton D Palmer et al 49,500

Real Estate.

TITLE GUARANTEE AND TRUST Co.

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

NO. 2.

Last November there were recorded two quit-claim deeds of two downtown stores, back of which is an interesting history.

The two stores, with three other valuable pieces of property, were, 30 years ago, conveyed by a man to a Trustee for the benefit of his wife, and after her death for that of his children. The conveyance was afterward set aside, but the infant children were not made parties. The various parcels had been freely bought and sold since that time. One of them, with other property, had been covered with an immense wholesale warehouse. One of the Savings Banks of the city had a loan upon another, and now the children are selling releases to make the title good.

Such cases stamp as ridiculous the pretence that individual attorneys can examine titles any better than a company like this. They show that the absence of financial liability for errors on their part, results in their not examining them as well. They prove that individual attorneys' opinions do not protect an owner as well as a similar opinion backed by the absolute guarantee of a powerful company.

Why not stop the farce, then, of the endless train of eminent attorneys, examining in rotation the same title, and still leaving the property, after each successive examination, just where it started, with the owner bearing all the risk of mistake or error, and have your titles examined and guaranteed by the

TITLE GUARANTEE AND TRUST CO.

GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO., 34 NASSAU-ST., MUTUAL LIFE BUILDING. 261 MONTAGUE-ST., BROOKLYN. EXAMINES AND GUARANTEES TITLES TO REAL ESTATE. MONEY TO LOAN ON IMPROVED PROPERTY At 4 1-2 and 5 per cent.

This company protects against possible errors or defects in titles. Facilitates transfers.

Reduces by its system of private searches expenses of disbursements one-half.

Procures loans for purchasers without additional cost.

Attorneys furnished to purchasers to represent their interests at the drawing of the contract.

Capitalists, trustees and all investing money on bond and mortgage can procure good loans through this Company.

TIME LOANS MADE ON MORTGAGES the title of which has been guaranteed by this company.

THE TITLE GUARANTEE AND TRUST COMPANY, of 55 Liberty-st., N. Y., has MONEY TO LOAN on bond and mortgage at 4 1-2 per cent. Loans must be within 50 per cent of conservative valuation.

Lost and Found.

LOST.—Passbook No. 58,002, issued by the Institution for the Savings of Merchants' Clerks. The finder will please return it to the Bank, No. 20 Union Square

Auction Sales of Real Estate.

JERE JOHNSON, Jr., Auctioneer. Will positively sell at Auction at Thursday, April 12, In the REAL ESTATE EXCHANGE AND AUCTION ROOM, 59 to 65 Liberty-st., New-York, TO CLOSE A PARTNERSHIP. VALUABLE EAST RIVER PROPERTY SITUATE AT GREENPOINT, 17th Ward, Brooklyn, L. I.

ENTIRE BLOCK, bounded by Newtown Creek, centre of Bell and Pink sts, and Commercial st. Bulkhead 260 feet long and valuable pier privileges.

For maps, terms and particulars apply to JERE. JOHNSON, jr., 60 Liberty-st., New-York, and 393 Fulton-st., Brooklyn; or GRAFF & BLAUVELT, Attorneys, 229 Broadway, New-York.

RICHARD V. HARNETT & CO., Auctioneers, will sell at auction WEDNESDAY, APRIL 18, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st.

68, 68½, 70, 72, 74 WOOSTER-ST. and 97 GREENE-ST., near Broome-st.

Premises occupied by Archer & Pancoast M'f'g Co., 5-story brick and iron buildings and lots 198.9x100 on Wooster, 25x100 on Greene; 18,390 sq. ft.

A liberal mortgage may remain at 4 per cent.

Maps at auctioneers, 73 Liberty-st.

S. DE WALL TEARSS, Auctioneer, Office, 171 Broadway, Will sell at Auction on WEDNESDAY, APRIL 11, 1888, At 12 o'clock, noon, at the REAL ESTATE EXCHANGE, 59 to 65 Liberty-st.

THE ELEGANT THREE-STORY BROWNSTONE, High Portico Stoop, First-class Dwellings, 158 AND 162 WEST 123d-ST.

First-class in every respect. 19.10x53x99.11. All modern improvements.

