Railroads.

TRAINS FOR BOSTON
via
New-York and New-England
and
New-York, New-Haven and Hartford Roads.
Leave NEW-YORK 10 A. M., *3 P. M., 11:35 P. M.
Arrive BOSTON 4:30 P. M., 6:45 P. M., 7 A. M.
PARLOR CARS ON DAY TRAINS.
PULLMAN SLEEPING CARS ON NIGHT TRAINS.
*3:00 p. m. Daily, including Sundays.
Other trains daily except Sundays.
Sleeping car accommodations can be secured at ticket offices, 337 Broadway, and Grand Central Depot.

PENNSYLVANIA RAILROAD.
On and after May 13, 1888.
GRAND TRUNK LINE
AND UNITED STATES MAIL ROUTE.
Trains leave New-York, via Desbrosses and Cortlandt Street Ferries as follows:
Harrisburg, Pittsburg and the West, with Pullman Palace Cars attached, 9:00 a. m., 6:30 and 8 p. m. daily New-York and Chicago Limited of Parlor, Dining, Smoking and Sleeping Vestibuled Cars at 9:00 a. m. every day. Williamsburg, Lock Haven, 9:00 a. m., 8 p. m.; Corry and Erie at 8 p. m., connecting at Corry for Titusville and the Oil Regions.
For Lebanon, 9:00 a. m., 3:20 p. m. and 12:15 night.
For Norristown, Phœnixville, Pottstown and Reading, 11:00 a. m., 1:00, 2:00 and 4:00 p. m. Saturdays only, 8 p. m. Sundays, 6:15 and 10 a. m.
Baltimore, Washington and the South, "Limited Washington Express" of Pullman Parlor Cars, daily except Sunday, 10 a. m., arrive Washington 4:00 p. m., and daily, with Dining Car, at 3:40 p. m., arrive Washington 9:12 p. m.; regular at 6:20, 8:00 and 8:30 a. m., 1:00, 2:00, 4:30 and 9:00 p. m., and 12:15 night. Sunday, 6:15 and 9 a. m., 4:30 and 9 p. m. and 12:15 night.
For Atlantic City, 1 p. m. week-days (through Parlor Car).
For Cape May, 1 p. m. week days.
Long Branch, Bay Head Junction and intermediate stations, via Rahway and Amboy, 3:30, 9:10 a. m., 12 noon, 3:10, 4:10 and 5 p. m. On Sunday, 9:45 a. m. and 5 p. m. (do not stop at Asbury Park).
For Old Point and Norfolk, via New-York, Philadelphia and Norfolk Railroad, 8 p. m. daily; via Baltimore and Bay Line, 4:30 p. m. week days.
Boats of "Brooklyn Annex" connect with and through trains at Jersey City, affording a speedy and direct transfer for Brooklyn travel.

FOR PHILADELPHIA.
Express trains leave New-York, via Desbrosses and Cortlandt Street Ferries, as follows:
6:20, 7:20, 8, 9 (9 Limited), 11 a. m., 1, 2, 3:20, 4, 4:30, 5, 6, 6:30, 8 and 9 p. m. and 12:15 night. Accommodation, 8:20 and 11:16 a. m., 4:30 and 7 p. m. Sundays, Express 6:45, 9 (9 Limited) and 10 a. m., 4, 4:30, 5, 6, 6:30, 8 and 9 p.m., and 12:15 night. Accommodation, 7 p. m.
Trains leaving New-York daily, except Sunday, at 8, 9 and 11:10 a. m., 1, 2, 4, 5, 8 p. m. and 10 a. m. and 6 p. m. on Sundays, connect at Trenton for Camden.
Ticket Offices, Nos. 1, 435, 849 and 944 Broadway, 1 Astor House and foot of Desbrosses and Cortlandt sts.; 4 Court-st. and Brooklyn Annex Station, foot of Fulton-st., Brooklyn; Station, Jersey City; Emigrant Ticket Office, Castle Garden.
The New-York Transfer Company will call for and check baggage from hotels and residences.
CHAS. E. PUGH, J. R. WOOD,
General Manager. General Pass'r Agent.

