REAL ESTATE.

BUSINESS AT THE EXCHANGE.

The cool weather and the nature of the property offered produced a complete change in the real estate market yesterday. There was keen competition for everything put up, at prices above the appraised values. The most important sale was by James L. Wells, of the Goble estate, in the Twenty-fourth Ward, consisting of seventy-five lots in Inwood and Jerome aves., McComb's Dam road and Goble and Wolf places. The bidding began with marked activity, which lasted until the end of the sale, over two hours, and until every lot had been absolutely sold. The attendance from the locality was large, and the known fact that the property would be offered in good faith by the executors induced active competition on the part of the bidders. The highest prices given were for lots in Jerome-ave., adjoining Wolf place. Each lot, 25x140, brought from $1,025 up to $1,250. Lots in the rear, in Wolf place, adjoining, brought from $450 to $625 each. The lots in Inwood-ave. brought from $270 up to $575 on the south side, and on the north side from $200 to $380 per lot. The lots in McComb's Dam road, running through to Inwood-ave., brought from $345 up to $455. The total produced by the sale was $33,435, over $3,000 beyond the appraisement. This is only another instance of what has been repeatedly urged in this column, that the market for small lots is not subjected to the same conditions as that for high class property. The buyers do not go out of town, and are ready with their money at any time when really good property is put on the market at moderate prices and in good faith. The auctioneer was congratulated on the result of the sale, and the executors expressed themselves as entirely satisfied with the result.

The stand of Messrs. Smyth & Ryan was also well attended when they offered, under the direction of Patrick Cunningham, the sole surviving trustee of James McGill, No. 231 Mulberry-st., on the west side, between Spring and Prince sts. The lot is 25x100, with front and rear brick tenements. The bidding started at $18,000 and ran up to $25,350, at which price James A. Connor was the buyer.

New-York, Tuesday, June 19, 188.

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

By Smyth & Ryan.

1 4-story and 5-story buildings, with lot, No. 231 Mulberry-st, w s, n of Spring-st, lot 25x100; J O'Connor	$25,350
By J. L. Wells.	
11 lots on Jerome-ave, near Wolf place, 25x140 each; P Coughlin, T H Thorn and others	12,570
5 lots on Wolf-place, n e cor of Inwood-ave, 25x about 200 each; M Phillips and others	12,570
11 lots on Inwood-ave, cor of Goble-place; M Commerford, L Lowenstein and others	2,170
5 lots on Goble place, cor of McComb's Dam Road; G Kelly and others	1,385
19 lots on McComb's Dam Road, running through to Inwood-ave, beginning at the cor of Goble place; L Lowenstein and others	7,030

William Kennelly & Bro. adjourned the sale of buildings, with lot, 54x56, East 33-st, e of 2d-ave, to July 2.

James L. Wells adjourned the sale of plot of land on Monroe-ave, cor of Warren-st, and dwelling and stable, with lot, on 10th-ave, s of 154th-st, to July 2.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY

Madison-ave, w s, 25.4 ft s of 83d-st, 24x53; Luther R. Marsh to William C. Martin	$27,000
80th-st, s s, 125 ft w of 1st-ave, 25x102.2; Caroline Steinheimer to Simon and Emma Weinberger	14,250
East 80th-st, n s, 245.2 ft w of 2d-ave, 25x100.2; Siegmund I. Herschmann to Chas Hitzel	17,000
Madison-ave, e s, 75.6 ft s of 109th-st, 25.4x95; John Hicker to Ole Olsson	27,000
Madison-ave, e s, 50.6 ft s of 109th-st, 25x95; Same to John Melchers	27,000
South-st, No. 201; Morris Franklin to Patrick Cullen	10,000
49th-st, n s, 166.8 ft e of 7th-ave, 26.10x100.5; Harriet and Jacob Gunther to Theo. Riehl	21,000
76th-st, s s, 100 ft e of 9th-ave, 175x100.2; John J. Adams, Referee, to Charles T. Barney (subject to mortgages)	60,000
63d-st, No. 332 East; Jonas Weil to B. A. Kline	20,000
East Broadway, No. 47; H. Flotow to M. Levy	23,000
49th-st, s w cor West End-ave, 180x100.8; Nelson M. Whipple to Jacob E. Kirkpatrick	400,000
23d-st, n s, 200 ft e of 8th-ave, 50x98.9; Jared W. Bell to Amy Deane	30,000
50th-st, s s, 177 ft e of 6th-ave, 16x100.5; Chas. Adler to Francis F. Marshall	30,250

Real Estate.

"Meanwhile conservative and prudent agents are advising their clients to have their titles insured when they purchase. This will facilitate quick loans when wanted, for the insuring company will need merely to extend its guarantee, an operation requiring but a few hours."—New-York Times, May 27.