THE FOUR DESIRABLE THREE-STORY AND BASEMENT, HIGH-STOOP, Brick and Brownstone Dwellings, 310, 312, 318 AND 320 WEST 141ST-ST., 16.8x50x99.11. Finished for two families. 70 per cent may remain on Mortgage. Maps, etc., at Auctioneer's office.

City Property To Let.

TO LET.—A three-story high-basement house 148 West 15th-st., 6th and 7th aves.; can be seen from 2 to 4 o'clock; particulars with H. SOFFE, 179 Grand-st.

TO LET.—The very desirable and convenient 3-story and high stoop brick and stone dwelling, No. 147 West 46th-st., between Broadway and 6th-ave. Apply to J. EDGAR LEAYCRAFT, 1,544 Broadway.

TO LET—From May 1.—Four-story house in West 73d-st, between 9th and 10th aves, Cabinet finish. F. G. BOURNE, Agent, 25 West 23d-st.

Unfurnished Houses To Let.

A UNFURNISHED HOUSES, $900, $1,000, $1,200, $1,400, $1,500 $1,800, $2,000, $3,000. S. M. BLAKELY, No. 1,526 Broadway.

A NUMBER of first-class private residences on and adjoining 5th, Madison and Park aves.; low rents. V. K. STEVENSON & CO., 106 Broadway and 663 5th-ave.

UNUSUALLY Attractive full size 4-story English basement house with spacious drawing-rooms to let unfurnished, on 38th-st., just east of 5th-ave. SETON & WISSMANN, 79 Cedar-st.

City Property For Sale.

A FOUR-STORY ENGLISH BASEMENT HOUSE, 26.6x50x extension x100 feet., 11th-st., near 3d-ave.; suitable to rent in floors or to alter into flats; $22,000. L. J. CARPENTER, 41 Liberty-st. and 1,181 3d-ave.

AN UPTOWN HOUSE to exchange for farm or country place. JOHN O. HOYT, JR., 96 Broadway.

FOR SALE. Nos. 1,060, 1,063 Madison-ave., between 60th and 61st sts.; No. 56 East 79th-st., 25x102; also northwest corner Madison-ave. and 80th-st.; prices reasonable; can be seen any time without permit. E. KILPATRICK, Builder, 353 East 78th-st. and 29 East 60th-st.

Business Property For Sale and To Let.

A LARGE five-story building to let in Front-st near Peck slip. RULAND & WHITING, 5 Beekman-st.

OFFICES TO LET in Temple Court. Apply on premises to RULAND & WHITING, 5 Beekman-st.

TO LET—A store and basement, 58 West Houston-st., northeast corner of Wooster; particulars with H. SOFFE, 179 Grand-st.

TO LET, with immediate possession, in whole or part, the offices occupied by the Merchants' Insurance Company, on favorable terms; No. 151 Broadway. Inquire on premises.

5TH-AVE., Nos. 711 and 717.—Four-story English basement stone dwellings, opposite Dr. Hall's Church. Will let for business purposes. Apply to FLOYD CLARKSON & SON, 39 Broadway.

Brooklyn Property For Sale and To Let.

FOR SALE.—An excellent bargain; brick house, 3-story and basement, 9 rooms; 2d-st., between South and Hoyt sts. Apply to LEONARD MOODY, 20 Court-st., and 276 Fifth-ave.

TO LET.—FLATS—THE LOWEST RENTS in Brooklyn for equal accommodation, in the Fougera, corner of Clinton-st. and Atlantic-ave.; steam heat, elevator, attendance, tiled halls, hard wood finish; every convenience; 7 rooms and bath, within five minutes' walk of Wall-st. and South ferries; rent $500 and upward; two beautiful corner flats remain unrented; send for a descriptive pamphlet. CHARLES A. SEYMOUR, & CO., agents, 203 Montague-st., Brooklyn.

Jersey City Property To Let.

JERSEY CITY HEIGHTS.—Rent $50; new three-story brick house, with dining room extension, eleven rooms; bay window front cellar to roof; every modern city improvement and convenience; high, healthy location on fine avenue; unexceptionable neighborhood and surroundings; horse and steam cars; time 15 minutes to New-York side. Also house fourteen rooms; equally desirable. Apply to owner, JOHN M. JONES, 75 Sip-ave., Jersey City Heights. Photographs at 176 Duane-st., New-York.

Take Cortlandt Steet Ferry. Court House cars.

Country Property For Sale and To Let.