NORTHERN RAILROAD OF NEW-JERSEY.—Trains leave from Chambers-st. Station week days for Englewood, Tenafly, Chester, Sparkhill, and New York, 5:30, 7:00, 8:20, 9:50 and 11:30 a. m., 1:15, 3:30, 4:30, 5:20, 5:40, 6:40, 8:00, 10:30 p. m., 12 midnight. Sundays, 7:00, 9:50 a. m., 4 and 8 p. m. For Nanuet, Spring Valley, Monsey and Tallmans, week days, 7:00, 9:50 a. m., 4:30, 6:40 p. m. Sundays, 9:50 a. m. and 8 p. m.

ERIE RAILWAY.—Ticket Offices, 401, 317, 711 and 957 Broadway, 153 1-2 Bowery, 187 West-st., 1 Battery Place, Chambers and 23d Street Ferries, Jersey City, 321 and 833 Fulton-st., Brooklyn; 107 Broadway, Williamsburg; corner Newark and Hudson sts., Hoboken; 52 Montgomery-st., and New Station, Jersey City, where tickets and Parlor or Sleeping Car reservations and orders for checking and transfer of baggage can be obtained. Express trains leave 23d-st. 5 minutes earlier than time shown from Chambers-st.; local trains 5 to 10 minutes earlier.
9 a. m., daily, Day Express, buffet drawing-room coaches to Buffalo; Pullman sleeping coaches Hornellsville to Cincinnati and Cleveland.
10:30 a. m., week days, Delaware Valley Express, parlor car to Binghamton, Owego, Elmira and Corning.
5 p. m., daily, "Chicago and St. Louis Limited," a solid Pullman train of day and buffet sleeping coaches to Buffalo, Niagara Falls, Cleveland, Chicago, Cincinnati and St. Louis; no extra charge for fast time.
9 p. m., daily, Chicago Express, Pullman buffet sleeping coaches to Binghamton, Owego, Elmira, Rochester, Buffalo, Cincinnati and Chicago.
Rutherford and Passaic—4, 4:45, 6, 7, 7:50, 9:30, 10:30 a. m.; 12 noon; 1, 1:45, 3, 3:40, 4:10, 4:40, 5:10, 5:30, 5:50, 6:10, 6:30, 7:30, 9, 10:30 p. m.; 12 night. Also to Rutherford 8:50 a. m. and 4:30, 5:20 p. m.; to Passaic, 5, 6:10, 6:40, p. m. Sundays, 4:45, 8:30, 10:30 a. m.; 12 noon; 1:45, 3, 4, 5, 6:30, 7:30, 9, 10:30 p. m.; 12 night.
Paterson—4, 4:45, 6, 7, 7:50, 9:30, 10:30 a. m.; 12 noon; 1, 1:45, 3, 3:30, 3:40, 4, 4:10, 4:30, 4:40, 5, 5:10, 5:30, 5:50, 6:10, 6:30, 6:40, 7:30, 9, 10:30 p. m.; 12 night. Sundays, 4:45, 8:30, 10:30 a. m.; 12 noon; 1:45, 3, 4, 5, 6:30, 7:30, 9, 10:30 p. m.; 12 night.
Newark and Paterson, via Newark—5:45, 6:50, 8, 8:30, 10, 11:30 a. m.; 2, 3:30, 4:20, 4:50, 5:20, 5:50, 6:20, 7:30, 10 p. m.; 12 night. Sundays, 9 a. m.; 3:30, 6:30, 8 p. m.
Ridgewood and Suffern—4, 4:45, 7:50, 9:30, 10:30 a. m.; 1, 3, 4, 4:30, 5, 5:30, 6:10, 6:40, 7:30, 9, 10:30 p. m.; 12 night. Also to Ridgewood, 8:30 a. m.; 5:20 p. m.; to Suffern, 3:30 p. m. Sundays, 4:45, 8:30, 10:30 a. m.; 1:45, 4, 6:30 p. m.; 12 night.
Newburg and Cornwall—7:50, 9 a. m.; 3:20, 4, 4:30, 5:00, 5:30 p. m. Sundays, 9 a. m.; 1:45, 5 p. m.
Warwick—Week days, 4:45, 9, 10:30 a. m.; 1, 4:30 p. m. Sundays, 9 a. m.; 1:45, 5 p. m.
Goshen—4:45, 7:50, 9, 10:30 a. m.; 1, 3:30, 4:30, 5:30, 9 p. m. Sundays, 4:45, 8:30, 9 a. m.; 6:30, 9 p. m.
Middletown and Port Jervis—4:45, 7:50, 9, 10:30 a. m.; 3:30, 4:30, 5, 7:30, 9 p. m. Sundays, 4:45, 8:30, 9, a. m.; 5, 6:30, 9 p. m.
Express trains from the West arrive in New-York at 7:00, 11:30 a. m., and 10:20 p. m.
W. J. MURPHY, L. P. FARMER,
Gen'l Sup't. General Passenger Agent.