TITLE GUARANTEE AND TRUST CO.

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

Capital and Surplus - - - $950,000

LOANS ON MORTGAGE.

This Company will accept, in behalf of the Holland, Atlantic, Brooklyn, and Nassau Trust Companies, the Home Life Insurance Company, the Sing Sing, Newburg, Hudson, Peekskill, Riverhead, and other Savings Banks, all the first-class 4½ per cent. and 5 per cent. loans offered.

FIXED RATES FOR GUARANTEE.

NO FEES FOR SEARCHES.

COUNSEL:

Stephen P. Nash, Richard Ingraham, Geo. F. Demarest.

TRUSTEES:

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, JOHN W. MURRAY, President. George G. Williams, Eugene Kelly, 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, C. H. KELSEY, Vice-President.

LOUIS WINDMULLER, Treasurer.

NEWELL MARTIN, Secretary.

City Property To Let.

331 MADISON-AVE., COR. 43D-ST.—To Let.—The larger portion of steam-heated, furnished corner house (the owner reserving some rooms). 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 341 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.

Furnished Houses To Let.

TO LET—FURNISHED.—12 weeks; summer boarders; beautiful location and appurtenances; 20 sleeping-rooms; high patronage; rent, $500, security required. LAWNELL, Tribune Office.

TO RENT, for the season, at Point Pleasant, New-Jersey, a furnished cottage, containing ten rooms; pleasantly located; both surf and still water bathing; a delightful summer resort. Call between 2 and 4 o'clock. J. P. JONES, 19 Park place, N. Y.

TO RENT, furnished, for summer, to satisfactory tenant only, large, airy house, Plainfield, N. J., 45 minutes Liberty-st.; gentleman's residence. Apply JAMES AULL, 2 Wall-st.

Country Property For Sale and To Let.

FOR SALE.

One of the most complete farms near New-York; now on a self-supporting basis; WILL BE EXCHANGED for good income property in this city. For further particulars apply or address GEO. R. READ, 9 Pine Street.

(1313)

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

EXCHANGE HOTEL, Columbus, Ohio.—For lease for 7 or 10 years; 60 rooms. Apply WM. POWELL, Columbus, Ohio.

FOR RENT.—At Arlington, N. J., 6 and 7 room cottages, with modern improvements, yard, &c.; $20 to $25 per month. Address D. M. HOLMES, Real Estate Agent.

FOR SALE, TO LET or EXCHANGE.—Handsome Queen Anne cottage, 12 rooms, cabinet finish; lot 100x112, with large stable on rear; choice neighborhood; 189 Littleton-ave., Newark, N. J. Apply to JOHN S. HULIN, 360 Broadway, N. Y.

FARMS, country seats, sale and rent: houses, furnished and unfurnished; catalogue free; Westchester and Orange Co. farms wanted. E. S. MILLS, jr., 957 B'way.

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

ORANGE, N. J.—Rent furnished, and sale; residences; near all stations; excellent investments. E. P. HAMILTON, 96 Broadway, office 32.

ORANGE, N. J.—For sale. Comfortable home, 10 rooms; modern conveniences; high ground, lawn, garden; near Highland-ave. station; choice neighborhood. A. D. BROWNLIE, 80 Leonard-st., New-York.

FOR SALE OR RENT AT

DOBBS FERRY,

Elegant stone house (furnished); large stone stable; magnificent view of Hudson; perfect. NIXON, 32 Liberty-st.

Auction Sales of Real Estate.

NEXT SATURDAY'S HALF-HOLIDAY.

JERE. JOHNSON, JR. REAL ESTATE AUCTIONEER.

Grand Summer Festival.

ROYAL RHODE ISLAND CLAM BAKE.

GLORIOUS HALF HOLIDAY.

THE WORKINGMAN'S HOLIDAY

GRAND CLOSING OUT SALE.

390 Superb Lots

MICHAEL BERGEN FARM,

adjoining

The Hunt Estate,

in the 8th Ward of Brooklyn, town of New-Utrecht, Kings Co., L. I., on the premises, at 2 o'clock p. m.

Saturday, June 23d.

The unprecedented success of the two auction sales and the increasing demand for this unusually desirable property induce the owner to close out the remaining lots at whatever they will bring. It is

THE GREAT CHANCE OF THE SEASON.

LET US MAKE IT MERRY AND MEMORABLE.

IT COSTS NOTHING TO COME AND SEE.

EVERYTHING IS FREE.

Titles are guaranteed by the Title Guarantee and Trust Co. of New-York.

NEXT THE OLD HUNT ESTATE.