ADIRONDACK CAMP.—A party having changed their plans for summer, would sell a log camp, consisting of four buildings nearly completed, situated on Loon Lake, convenient distance from R.R. station and Loon Lake House. Enquire of F. CHASE, Loon Lake, N. Y.

AGENCY FOR MONTCLAIR.—Bargains in handsome residences and building sites; houses to let. CLARENCE B. TURBS, 5 Beekman-st., N. Y.

AT BRONXVILLE, 30 minutes from Grand Central Depot, Harlem Railroad.—The residence of the late Dr. Samuel H. Cox, 9 rooms, 1 acre of land, near depot, post-office, school, stores and church; rent $325. Inquire of Depot Master, or FRANCIS BACON, 19 West 22d-st., New-York.

A BARGAIN—Desirable home.—A country seat of 10 acres, near Greenwich, Conn.; convenient to depot; good dwelling, partly furnished; good outbuildings; horses, cows, chickens, wagons all in running order; must be sold. Call on owner, 239 West 40th-st.

FOR SALE.—One of the best hotel properties at WATCH HILL, consisting of THE PLYMPTON HOUSE, THE DICKENS HOUSE and BAY VIEW ANNEXES.

All completely furnished; a splendid dock where steamers land, and about two and one-half acres of ground excellently located for cottage sites. The owner has spent over $35,000 in improving this property and putting everything in first-class shape during the last year.

The present tenant's lease expires with the coming season and the proprietor has been offered $5,000 rent for the property, but prefers to sell. Watch Hill is the coming seaside resort of the country, and at the present time there is not sufficient hotel accommodation, and at the price the owner would take for this property any first-class hotel man should be able to make a fortune in a few years by buying it.

CHARLES MAC RAE, 533 5th-ave., New-York.

FOR SALE.—Two village lots, Nos. 1 and 2 in Block 1, at the village of Franklin Park N. J., adjoining the Pennsylvania R. R. station in that village. Apply in the counting-room of The Tribune.

FOR SALE—Nyack-on-the-Hudson.—Country residence; frame house, filled with brick; built by days' work; one acre of ground under cultivation; plenty of shade and fruit trees of various kinds, berries, &c.; house in first-class order; barn and outbuildings well located; position elevated; seven minutes from railroad depot. Photograph can be seen at ROOM 29, 169 Broadway, New-York.

HARRISON-ST., Orange, N. J.—Handsome brick residence; modern, complete; beautiful grounds, lawns, shade, garden, fruit; near station; for sale, owner removing West. EDWARD P. HAMILTON & CO., 96 BROADWAY.

LONG BRANCH, Elberon, Monmouth Beach and vicinity.—To let, elegant furnished cottages, ocean and river fronts; all conveniences. WILLIAM LANE, Long Branch.

MONTCLAIR, N. J.—SPECIALTY—Beautiful modern residences, sale and rent. PARSONS & TAYLOR, succeeding Howe & Parsons, 79 Cedar-st., N. Y.

RENT $1,000 (possession May 1), Orange, N. J.—Mountain side; best neighborhood; large modern dwelling; every convenience; stables; 1 acre. Sale $13,500; easy access. EDWARD P. HAMILTON & CO., 96 Broadway

RIDGEFIELD, CONN.—Fine residences, outbuildings; 10 acres, ornamental grounds, 2 hours railway, $17,000; 18½ acres, $7,000; Redding, 1 acre, $2,500. McHARG, 187 Broadway.

SHORT HILLS.—To rent, for four or five months, from May 1, fully furnished house with all modern conveniences; running water, bath, telephone, burglar alarm, &c.; stable, with use of family horse and phaeton; price $200 per month. Address "H.", Room 18 Tribune Building, where photograph may be seen.

Business Chances.

AGENCY WANTED for fine goods connected with wall paper, upholstery and carpets. Best references. F. R. HILGER, Chicago, Ill.

COAL LANDS, PINE LANDS. 160 acres Bituminous Coal Lands in Dade County, Ga., for sale, near Chattanooga, Tenn., and 1½ miles of railroad. Also 2,500 acres of Yellow Pine in Southwestern Georgia. Address H. F. STROHECKER, Macon, Ga.

TO NEWSPAPER MEN.—Business chance of a lifetime, to buy an old-established, prosperous and prominent Republican journal in a growing New-England town of 10,000 inhabitants, as the owner wishes to retire. One or two wide-awake newspaper men with some capital will find it a grand opportunity, and only such who mean business need apply. Address PUBLISHER, P. O. Box 672, New-York.