WEST SHORE RAILROAD.
N. Y., O. & H. R. R. R. CO., lessees.
Trains leave West 42d-st. station as follows, and 20 min utes earlier from foot of Jay-st., North River.
Detroit and Chicago, *9:55 a. m., *6:00, *8:15 p. m.
St. Louis, *6:00, *8:15 p. m.
Syracuse, Buffalo, Rochester, Suspension Bridge, Niagara Falls, 8:15, *9:55 a. m., *6:00, *8:15 p. m.
Rome, Sauquoits, Cateadill, Albany, 8:15, *7:15, *9:55, (a)11:30 a. m., (a)4:00, *6:00, *8:15 p. m.
Cranston's, West Point, Cornwall, Newburg, *8:15, *7:15, *9:55, 10:15, (a)11:30 a. m., (a)4:00, 4:10, 5:15, *8:15, 8:45 p. m., and *6:00 p. m., Cranston's, Cornwall, Newburg.
For Montreal and Canada East, *6:00 p. m.
Hamilton, London, *9:55 a. m., *6:00, *8:15 p. m. Toronto, *9:55 a. m., *6:00, *8:15 p. m.
Elegant sleeping cars for Buffalo, Niagara Falls, Detroit, Chicago and St. Louis.
* Daily. † Daily except Saturday. Other trains daily except Sunday. (a. s.) Leave Jersey City, P. R. R. Station, (a)11:20 a. m., (s) 8:40 p. m.; Hoboken, West Shore Station, (a)11:30 a. m., (s)3:30 p. m.
For tickets, time-tables, parlor or sleeping car accommodations or information, apply at offices, Brooklyn—323 Washington-st., 291 Fulton-st., Annex Office, foot of Fulton-st. New-York City—863, 785, 942 Broadway, 153 1-2 Bowery, 12 Park Place, and West Shore Stations, foot of West 42d-st. foot of Jay-st., N. R. C. E. LAMBERT,
5 Vanderbilt-ave. General Passenger Agent.

NEW-YORK CENTRAL AND HUDSON RIVER RAILROAD.
GREAT FOUR-TRACK TRUNK LINE.
On and after May 12, trains leave
GRAND CENTRAL STATION,
Largest and Finest Passenger Station in America.
*8 a. m. Rochester and Montreal Express, drawing-room cars to Albany, Troy and Syracuse, also to Montreal and St. Albans.
*9:30 a. m., FAMOUS VESTIBULED CHICAGO AND ST. LOUIS LIMITED, composed exclusively of buffet smoking-car, dining-car, drawing-room and sleeping cars for Albany, Utica, Syracuse, Rochester, Buffalo, Niagara Falls, Erie, Cleveland, Indianapolis and Toledo, arriving at Chicago at 9:30 a. m., St. Louis 7:40 p. m. next day.
*10:30 a. m., Chicago Express for Niagara Falls, Toronto, Cleveland, Cincinnati, Indianapolis, Detroit and Chicago; drawing-room cars to Canandaigua and Rochester.
*11:30 a. m., Western New-York and Northern Express, with drawing-room car.
*3:30 p. m., Albany, Troy and Utica special, with drawing-room cars to Albany and Troy. Connects at Troy for Saratoga on Saturdays only.
*4 p. m., Accommodation to Albany and Troy.
*6 p. m., Fast Chicago, Cincinnati and St. Louis Express for Niagara Falls, Buffalo, Suspension Bridge, Toronto, Cleveland, Cincinnati, Indianapolis, St. Louis, Toledo, Detroit and Chicago, with sleeping and dining cars.
*6:30 p. m., Montreal and Ogdensburg Express, daily. Sleeping-cars to Plattsburg and Montreal via Rouse's Point and via St. Albans, also to Syracuse and Canandaigua, daily except Sunday. Sunday train does not run west of Albany.
9 p. m., Special Sleeper, arrives Rochester 7:40 a. m., and Buffalo 9:35 a. m.
*11:30 p. m., Fast Night Express for Rochester, Buffalo, Niagara Falls, Toronto, Cleveland, Cincinnati, Indianapolis, St. Louis, Detroit and Chicago, with sleeping-cars. Sleeping-cars to Watertown, via Utica, daily except Saturday, also to Canandaigua on Sundays only.
12 night, Albany Express, with sleeping-cars to Albany and Troy. Connects with the morning trains for the West, for Saratoga, Lake George and the North (except Saturday night).
Tickets and space in drawing-room and sleeping cars on sale at Grand Central Station, 413, 785 and 942 Broadway, 12 Park place, 7 Battery place, 22 West 135th-st. and 125th-st. stations, New-York; 233 Washington and 730 Fulton sts., Brooklyn, and 79 4th-st., Williamsburg.
Westcott's Express calls for and checks baggage from hotels or residences.
*Run daily; others daily except Sunday. †Stop at 138th-st. Station to take up passengers for North and West.
H. M. PAYN, HENRY MONETT,
General Superintendent. General Passenger Agent.