Unequalled success in the annals of auctions
No boom like the present one ever was known,
Over five hundred lots sold to thrifty mechanics.
More wonderful still was the eagerness shown.
The multitude meeting and sharply competing
In rivalry friendly for lots small and great.
No home near the city so healthy and pretty
As Bergen's fine Farm next the old Hunt Estate.

The third and last call to an auction, is final.
On June 23d, 'tis your half-holiday
Mind Saturday next is the last opportunity
To secure lots at auction at prices that pay.
Make it a holiday
Working man's holiday
A glorious holiday, festival, fete.
There's no home so fair,
No spot can compare
With Bergen's fine Farm next the old Hunt Estate.

A royal Clam Bake, in the style of Rhode Island,
Awaits you with music and fun to the fore
Then come, bring your wives, and your friends and relations,
There's plenty of eatin' and drinkin' galore.
Remember at auction,
An unreserved auction
That buyers, not owners, arrange price and rate.
And mind my advice is
They'll double in prices
These Bergen Farm Lots next the old Hunt Estate.

Whoe'er buys a lot now of Johnson in Utrecht
Gets a home that will double in value next spring.
No limit, no by-bidding, no reservation;
The lots will be sold at whatever they bring;
So don't miss your chances
Before the advances.
For all wish to own a home early or late.
No time like the present.
No place like the pleasant
Fine Bergen Farm Lots next the old Hunt Estate.

Come Everybody and See.

Royal Rhode Island Clam Bake at One o'clock.

For maps, free passes, and full particulars apply to JERE JOHNSON, Jr., 60 Liberty-st., New-York; 393 Fulton-st., Brooklyn, or at office on premises, cor. 8th-ave. and 49th-st.

City Property For Sale.

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.

Real Estate to Exchange.

A NEW UPTOWN HOUSE, hardwood trim, to exchange for country residence or farm. JOHN O. HOYT, jr., 111 Broadway.

Brooklyn Property For Sale and To Let

PLOT OF DESIRABLE LOTS for sale on De Kalb-ave., near Sumner; 75x200. RULAND & WHITING, 5 Beekman-st.

Country Board.

A BEAUTIFUL private home for summer guests; one or two families, or a select party seeking first-class accommodations; a large elegant mansion, location high; extended view; beautiful grounds of several acres; lawns, lawn tennis, croquet, shade, fruit, gas, hot and cold water, bath-room, stabling; convenient to 3 depots, few minutes to nearest; about an hour from city; frequent trains. Address C. S., 182 William-st., 3d floor, or call from 9 to 11.

A FEW SELECT PARTIES, wishing board in the Catskill Mountains at a quiet country farm house, can learn of a very desirable place by addressing H. I. BAWDEN, Cashier, Pacific Mail S. S. Co., N. Y.

BOARD AT SEASIDE.—Surf and still water, boating and riding, &c.; one mile from depot; ample grounds; milk, eggs and vegetables in abundance. Apply to H. B. HALSEY, Rossmore House, Speonk, L. I.

COUNTRY BOARD.—Hinsdale, Berkshire, Mass.; good accommodations; view unsurpassed; rooms always cool; location high; above fogs. Address Mrs. J. S. COLE.

CATSKILL, N. Y.—Private residence; first-class accommodations; spacious, shady, elevated grounds; pleasantly located; accommodations for horses; references exchanged. Mrs. I. WHITTELSEY, Catskill, N. Y.

COUNTRY BOARD.—First-class accommodation among the mountains; terms moderate; city references. Address C. M. LEETE, Claremont, N. H.

DODGE FARM.—Pleasant locality, delightful scenery, mountain air. Early home of the late Wm. B. Dinsmore. Address J. C. DODGE, Bennington Heights, N. H.

FOUR GENTLEMEN or two couple can find desirable summer board with private family; handsome residence; large grounds on Palisades; less than an hour from N. Y.; 5 minutes' from station. Call or address ADVERTISER, 182 William-st., 3d floor.

FAMILIES DESIRING COMFORT in healthy location for summer on large farm; 75 minutes from city, 2 minutes from station. Mrs. P. SMITH, Locust Valley, Long Island.

FIRST-CLASS BOARD in a MODERN COTTAGE. With large additions and commodious rooms; centrally located and newly furnished. 64 Front-st., Saratoga Springs. Opens June 15. Mrs. S. VAN VEGHTEN, Prop.

GOOD BOARD at a farmhouse among the Catskills; healthy and high, pleasant rooms; good water, shady grounds; conveyance free; terms, $7 to $7 weekly. Address SHUBAL FINCH, Box 56, Cairo, New-York.

HEALTH AND COMFORT.—Large airy rooms. Hot and cold bath; high location; beautiful shade; fine garden; home comforts. Number limited. Those desiring a country home for the summer, address Box 187, Fishkill-on-Hudson, N. Y.