Miscellaneous.

KENT'S KNIFE-CLEANING MACHINE, 100,000 in use in European Hotels, &c. LEWIS & CONGER, Sole Agents, 801 and 803 6th-ave 1,338 and 1,340 Broadway

Financial.

MEXICAN NATIONAL RAILROAD CO.

ELECTION NOTICE.

In accordance with a certain Voting Trust Agreement, dated September 1st, 1887, of which the Farmers' Loan and Trust Company is Trustee, a general meeting of the first mortgage and second mortgage A and B bondholders of the Mexican National Railroad Company will be held at 12 o'clock noon, Wednesday, May 23d, 1888, at the office of the Company, No. 52 Nassau Street, New-York.

Books for the registration of first and second mortgage A and B bonds, and for the transfer thereof, will be closed at 3 p. m. Tuesday, May 8th, and remain closed until final adjournment of meeting.

First—The right to vote on bonds registered to the order of any person may be exercised by the registered owner in person or by proxy.

Second—The holder of any bond or bonds payable to bearer may exercise the right to vote thereon by the production thereof at the meeting.

Third—Owners of non-registered bonds by having the same listed as provided in the Voting Trust Agreement, by the Secretary of the Company, No. 52 Nassau Street, New-York, or by Messrs. Matheson & Co., No. 3 Lombard Street, London, as listing agents, not later than 15 days before the meeting, may exercise the right to vote on the bonds so listed, in person or by proxy.

ANDREW ANDERSON, Jr., Secretary.

SAN PEDRO, LOS ANGELES AND UTAH RAILWAY COMPANY.

First Mortgage Forty-Year Six Per Cent. Gold Bonds.

LINE OF ROAD—SAN PEDRO BAY, VIA LOS ANGELES AND PASADENA, NORTHWARD TO KEELER, THE SOUTHERN TERMINUS OF THE CARSON AND COLORADO RAILROAD. 275 MILES

A syndicate is now being formed for the purchase of that portion of the First Mortgage Bonds of the San Pedro, Los Angeles and Utah Railway Company issuable on account of the construction and equipment of that part of the line extending from San Pedro Bay to Pasadena and Altadena, and including terminal lands in San Pedro Bay and in Los Angeles and Pasadena, and subscriptions for these bonds are invited by the undermentioned corporation.

Subscribers will control the disbursement of their money and will also acquire valuable options, rights and advantages, including, under certain conditions, the control of the road and of the great terminal property of 2,800 acres of land at San Pedro Bay.

A considerable portion of the bonds now offered have already been subscribed for.

Prospectus, circular and subscription list on application.

AMERICAN FINANCE COMPANY, 96 BROADWAY NEW-YORK.

INVESTMENT BONDS.

WE OFFER A LINE OF CHOICE 6 PER CENT BONDS FOR SALE TO INVESTORS ON Desirable TERMS.

Address: A. W. BEASLEY & CO., 37 & 39 WALL-ST., N. Y.

TO THE STOCKHOLDERS OF

THE RICHMOND TERMINAL CO.

The statement published under the authority of the Board of Directors of the above company in this morning's papers is in many points incorrect, and is entirely false in many in its insinuations; but we do not deem it necessary at this time to answer it in detail.

We have in our possession many facts in the recent history of the company which, when published, will prove interesting and important reading to the stockholders. We are pursuing our investigations, and propose at a proper time to give the results to the public.

New-York, April 7, 1888.

WILLIAM LIBBEY. E. W. CLARK. ISAAC L. RICE.

OFFICE OF THE PHENIX INSURANCE COMPANY OF BROOKLYN, No. 195 BROADWAY, April 9, 1888.

AT a meeting of the Board of Directors of the PHENIX INSURANCE COMPANY OF BROOKLYN, held this day, at the office of the Company in the City of New-York, the following officers were unanimously elected:

President ..... GEORGE P. SHELDON.
Vice-President ..... ARTHUR B. GRAVES.
Second Vice-President ..... GEORGE INGRAHAM.

Mr. Charles C. Little was appointed Assistant Secretary. PHILANDER SHAW, Secretary.

FOR SALE.—Trust Receipts for stock of the American National Telephone Company. Apply at 32 Broadway, Room 40.