CENTRAL RAILROAD OF NEW-JERSEY.
FOOT OF LIBERTY STREET, NORTH RIVER.
Time Table of May 20, 1888.
For PHILADELPHIA and TRENTON, "Bound Brook Route," at 4, 7:45, 9, 11 a. m.; 1:38, 3:15, 4, 5:30, 7:30, 12 p. m. SUNDAYS at 4, 8:45 a. m.; 5:30, 12 p. m.
Trains leaving at 4, 7:45, 11 a. m., 1:30, 4, 5:30, 7:30, 12 p. m. have connection for Reading, Harrisburg, Pottsville, etc.; 4 a. m. for Easton, Bethlehem, Allentown, Mauch Chunk, Reading, Harrisburg, etc. On Sunday for Easton.
7:00 a. m. for Flemington, Easton, Bethlehem, Allentown, Mauch Chunk.
8:30 a. m. for Flemington, Lake Hopatcong, Easton, Bethlehem, Allentown, Mauch Chunk, Wilkesbarre, Scranton, Reading, Harrisburg, Pottsville, Tamaqua, Shamokin, Sunbury, Lewisburg, Williamsport.
1 p. m. for Flemington, Easton, Bethlehem, Allentown, Mauch Chunk, Reading, Harrisburg, etc.
3:45 p. m. for Easton, Bethlehem, Allentown, Mauch Chunk, Wilkesbarre, Scranton, Tamaqua, Shamokin.
4:00 p. m. for Flemington, Lake Hopatcong, Easton, Bethlehem, Allentown, etc.
5:00 and 5:30 p. m. for Somerville and Flemington.
5:45 p. m. for Easton, Bethlehem, Allentown, Mauch Chunk, Reading, Harrisburg, etc. On Sundays at 5:30 p. m.
6, 8:15, 11:15 a. m., 1, 3:30, 4, 4:30, 6:15 p. m.; Sundays, 6:00, 9:00 a. m. for Red Bank, Long Branch (Asbury Park, Ocean Grove, except Sundays), Point Pleasant.
4, 6:15 a. m., 1:00, 4:30 p. m. for LAKEWOOD, Toms River. Parlor Cars at 1:00 and 4:30 p. m.
7 a. m., 1 p. m. for ATLANTIC CITY, Vineland, Bridgeton.
4:00, 6:00, 8:15, 11:15, 11:45 a. m., 1:00, 4, 4:30, 5:30, 6:15 p. m. Sundays, 6:00, 9 a. m. for Perth Amboy.
SANDY HOOK ROUTE.
For LONG BRANCH, OCEAN GROVE, etc., FROM PIER 5, N. R.
For Atlantic Highlands, Highland Beach, Seabright and Long Branch, 4:30, 10:15 a. m.; 1:45, 5:00 p. m. Sundays (except Atlantic Highlands), 9:30 a. m.
For Elberon, Asbury Park, Ocean Grove, etc., 10:15 a. m., 3:45 p. m. Sundays (except Asbury Park and Ocean Grove) 9:30 a. m.
For Lakewood, Toms River and Barnegat, 4:30 a. m., 3:45 p. m.

CAPE CHARLES ROUTE
FOR
OLD POINT COMFORT,
NORFOLK, PORTSMOUTH
AND THE SOUTH.
NEW-YORK, PHILADELPHIA & NORFOLK R. R. Trains leave foot of Cortlandt and Desbrosses sts. daily, 3:00 p. m. Tickets and sleeping berths secured at 229 Tickets Office of the Pennsylvania Railroad Co.
H. W. DUNNE, Supt. R. B. COOKE, G. P. & F. A.