PERSONS wishing pleasant location for summer, at private house, on banks of Hudson River, address WILLIAM CRUSIUS, Smatsburg, New-York.

Country Board Wanted

COUNTRY BOARD wanted for lady, two young children and nurse, not more than 3 hours from N. Y.; high ground; no other boarders. Address R. M., Tribune Office.

WANTED.—Country board in the Berkshire Hills for family of four adults, two children, and maid; two double and two single rooms; references. F., 13 West 45th-st.

Summer Resorts.

SPRING HOUSE,

RICHFIELD SPRINGS, N. Y.,

OPEN JUNE 16 TO OCT. 1.

FOR ILLUSTRATED CIRCULAR AND INFORMATION ADDRESS T. R. PROCTOR.

THE SHELDON, OCEAN GROVE, N. J.

OPEN JUNE 28. Largest and leading hotel. Elevator, electric bells, and all modern improvements. CHAS. E. ROWLAND.

PARTIES wishing pleasant location for summer recreation on the Catskill Mountains can call at Room 9, 150 Nassau-st., N. Y., June 20, from 1 to 4 p. m., or address E. H. LAYMAN, Maplewood, Tannersville, Greene Co., N. Y.

PARTIES wishing pleasant location for summer recreation, good beds, all home comforts, for full particulars address Mrs. H. BAILEY, Ellenville, N. Y.

SHAWANGUNK MOUNTAINS.—Locust Grove House at New-Paltz, near Lake Mohonk. Particulars and circulars, ISAAC G. NEWTON, 111 West 49th-st.

STOCKTON HOTEL. POPULAR PRICES. CAPE MAY, N. J. New Ownership. New Management. Newly Furnished. Perfect appointments. Finest beach in the world. Opens June 30. F. THEO. WALTON, Propr., Late of St. James Hotel, N. Y.

Summer Resorts.

Summer Carriages,

VICTORIAS, CABRIOLETS, VIS-A-VIS, WAGONETTES, PHAETONS, ROCKAWAYS, SURRYS, LANDAUS, GIGS, &c.

SPECIAL Line Seasonable Carriages for Seaside and Country driving. Variety of styles, Buckboards, Miniature Phaetons, Children's Pony Carts, Six Passenger Mountain Wagon, &c.

PRICES WITHIN THE REACH OF ALL.

R. M. STIVERS,

144, 146, 148, 150, 152 EAST 31ST-ST., Bet. 3d and 4th Aves. NEW-YORK.

ARVERNE BY-THE-SEA

(LONG ISLAND.)

[THE NEW ARVERNE HOTEL AND COTTAGES.] [ACCESSIBLE. QUIET. ELEGANT.]

30 minutes by rail. Directly on the Ocean. Adjoining Wave Crest. New boulevard to Far Rockaway, Lawrence, &c. Stabling. Magnificent Bathing Beach. For rooms or cottages, apply Domestic Building, 853 Broadway, cor. 14th-st., Room 24. Descriptive circulars. RICHARD H. STEARNS, Prop. Formerly of the Argyle and Long Beach Hotels.

ARGYLE HOTEL,

ARGYLE PARK, BABYLON, L. I.

WILL OPEN JUNE 23.

60 minutes from New-York or Brooklyn. Unequalled in all its appointments. Park 70 acres, 30 acres natural lake, plenty of shade. Finest drives on Long Island. Bateing, Boating, Fishing on the Great South Bay. Bowling Alleys, BILLIARD-ROOMS, READING-ROOMS, and large BALL-ROOM with permanent STAGE. Music, entertainments, etc., in THE NEW CASINO.

A few COTTAGES to rent for the season from $350 upward; fully furnished; all modern improvements. Special rates for families in hotel. Apply to T. F. SILLECK, Manager, Murray Hill Hotel.

BELMONT HALL.

SCHOOLEY'S MOUNTAIN, N. J.

This favorite mountain summer resort will open for guests June 1; elevation, 1,300 feet; terms moderate. Send for circular. D. A. CROWELL, Proprietor. H. P. WINSLOW, Manager.

POPULAR PRICES.

CONGRESS HALL,

SARATOGA SPRINGS.

Accommodates 1,000 guests. RATES, $3 PER DAY EXCEPT FOR ROOMS ON PARLOR AND FIRST FLOORS. Open June 21 to October 1. CLEMENT & COX, Proprietors. H. S. CLEMENT, Manager.

FIRE ISLAND BEACH, L. I.

SURF HOTEL.

PARADISE FOR CHILDREN.

Opens June 15; new steamboat; time of transit across the Bay reduced to 35 minutes. For full particulars see FIRE ISLAND TIME TABLE to be obtained at hotel, at ticket offices and express offices of L. I. R. R. Co., or of THOS. COOK & SON, 261 Broadway, New-York.