OFFICE OF THE DELAWARE AND HUDSON CANAL CO., NEW-YORK, March 28, 1888.

THE annual meeting of the stockholders of the Delaware and Hudson Canal Company will be held at the office of the company, corner Cortlandt and Church sts., New York City, on Tuesday the 8th day of May next, for the election of managers and other business.

The polls will open at 12 o'clock m., and remain open for one hour.

A plan will be submitted for applying a portion of the undivided profits or surplus fund to the part payment of the bonds falling due in 1891.

A full attendance is requested.

The transfer books will be closed from the evening of Saturday, April 7, until the morning of Wednesday, May 9.

By order of the Board of Managers.

F. M. OLYPHANT, Secretary.

THE UNION PACIFIC RAILWAY COMPANY.

THE ANNUAL MEETING OF THE STOCKHOLDERS of the Union Pacific Railway Company, for the choice of Directors for the ensuing year, and the transaction of any other business which may legally come before the meeting, will be held at HORTICULTURAL HALL, 101 Tremont-st., Boston, on Wednesday, the 25th day of April next, at 10 o'clock a. m. Transfer books will be closed April 4. CHARLES F. ADAMS, President.

HENRY McFARLAND, Secretary.

Boston, March 21, 1888.

SALE OF BONDS.

The City of Helena, Montana, will sell at public auction on Wednesday, the 4th day of April, 1888, at 12 o'clock, meridian, at the office of the undersigned, room 9, Hofner Block, in said city, the common bonds of said city to the amount of one hundred and fifty thousand dollars. Said bonds will be redeemable in five years and payable in twenty years, and will draw interest at the rate of 6 per centum per annum, payable semi-annually at Helena or New-York, as the holder may elect, and will be sold at not less than their par value.

Said bonds will be issued under the authority of an act of the Legislative Assembly of the Territory of Montana, entitled, "An Act to enable certain cities and towns to incur indebtedness," approved September 14, 1887, which said act provides, among other things, that "a tax to be fixed by ordinance shall be levied each year for the purpose of paying the interest on such bonds and to create a sinking fund for their redemption."

The city reserves the right to issue the whole amount of said bonds, or a part thereof; and in case it shall elect to issue the whole amount, it reserves the right to issue the same at such times and in such instalments as it may elect, with the understanding, however, that the whole amount shall be issued before July 1, 1889.

A. C. BOTKIN, City Clerk.

Dated Helena, Montana, February 23, 1888.

OFFICE OF THE MISSOURI, KANSAS AND TEXAS RAILWAY COMPANY, 195 BROADWAY, New-York, April 5, 1888.

THE ANNUAL MEETING of the stockholders of the Missouri, Kansas and Texas Railway Company for the election of directors for the ensuing year, and transaction of any other business that may be brought before the meeting, will be held at the office of the company, in Parsons, Kansas, on Wednesday, the 16th day of May, 1888, at 12 o'clock M.

Stock transfer books will be closed from the afternoon of April 13 until the morning of May 17 next.

M. B. HENSON, Secretary.

Bankers and Brokers.

P. W. GALLAUDET & CO., BANKERS, COMMERCIAL PAPER, STOCKS AND BONDS. UNITED BANK BUILDING, WALL-ST., CORNER BROADWAY, H. FITCH, Jr., NEW-YORK, Member N. Y. Stock Exchange.

VERMILYE & CO., BANKERS, 16 AND 18 NASSAU-ST., New-York City. Dealers in Investment Securities.

Dividend Notices.

THE ST. PAUL, MINNEAPOLIS AND MANITOBA RAILWAY COMPANY, 40 AND 42 WALL-ST., NEW-YORK, March 28, 1888.

THE Board of Directors of this Company have declared the usual quarterly dividend of One and One-half per cent on the capital stock, payable at this office May 1 to stockholders of record on that date.

The stock transfer books will be closed at 3 o'clock p. m. April 17, and will be reopened at 10 o'clock a. m. May 2, 1888.

EDWARD T. NICHOLS, Assistant Secretary.

THE MISSOURI PACIFIC RAILWAY CO., 195 BROADWAY, NEW-YORK, March 24, 1888. DIVIDEND No. 31.

A quarterly dividend of 1½ PER CENT on the capital stock of this company has this day been declared, payable Monday, April 16, 1888.