REAL ESTATE.

BUSINESS AT THE EXCHANGE.

There was but little business at the Real Estate Exchange yesterday. R. V. Harnett & Co. sold under foreclosure No. 53 East Fifty-ninth-st., a four-story high-stoop Nova Scotia stone dwelling-house, on lot 16.8x60x100; the bidding ran up from $17,000 to $19,500, at which price Mary E. Hutchinson was the buyer. J. C. Lalor sold under foreclosure a plot 300x100 in One-hundred-and-first-st., 100 feet west of First-ave., for $21,200, to Thomas Nelson, the plaintiff. Also No. 120 East Eighty-seventh-st., a four-story brownstone-front house, lot 17.5x100, for $9,100, to the same buyer.

The slow but steady absorption of first-class houses is proceeding, showing that the only cause of the present depression is the overproduction of costly houses. V. K. Stevenson & Co. have sold for J. D. Layng, vice-president of the West Shore Railroad, No. 931 Fifth-ave., near Seventy-fourth-st., a four-story private dwelling-house, on lot 25x92x140; price, $95,000. H. Henriques sold under foreclosure all the assets of the Zell Engineering Company, for $500 to the plaintiff.

A farm of 171 acres in Warren County, N. J., two hours out, with large house, ample outbuildings and land in highest state of fertility, was offered for sale at $34,000; also a farm of 225 acres in pleasant neighborhood near Stamford, Conn., overlooking Long Island Sound, at $12,000, and a country residence and farm one mile from Stottsville and Columbia Springs, with modern house of twelve rooms, farm-house and numerous outbuildings, at $15,000.

New-York, Friday, June 1, 1888.

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

By Richard V. Harnett & Co.

1 4-story dwelling with lot, No 53 E 59th-st, n s, 100 ft e of Madison-ave, lot 16.8x100.5 ft; May E Hutchinson, $19,500.

Sale of buildings with lots, Nos 228 to 234 W 62d-st, e of 11th-ave, was adjourned to June 8.

By J. C. Lalor & Co.

1 4-story dwelling with lot, No 120 E 87th-st, s s, 235.7 ft e of 4th-ave, lot 17.5x160.8 ft: Thomas Nelson, $9,100.

1 plot of gnd, n s of E 101st st, 100 ft w of 1st-ave, 30x100.11 ft; same buyer, $21,200.

Sale of house with lot, No 2,764 8th-ave, cor of 147th-st, was withdrawn.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

10th-ave, s e cor 61st-st, 25.5x75; Lewis Meyers and twife to A N Cohen	$40,000
86th-st, s s, lot 175x176; Wm C Downing, et al, and wife to Warren Caffry and ano	25,000
9th-ave, n e cor 83d-st, 25.4x94.10; John J. Mitchell and wife to John McKenna	58,250
88th-st, s s, 185 e 3d-ave, 75x100.8; C. Grayson Murray to Eva Kuschewsky	66,750
Broadway, No 521; Henry Brash and wife to Edward Rothschild	115,000
35th-st, No 20 w, Joshua Keese, et al, trustees to J Keese	22,400
Same property, James Keese to Jefferson M Levy	22,400
91st-st, s s, 236 e 9th-ave, 18x100.8; Joseph Stern and wife to Wm P Muiry	30,000
West End-ave, e s, 24.4 n 73d-st, 60x80; also n s 73d-st, 95 e West End-ave, 20x84; also s s 73-st 207 e West End-ave, 38.8x102.2; also s s 73d-st, 305.8 e West End-ave, 19.4x102.2; also s s 73d-st, 374.6 e West End-ave, 80.6x102.2; also s s 74th-st, 199.6 e West End-ave, 20x102.2; William J. Merritt to the 73d-st Building Co	250,000
James-st, Nos 88 and 90; Charles A Flath and wife to N Hutkoff	85,000
87th-st, n s, 150 w 9th-ave, 25x98.9; Alexander Moore to Jas B Grigg	31,500
Broadway, No 550; Chas A Jackson, ref, to Patrick H Fay	131,000
Greenwich-st, e s, 40.1 n Reade-st, 19.2x99.7, irreg; Mark and Moses Attinger to Chas E Butler	60,000
5th-ave, s w cor 136th-st, 25x99.11; Frances G. Gardner to Jacob S Hausman	70,000
61st, s s, 250 w 10th-ave, 100x100.5; Jacob S Hausman to Frances G Gardner	108,000
West-st, n e cor Clarkson-st, 75x186.6; Daniel D Lord and wife to Michael Regan	90,000

City Property For Sale.