GRANT HOUSE,

JEFFERSON HEIGHTS, CATSKILL, N. Y., OPENS JUNE 20. For rooms, rates, &c., apply to O. H. TUPPER. Gilsey House, Broadway and 29th-st., New-York.

SCHOOLEY'S MOUNTAIN SPRINGS, N. J.

HEATH HOUSE.

This beautiful resort will open June 1; reduced rates, $12 to $14 per week; first-class livery and twenty well-trained saddle horses; diagrams, &c., at Evening Post Building, Room 88. Send for circular. J. WARREN COLEMAN.

LONG BRANCH,

"THE SCARBORO."

7TH SEASON, JUNE 16 TO OCTOBER 1. HOWARD STOKES.

AVON INN.

KEY EAST BEACH, N. J.

Will open Saturday, June 16. SANDEMAN & SMITH.

LAKE PLACID STAGE LINE.

Only coach line through the mountains; new four-horse coaches leave Elizabethtown daily, Sundays excepted, 8 a. m. (semi-daily after June 25) for Keene Centre, fare $1; Cascade Lake, $1 75; (dinner) Mountain View House, $2 25; Adirondack Lodge Transfer Station, $2 25; Lake Placid, $2 50, arriving 2 p. m.; returning leave Lake Placid, 9:30 a. m. (dinner at Keene Centre) arrive Elizabethtown, 4 p. m., connecting with Kellogg's Stages for D. & H. R. R., Westport. AGNEW BROS., Prop's.

GO TO THE CATSKILLS.

VAN LOAN'S CATSKILL MOUNTAIN GUIDE

Contains 100 illustrations of Hotels, Boarding Houses and scenery; with full description of location, terms, distance from railroad station, and all that you may wish to know. Contains also 5 valuable Maps. Mailed on receipt of 40 cents in coin or 2-cent postage stamps. WALTON VAN LOAN, Catskill, N. Y.

"RALPH'S" IN THE ADIRONDACKS.

On Upper Chateaugay Lake, three miles from Lyon Mountain Station, on Chateaugay R. R. Trout fishing, boating, bowling, billiards, tennis; best table. Send for circular. J. W. HUTTON, Prop., Lyon Mountain, N. Y.

THE LOUISBURG.

BAR HARBOR, MAINE.

Open July 2. Within a minute's walk of the ocean, and adjacent to some of the finest estates at this popular resort. An elevator and seventy rooms have been added since last season. The cuisine and all the appointments at the Louisburg are of the highest standard. Rates from $25 per week upwards; transient rates $5 per day. Address until June 30, M. L. BALCH, or J. ALBERT BUTLER, room clerk, 16 Louisburg Square, Boston, Mass.

ALBURGH SPRINGS HOUSE.

Opens June 14. Near the head of Lake Champlain, amid beautiful scenery. Famous for its sulphur and lithia springs. Best of fishing and boating. Send for circular. L. E. BROOKS, Prop., Alburgh Springs, Vt.

ASBURY PARK, N. J.

COLEMAN HOUSE,

Greatly enlarged and improved by addition of a large brick building (the only one on the coast), will open for season June 30. J. E. RALPH, Proprietor.

BIRD PEAK MANSION.—Double parlors, piano, &c.; verandas, large shady yard; fishing, gunning; lovely drives and scenery; livery. Address Mrs. H. P. WOODWORTH, Millerton, N. Y.

BALLARD COTTAGE, Saratoga Springs.—"The most delightful part of our beautiful town." Mrs. C. H. BALLARD, 641 W. B'way, Saratoga, N. Y.

CATSKILL MOUNTAINS.—Abeel Farm House can be seen to-day and to-morrow at Carter Medicine Co.'s office, 57 Murray-st., N. Y., from 9 a. m. to 12 m. and 2 p. m. to 4 p. m. Inquire for Mrs. A. W. ABEEL.

CATSKILL MOUNTAINS.—THE VISTA, Haines Falls, N. Y. 100 feet third year. Two thousand feet altitude. Opens June 1st. S. P. SCOTT, Prop'r.

CATSKILL MTS.—The Maples Farm, 50 guests; boating, bathing, fishing; $6 to $8. For circular address H. B. HUDLER, Mt. Pleasant, Ulster Co., N. Y.

FOREST HILLS HOTEL.

WHITE MOUNTAINS.

Open June 30 to October.

Most central and healthy location in the mountains. PRIEST & DUDLEY, Proprietors.

GLENWOOD HOUSE,

DELAWARE WATER GAP, PENN., Opens JUNE 9.

Seventeen acres of private grounds now complete in every respect. For particulars and New-York reference, address A. L. LA BAR.