The transfer books will be closed on Thursday, March 29, 1888, at 3 o'clock p. m., and reopened on Tuesday, April 17, 1888, at 10 o'clock a. m.

A. H. CALEF, Treasurer.

Musical Instruments.

A NUMBER OF VERY SLIGHTLY USED grand, 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., above 16th-st.

Ice Cream.

A FACT.—Horton's Ice Cream is made from pure cream. Horton's Patent Super-Frozen Bricks of Ice Cream for Restaurants, Churches, Festivals, &c., will keep hard one hour. Country orders promptly filled. Depots—206 4th-ave., 596 6th-ave., 115 Park row, 110 East 125th-st, New-York; and 453 Fulton-st, Brooklyn.

Rooms and Flats To Let.

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HANDSOMELY furnished floor, fitted for light housekeeping; first-class order. 1,252 Broadway.

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A GENTLEMAN and wife can have a large, finely furnished front room, with board, in a new and elegant house in the finest location north of Central Park. Address W., Box 2,923, Post Office.

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THE PERCIVAL. 236 West 42d-st., near Broadway. Parlor and bed-room, with bath and toilet; American plan or table d'hote.

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104 WEST 45TH-ST., near 6th-ave.—3-story house, back parlor reserved for dentist's office; $1,200; private family only; call from 2 to 4.

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134 FIRST PLACE.—Pleasant hall bedroom with good board for a young gentleman; convenient to cars and ferries.

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WANTED.—Room, with board, between 30th and 40th sts.; state terms. W. Z., Tribune Uptown Office, 1,238 Broadway.

WANTED.—Four or five rooms in private house, 23d to 30th sts., 4th to 8th aves.; about $18. Address M., Tribune Uptown Office, 1,238 Broadway.

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STENOGRAPHER and Remington Typewriter wanted; $6 per week. LAWYER, Box 20, Tribune Office.

WANTED.—Married man, to work on and lay out a gentleman's place; must be strong, active, strictly temperate, willing and obliging in every way; generally useful, intelligent, responsible, of good appearance, and handy with tools; wife neat, excellent and economical cook, good laundress; daughter over 12 would be useful; moderate wages; best of references; call in person. FAVOR, 30 Hanson place, Brooklyn, N. Y.

$100 to $300 A MONTH can be made working for us. Agents preferred who can furnish their own horses and give their whole time to the business. Spare moments may be profitably employed also. A few vacancies in towns and cities. B. F. JOHNSON & CO., 1,009 Main-st., Richmond, Va.

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A.—A.—A.—A

MRS. L. SEELY, (formerly Miss L. Campbell), 68 WEST 22D ST., FOREIGN AND DOMESTIC MALE AND FEMALE EMPLOYMENT BUREAU.

All references strictly investigated and on file for inspection. Servants disappointing families will be excluded from my office.

N. B.—NOT CONNECTED WITH ANY OTHER OFFICE. 68 WEST 22D-ST.

COMPANION.—By a lady who wishes to accompany a lady abroad as useful companion, or would travel with a family; is accustomed to travelling and speaks three languages; references. Address M. P., Tribune Uptown Office, 1,238 Broadway.

COOK, LAUNDRESS — CHAMBERMAID, WAITRESS.—By two Swedish girls, together or separately; one excellent cook and laundress, the other competent chambermaid and waitress; both willing and obliging; city or country; good references. Call 112 West 23d-st.

CHAMBERMAID, &c.—By a respectable girl; willing to assist with children and sewing; no objection to travel. 532 9th-ave.

COOK, HOUSEWORK, &c.—By two girls, German, together or separate; wages moderate; good cook, washer and ironer; good waitress, chambermaid and general housework, or nurse; for city or country. 138 6th-ave., near 10th-st.

COOK.—By an English Protestant; 2 years' reference; competent, economical cook; soups, poultry, game, pastry, entrees, croquets, bread, rolls, &c.; first-class laundress; wages moderate; city or country. 917 3d-ave.

CHAMBERMAID and WAITRESS.—By a neat English girl; 2 years' reference; understands salads, care of silver, &c.; willing to do fine washing; wages moderate; city or country. 917 3d-ave.

COOK.—By young girl as cook; willing to assist with washing; city or country; best city reference from last employer. 321 East 26th-st.

HOUSEWORK, &c.—By a neat Welsh girl; 2 years' reference; good tempered; fond of children; good plain cook; first-class baker of bread, rolls, &c.; excellent laundress; wages moderate; city or country. 917 3d-ave.