A. WEST 72D-ST. HOUSE FOR $42,500.

We offer our choice new houses at what are believed to be the lowest prices in this street as follows:

No. 103 West 72d-st., 18 feet wide	$43,500
No. 105 West 72d-st., 17 feet wide	42,500
No. 109 West 72d-st., 21 feet wide	50,000
No. 111 West 72d-st., 23 feet wide	55,000
No. 113 West 72d-st., 25 feet wide	65,000

ALWAYS OPEN.
CHARLES BUEK & CO., Architects,
1,187 9th-ave., corner 72d-st.

FOR SALE.
Nos. 1,060, 1,063 Madison-ave., between 80th and 81st sts.; No. 56 East 79th-st., 25x102; also northwest corner Madison-ave. and 80th-st.; prices reasonable; can be seen any time without permit.
F. KILPATRICK, Builder,
352 East 78th-st., and 29 East 86th-st.

FOR SALE.—The 3-story freestone house, No. 441 Lexington-ave., between 44th and 45th sts. Address R. H., H., Box 2,295, N. Y. P. O.

City Property To Let.

ON MURRAY HILL.—A four-story house to let. RULAND & WHITING, 5 Beekman-st.

331 MADISON-AVE., COR. 43D-ST.—The larger portion of steam-heated, furnished corner house (the owner reserving some rooms) to let from May 1. Apply on premises from 3 to 5 p. m.

Business Property For Sale and To Let

ADJOINING Grand Central Depot, on 43d-st., attractive stores; large plate glass fronts; steam heat. Apply 331 Madison-ave.

BUILDINGS, STORES, LOFTS AND OFFICES TO LET, on Beekman, Ann, Fulton, John, Pearl, William, Nassau and streets in the vicinity. RULAND & WHITING, 5 Beekman-st.

74 WOOSTER-ST., NEAR BROOME-ST.—Substantial five-story warehouse and manufactory; full lot; $24,000; liberal terms. Or lease, $2,200; immediate possession. EDWIN ELY, 103 Gold-st.

Real Estate to Exchange.

TWO HOUSES, uptown, adjoining 5th-ave., equity $15,000, to exchange for small farm or country place. JOHN O. HOYT, JR., 111 Broadway.

Furnished Houses To Let.

FLUSHING, L. I.—To let, furnished, one of the most attractive places in the neighborhood, with fine lawns, grove and fruit trees; rent very moderate. Apply to D. MASTER, Flushing, N. Y.

LAWRENCE, L. I.—TO LET.—A handsome dwelling, fronting the ocean; new, elegant, and fully furnished; 3 minutes from station; 20 rooms; full water supply and every convenience, including carriage-house and stable. A. P. MAN, 56 Wall-st., or at Lawrence.

RAHWAY, N. J.—To rent, from June 1, two furnished houses; first-class in every respect; 12 rooms; fine lawn and shade. Inquire of N. MOONEY, 60 Liberty-st., New-York, or at Rahway office.

RIDGEWOOD, N. J.—To let for season, $300, nice furnished dwelling, 8 rooms besides servants' room; excellent water; 3 acres lawn and shade; 6 minutes from station; 46 minutes from New-York; 29 trains. EDWARD R. HAMILTON & CO., 96 Broadway, N. Y.

STOCKBRIDGE, MASS.—"The Jay Cottage," with barn and splendid garden; location unsurpassed; gardener engaged for the season. For particulars address THEO. W. STERLING, Urban League C. C.

TO BE RENTED.—A new cottage at Monmouth Beach, close to station; 13 rooms, newly furnished, gas, water, electric bells; stable for five horses. JOHN McKESSON, Jr., 91 Fulton-st.

Country Property For Sale and To Let.

FOR SALE OR RENT AT
DOBBS FERRY,
Elegant stone house (furnished); large stone stable; magnificent view of Hudson; perfect.
NIXON, 32 Liberty-st.

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

AT NEWBURG, N. Y.—A beautiful country home for sale at one-half cost; modern house; healthy location; fruit and berries in variety; shade trees, &c.; convenient to railroad and steamboat landing. Call or address J. E. TAYLOR, with C. T. Hooper, 76 Nassau-st.