GUIGOU HOUSE,

CATSKILL MOUNTAINS.

Open from June to October. For illustrated circular address A. GUIGOU, Pine Hill, Ulster Co., N. Y.

GREAT SOUTH BAY.—Hotel Elmore, Sayville, L. I. Most pleasant situation on the South Side. Accommodations first-class. Opens June 15. Address THOMAS OVERINGTON, Jr., Manager.

HOTEL AND RESTAURANT KITCHEN WARE, ICE CREAM FREEZERS, BAKERS' AND CONFECTIONERS' UTENSILS. JAMES Y. WATKINS & SON, 16 Catharine-st.

HOTEL OXFORD, KEY EAST BEACH, N. J. Everything new and attractive. Address Manager Hotel Oxford, Key East, N. J.

HOTEL PARK FIELD, KITTERY POINT, ME. New last season; opens June 5th; delightfully situated overlooking the ocean; fine bathing and boating. For particulars address J. E. FRISBEE, Proprietor.

LAKE GEORGE, HORICON LODGE. Third season opens June 15. Fine location. Excellent accommodations at moderate prices. For circulars address GEO. A. FERRIS, Cleverdale, N. Y. (Mention Tribune.)

LAKE CHAMPLAIN.—THE WESTPORT INN. A small, well-appointed house. Superb view of lake and mountains; boating, fishing and fine drives. Address MRS. H. C. LYON, Westport, N. Y.

SARATOGA SPRINGS, N. Y.

DR. STRONG'S SANITARIUM OPEN ALL THE YEAR. Under the care of regular physicians and equipped with all the best remedial appliances. Turkish and all hydropathic baths, the various forms of electricity, &c. For the treatment of invalids, the overworked, or for change. It is a cheerful resort, steam heat, located in a dry and tonic climate, and with the advantages of the Spring Waters. Particulars sent on application.

THE BASS ROCK, GLOUCESTER, MASS. Strictly first-class, with every modern convenience, including hot and cold sea-water baths. Open June 1 to October 1. Address F. H. NUNNS, Proprietor.

THE CATSKILLS, West Saugerties, N. Y. Splendid location; terms reasonable. Call or address E. D. CONNELL, 3 East 14th-st.

THE COLUMBIAN, CATSKILL MOUNTAINS, NEAR CAIRO, N. Y. House new; grand views; located on high ground in healthiest part of Catskills; no dew; white sulphur springs and baths for many diseases; low terms for June. Plans and photos at 21 Park Row, Room 22, New-York, or Mr. LYON will call. Send for beautiful prospectus.

UNITED STATES HOTEL, ATLANTIC CITY, N. J. The Largest and Leading Hotel. OPENS JUNE 23, 1888. Harry B. Warden, Mang'r. B. H. BROWN.

WINDSOR HOUSE, Ocean Beach, N. J. Now open for the season. Apply GEORGE W. PAULLIN.

Summer Resorts.

Crescent Valley House, Pawlet, Vt.

AMONG the GREEN MOUNTAINS,

Opens its fifth season June 1, 1888. Elegantly furnished; gas, electric bells, hot and cold baths; table unsurpassed; $8 to $12 per week for June and September. For circulars, &c., address E. A. LE VENE, Manager, Pawlet, Vt., or J. H. CRAPO, 124 West 23d-st., real estate office, New-York.

GEORGE HOTEL AND COTTAGES

BLACK ROCK BEACH, CONN.,

1 1-2 hours from New-York, opens June 20. The finest location on LONG ISLAND SOUND. Rates moderate and cuisine the best. Since the opening of the "GEORGE" in 1873, fifteen years ago, it has entertained more than twenty-five thousand guests, and not a single case of severe illness has been known. No malaria, no mosquitoes. Circulars at W. A. Pond & Co., 25 Union Square, N. Y., and F. H. Chandler, 172 Montague-st., Brooklyn, or address GEO. A. WELLS, Proprietor, Bridgeport, Conn. Mr. Harral will be at W. A. Pond & Co.'s, 25 Union Square, from 10 until 3 every Wednesday, to make arrangements with those desiring to engage rooms or cottages for the coming season.

HOTEL ST. MARC,

431 FIFTH-AVE.

ON THE AMERICAN AND EUROPEAN PLAN. SPECIAL RATES FROM JUNE TO OCTOBER. J. ALONZO NUTTER.

A BEAUTIFUL SUMMER RESORT. ALWAYS COOL, AND NO MOSQUITOES.

INDIAN HARBOR HOTEL,

GREENWICH, CONN. R. H. YARD, PROPRIETOR. OPEN FROM JUNE TO OCTOBER.

Situated on Long Island Sound, 28 miles from Grand Central Depot, 42d-st., New-York. Express time, 46 minutes. Commutation, 40 cents a day. Send for descriptive pamphlet.