LAUNDRESS.—By a first-class laundress, in private family; best reference; can be seen from 10 to 4. 101 Park-ave.

LAUNDRESS.—By a first-class colored laundress with unsurpassed facilities; gent's and family washing by week or dozen; large families a specialty. Address C. E. JOHNSON, 128 West 30th-st.

LAUNDRESS.—By a respectable woman, washing at her home or out by the day at lowest prices. 342 East 36th-st.

MAID or NURSE and SEAMSTRESS.—By a German Protestant, with city references; city or country; would not object to travelling. Mrs. TYLER, 388 6th-ave.

NURSERY GOVERNESS, &c.—By a North German woman, as nursery governess or nurse and seamstress; would travel or go in the country; reference from present employer. Apply 112 West 23d-st.

NURSE.—By a neat young girl; thoroughly experienced and has best references; city or country. Call at Mrs. LOWE'S, 234 3d-ave., store.

NURSE, &c.—By a Swedish woman, with first-class references, to wait on an elderly lady or a child; willing to do sewing; no objection to travelling. Address Mrs. A. JOHNSON, 107 Atlantic-ave., Brooklyn.

NURSE and SEAMSTRESS.—By capable young woman who can take entire charge of infant by hand if desired; is good seamstress; not afraid to be useful; excellent reference; city or country. BESSIE, 270 6th-ave., near 17th-st., upstairs.

NURSE.—By an American Protestant girl; is competent and obliging. Call or address No. 238 West 33d-st., basement.

NURSE.—By an experienced infant's nurse, Protestant, capable of using the bottle; can be seen at present employer's, 123 East 57th-st.

NURSE and PLAIN SEWING.—By a young girl; personal reference. No. 125 West 51st-st.

NURSE, &c.—By an elderly woman, to wait on delicate lady and do plain sewing or light chamber-work. Present employer's, 54 West 24th-st.

NURSE and SEAMSTRESS.—By a competent North German girl; good seamstress and needleworker; 2½ years' reference as nurse and seamstress to growing children. 95 3d-ave, 1st floor, near 12th-st.

SEAMSTRESS.—By a first-class seamstress; understands all kinds of dressmaking and fancy work; best of city references. 210 West 37th-st.

Situations Wanted—Males.

ATTENDANT or NURSE.—By a well recommended young man of good address, to an invalid or elderly gentleman; gives massage if desired; speaks English and German; no objection to country or travel. Address COSMOS, Tribune Uptown Office, 1,238 Broadway.

BUTLER or VALET.—A lady going to Europe would like to get a situation for her butler; will highly recommend him. Address GEORGE, Box 29, Tribune Uptown Office, 1,238 Broadway.

CLERK, &c.—By an American young man, 18 years old, general work; fair penman and understands marking; reference from last employer. Address JOHN MARONEY, 23 Scammel-st.

COACHMAN and GARDENER.—By one who understands everything on gentleman's place; single; best references from last employer; country preferred. X. O., Tribune Uptown Office, 1,238 Broadway.

COACHMAN or GROOM.—By a respectable young man, 22, strictly temperate; understands care of horses and carriages; careful driver; 3 years' best reference from last employer; can be seen at any time. Address J. H. M., Tribune Uptown Office, 1,238 Broadway.

COACHMAN and GROOM.—By a Protestant man; understands the care of carriages and horses thoroughly; 16 years' city references. Call or address J. B. G., 113 West 33d-st.

COACHMAN and GROOM.—By a single man, who thoroughly understands the proper care and treatment of horses and carriages; competent and reliable; will be found willing and obliging; 4 years' city references. Address G. C., Tribune Uptown Office, 1,238 Broadway.

COACHMAN.—By first-class man; thoroughly understands his business in all its branches; best of references; 8 years with last employer, who can be seen. Address J. G., 311 4th-ave.

COACHMAN.—By a first-class man, single, long experience in the care and management of horses, carriages and harness; careful driver; city or country; can milk; willing and obliging; best city references from last employer. Address "COMPETENT," Box 168, Tribune Uptown Office, 1,238 Broadway.

COACHMAN and PLAIN GARDENER.—By an active Englishman, 27; single; thoroughly understands care of horses, fine harness and carriages; good vegetable gardener; take care of lawns, flowers, shrub