FOR SALE AT SUMMIT N. J.—A gentleman's country seat; good modern dwelling; stables; 5 acres in lawn; fine garden and fruit. For permit and price apply to E. G. POTTER, opposite Station.

FOR RENT.—A fully furnished cottage at Richfield Springs, about 5 minutes' walk from Spring House; has hot and cold water throughout; rent, $800. For particulars address Room 52, 55 Liberty-st.

FOR SALE.—A fine stock farm of 176 acres, on south side of Long Island, fronting on Great South Bay, 54 miles from N. Y. City; under high state of cultivation; fine orchard and trout pond and stream; 2 houses; 2 barns; all the necessary outbuildings, &c.; price, $18,000; can be bought on easy terms. Address owner, G. H. GUARD, corner Greenpoint-ave. and Jewel-st., Brooklyn, E. D.

LONG BRANCH, Elberon and Monmouth Beach.—To Let, elegantly furnished cottages, and very choice for sale by WILLIAM LANE, Long Branch.

MONTCLAIR, N. J. (Specialty).—Modern houses for rent or sale; furnished residences season or year. PARSONS & TAYLOR, 79 Cedar-st., N. Y.

Country Property Wanted.

WANTED.—A factory site in the country, with plenty of good water and situated close to a railroad. A place with factory (without machinery) having both steam and water-power and houses for the operatives in the vicinity preferred. Address with full particulars, R. M. V., Tribune Office.

Hotels.

HOTEL BRISTOL.
5TH-AVE. AND 42D-ST.
For the Summer Months, Large Cool Rooms, with baths attached, at Reasonable Prices. W. F. WOOLLEY.

THE SHERWOOD.
561 5TH-AVE., COR. 44TH-ST.
Will remain open during the summer months. Rooms facing South and West, with baths; always cool; reasonable rates for transient guests.
GEORGE MURRAY, Proprietor.

LODGINGS.—New-England Hotel, 30 Bowery; 200 clean, separate rooms, 40c., 50c.; weekly, $2.25, $3.

MANSION HOUSE.—Brooklyn Heights. Directly opposite Wall-st., New-York, four minutes' walk from Wall-st. and Fulton-ferry and city Bridge; superior cuisine; moderate rates; $4.25. family and transient hotel; 200 rooms.

"THE TARIFF OF 1888," a pamphlet of 20 large pages giving rates of duty now in force, in full, together with the entire Free List, and other valuable Tariff information. Timely for reference, and absolutely correct. Price 12 cents a copy. Published by "The Tribune," New-York.

Summer Resorts.

AVON BEACH HOTEL,
BATH BEACH, L. I.
This old-established hotel will open about June 1. Letters of inquiry addressed to hotel will receive prompt attention. S. S. MORTON, Proprietor and Manager. Also of ROYAL VICTORIA HOTEL, Nassau, N. P., Bahamas.

ADIRONDACKS.
BEEDE HOUSE.
KEENE VALLEY, ESSEX CO., N. Y.
S. & O. BEEDE, Props. Open June 15 to Oct. 1. Accommodates 300. Beautifully located in the heart of the Adirondacks; embracing views of the principal peaks. HOTEL enlarged, refurnished, refitted; rooms spacious, lighted with gas, well ventilated, best spring beds, hair mattresses, &c.; hot and cold water on every floor; bathrooms, livery, telegraph office. Careful drivers and guides to any part of the mountains. Send for circular.

RAY BROOK HOUSE.
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With Improvements and Additional Attractions.
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Pure water from artesian wells.

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Parties contemplating a trip abroad should first see their own country.
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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 300 guests, opens June 1. For medical and other testimony, send for circular.
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On Top of Allegheny Mountains.
THE MOUNTAIN HOUSE
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Third season opens June 15. Fine location. Excellent accommodations at moderate prices. For circulars address GEO. A. FERRIS, Cleveldale, N. Y. (Mention Tribune.)

NEWPORT.—THE BATEMAN HOUSE will be opened for the season of 1888 by
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New building open June, 1888, for European methods of using Sulphur Water, by Inhalation, Pulverization, Douches, Baths, &c., for Catarrh, Diseases of Respiratory Organs, Skin Diseases, Rheumatism, Gout, &c. Descriptive pamphlets gratis. Pavilion Hotel open June 20th.
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GEO. M. BROCKWAY, Manager,
Gilsey House, N. Y.

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