LA BELLE FALLS HOUSE,

CATSKILL MOUNTAINS,

Situated in the heart of the Katerskill Clove, one mile from railroad depot, one-half mile from postoffice and telegraph offices. ACCOMMODATIONS FOR FIFTEEN. Address for terms MRS. P. J. SCHROEDER, Palenville, Greene County, N. Y.

LONG BEACH HOTEL

OPENS JUNE 23. THE FINEST HOTEL ON THE ATLANTIC COAST. SAFEST BATHING BEACH IN THE WORLD. THE CHILDREN'S PARADISE. AFTERNOON AND EVENING CONCERTS. NEW LAWN TENNIS GROUNDS.

A few COTTAGES to rent at Long Beach and Point Lookout for season, JUNE TO OCTOBER. $750 at LONG BEACH; $500 at POINT LOOKOUT. Trains now running from Long Island City and Brooklyn. JOHN T. DEVINE, Manager, 185 5th-ave., cor. 23d-st.

LONG BRANCH, WEST END HOTEL,

SEASON OF 1888.

COTTAGES AND RESTAURANT OPEN SAT., JUNE 9. HOTEL OPENS JUNE 23. With Improvements and Additional Attractions. D. M. & W. E. HILDRETH, 52 Broadway, N. Y.

MANHANSET HOUSE,

SHELTER ISLAND, L. I.

Plans of Hotel and Cottages may be seen and prices obtained at New-York office, 23 Union Square, Room 8. HENRY S. MOWER, Manager, Late of Gilsey House.

MINNEQUA HOUSE,

MINNEQUA SPRINGS, BRADFORD CO., PENN. OPEN FOR GUESTS JUNE 15.

Highest point on Northern Central R. R.; invigorating air; a spring of wonderful curative qualities; elevator, good music, and every modern convenience; hotel strictly first-class. Rates $10 to $14 per week. L. J. ANDRESS, Superintendent.

MIZZEN TOP HOTEL,

QUAKER HILL, DUTCHESS CO., N. Y. OPENS JUNE 20.

A first-class family hotel in the Highlands of the Hudson, 1,300 feet above the sea. Post Office address, PAWLING, N. Y. HOWE & GILMAN, Proprietors.

MOORE'S HOTEL,

TRENTON FALLS, N. Y.

Finest Scenery and Falls in the World. Opens June 19. Send for Circular. M. MOORE, Proprietor.

NEW AMERICAN,

RICHFIELD SPRINGS,

WILL OPEN UNDER NEW OWNERSHIP AND MANAGEMENT JUNE 27.

Partly refurnished, a new elevator, cafe and billiard room. For terms, &c., apply or address until June 27, EUGENE M. EARLE, Owner and Proprietor, 235 Fifth-ave., New-York.

NEW GRAND HOTEL,

WESTERN CATSKILLS, OPENS JUNE 27.

ONLY HOTEL ON MOUNTAIN TOP WITH PARLOR CARS DIRECT WITHOUT CHANGE.

For circulars and terms apply to H. S. DENISON, Murray Hill Hotel, N. Y., or Hotel Lafayette, Philadelphia, Penn.

OVERLOOK MOUNTAIN HOUSE.

CATSKILL MOUNTAINS.

Opens under new management June 28th. Elevation 3,000 feet. Special rates for July. S. K. BATES, PROPRIETOR. Woodstock, Ulster Co., N. Y. Until June 20th, 95 5th-ave. (Bradbury Piano Warerooms).

PENINSULA HOUSE,

Seabright, N. J. C. H. DEDERER, Proprietor. Pure water from artesian wells.

SPRING HOUSE,

BLOCK ISLAND, R. I.

Finest ocean resort on Atlantic Coast. Open from June 20th to October 1st. Pioneer Hotel of the Island. Perfect drainage, pure water; 20 acres of beautiful lawn extending to the ocean. No malaria or mosquitoes. Special rates to July 15th. Send for circular. B. B. MITCHELL, Proprietor.

THE HOLLYWOOD HOTEL, LONG BRANCH, N. J.,

Open for the Summer and Winter season. Accommodations unsurpassed. Address FREDERICK HOEY, The Hollywood, or LEON COTTENTIN, Manager.

WATER GAP HOUSE,

DELAWARE WATER GAP, PENN., OPENS JUNE 9. A favorite Mountain Resort three hours from New-York by Delaware, Lackawanna and Western Railroad. L. W. BRODHEAD.

ATLANTIC CITY. FORTESCUE HOUSE. On the Beach, foot of Arkansas-ave.; entirely refitted; full orchestra. J. FORTESCUE.

BERKSHIRE HILLS.—The Claflin House, Becket, Mass. Among the famous Berkshire Hills; will open for the season May 10. Elevation, 1,200 feet. Perfect drainage, spring water, and one of the healthiest towns in all New-England. Eleventh season. City references. For illustrated circular address A. G. CROSS, Proprietor.

BATH BEACH.—Large and small rooms, with first-class table; near bathing, boat and train. Inquire or address THE HOMESTEAD, De Bruyn's Lane, Bath Beach, L. I.

GLEN SUMMIT HOTEL. GLEN SUMMIT, LUZERNE CO., PA. On the Lehigh Valley R. R., 5 hours from New-York and 4 hours from Philadelphia, and is 2,000 feet above sea level. Has unsurpassed advantages for health and pleasure. The scenery is superb, and beautiful walks and drives add greatly to the pleasure of guests. Numerous attractions have been added. Open all the year. For circulars, terms, &c., address CHAS. WENRICK, Manager.

HOTEL LAFAYETTE, CAPE MAY, N. J. Beautifully located within 50 feet of the ocean. Strictly first-class; containing all modern improvements, with fire escapes and perfect drainage. F. H. HILDRETH, Proprietor.

LAKE GEORGE.—Parties wishing pleasant location on Lake George for recreation, boating, bathing, pure milk, fresh vegetables, spring water; city references. Address E. PEABODY, Putnam, N. Y.

LAKE HOUSE, Lake Champlain; a pleasant summer resort located on east shore of lake, opposite old Fort Ticonderoga; dry and healthy climate; nice rooms and good board; moderate terms. For further particulars address A. C. FARR, Proprietor, Larrabee's Point, Vt.

LONG POINT HOTEL, SENECA LAKE, NEW-YORK. Within sight of Watkins Glen. Strictly first-class family hotel; accommodates 250; table and appointments unexceptionable. Always cool; no mosquitoes; splendid beach; orchestra; illustrated circulars. Address P. S. JONES, 45 Broadway, New-York.

PAVILION HOTEL AND COTTAGES, ISLIP, LONG ISLAND, near the Great South Bay, will open for the season May 26. Hotel first-class in every respect. Good stable accommodation, bowling, billiards, boating, sailing, bathing, hunting, fishing, &c. For further particulars address MARSHALL WHITFIELD, at the Berkeley, 5th-ave. and 9th-st., late of the Bellevue, near sea Brigh. N. J., Proprietor.

POST HOUSE, QUOGUE, L. I. This house has been very much enlarged. The proprietors can now offer to their patrons nice large airy rooms, at moderate rates; special rates for June and September. JOHN P. TERRY & SON, Proprietors, also of Long Island House, Riverhead, L. I.

PROSPECT PARK HOTEL. Catskill, New-York. SEASON OF 1888. This popular and first-class hotel, beautifully situated 200 feet above and fronting on the Hudson River, now open. For rooms, circulars, terms and all other information desired, address PROSPECT PARK HOTEL CO., Catskill, N. Y. J. H. BAGLEY, JR., Manager.

SPRAY VIEW HOTEL, Ocean Grove, N. J., on the beach, cor. Ocean Spray and Sea View aves.; twelfth season. JOSEPH WHITE, Prop., P. O. Box 2,057.

STEVENS HOUSE, VERGENNES, VT. Situation unsurpassed; daily steamers to and from Lake Champlain; excellent table; pure water; good air; no malaria; telegraph and express office in house; terms reasonable. S. S. GAINES, Proprietor.

"THE TREMONT." SEA GIRT, N. J. S. W. LEEDS. Winter address, CINNAMINSON, N. J.

Summer Resorts.

CATSKILL MOUNTAIN HOUSE.

66th 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.

NARRAGANSETT PIER, R. I.

CONTINENTAL HOTEL,

Open JUNE 23. SEASON OF 1888. Sixteenth season. A select family resort, first-class in every respect. Location unsurpassed. For terms and circulars address A. F. SAUNDERS.

COOPERSTOWN, OTSEGO LAKE, N. Y.

THE COOPER HOUSE OPENS JUNE 28.

Famous for boating, driving, and the absence of hay fever, malaria and mosquitoes. S. E. CRITTENDEN, Proprietor. Address or call (2 to 5 p. m.) until June 20, Windsor Hotel, N. Y. City.

HOTEL BRIGHTON,

LONG BRANCH.

Open from June 21st to Sept. 15th. GUSTAV'S ORCHESTRA re-engaged for the season. Special rates to families. Address as above, JOHN W. STOKES, Proprietor.

LAKE GEORGE,

BULETT'S LANDING HOTEL

and cottages. Special terms to families for season. June and Sept. half rates. Excellent cuisine. Farm attached to hotel. Yachting, Lawn Tennis, Bowling Alleys