Auction Sales of Real Estate.

T. F. ARCHER, Auctioneer.

VILLA RESIDENCES AND LOTS

AT PUBLIC AUCTION

At Palisades Park,

Wednesday Afternoon, Aug. 22.

SEVERAL HANDSOME, NEWLY BUILT DWELLINGS,

and 100 choice villa plots, will be offered in this choice settlement to the highest bidders WITHOUT RESERVATION. Fifty per cent of the price of the dwellings can remain on bond and mortgage. Persons desiring homes in a choice locality, and those seeking profitable investment, should attend this sale. Fare, by commutation, ten cents. Title guaranteed by policy of the TITLE GUARANTEE AND TRUST COMPANY without expense to buyers.

EDINGER'S MILITARY BAND AND COLLATION AS USUAL.

Free tickets and maps by addressing HITCHCOCK'S REAL ESTATE OFFICE, 14 CHAMBERS-ST., NEW-YORK.

City Property To Let.

FEW CHOICE APARTMENTS TO LET IN

THE MONTAGUE,

TEN MINUTES FROM WALL STREET.

103 and 105 Montague-st., Brooklyn, situated on Brooklyn Heights, near Wall Street Ferry, overlooking the Bay and Harbor. Within 15 minutes of the Stock Exchange and Produce Exchange. Constructed of granite and brick, with front stairs of marble and iron and rear stairs of slate and iron. All walls and beams protected with Lyons's patent fireproof blocks and plates. Plumbing perfect. Steam heat and elevators. Stained glass and decoration by Gilsney. For accessibility, location, comfort, style and elegance unsurpassed in New-York or Brooklyn. Rents from $1,000 to $1,650.

Apply to CHRIS. HEISER, Agent, or FRED J. STONE, Owner, 32 Liberty-st., New-York.

DESIRABLE HOUSES, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 58 East 13th-st., near Broadway.

FOR SALE OR TO LET.—242 West 72d-st., a first-class new 4-story and basement brownstone house; extension; all improvements; all hardwood; newly decorated throughout. For further particulars as to price, &c., apply to E. HAMPTON, 19 and 21 West 22d-st.

TO LET FURNISHED.—An elegant house on Madison-ave., near 63d-st.; rent, reasonable to a good tenant. Address OWNER, Box A 45, Tribune Office.

TO RENT.—House 151 East 21st, near Gramercy Park, privilege of the park can be had; possession immediately. Apply to H. R. DREW & CO., 5th-ave and 20th-st.

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.

City Property For Sale.

A NUMBER of large, small and medium sized houses on and adjoining 5th, Madison and Park aves., Murray and Lenox Hills, at lowest prices and rents. V. K. STEVENSON & CO., 106 Broadway or 663 5th-ave.

AN ASSORTMENT of private dwellings for sale; prices from $22,500 to $65,000; all within one block of Central Park, east. E. KILPATRICK, owner, 29 East 80th-st.

Business Property For Sale and To Let

ADJOINING Grand Central Depot, on 43d-st., attractive stores; large plate glass fronts; steam heat. Apply 381 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.

CORNER HOUSE, 5th-ave., Harlem, for sale cheap. RULAND & WHITING, 5 Beekman-st.

Brooklyn Property For Sale and To Let

FOR SALE and to let by LEONARD MOODY, Real Estate Broker and Brooklyn Manager of the Hanover Fire Insurance Company, and the Metropolitan Plate Glass Insurance Company. Special attention paid to renting and collecting. 20 Court-st., near Montague-st.; 1,325 Bedford-ave., and 270 Flatbush-ave., corner Prospect place.

Houses in all sections of the city for sale or to let. Houses at all prices. Bargains in lots and plots. Elegant new cabinet-trimmed houses in first-class locations for sale or lease. Parties desirous of purchasing or hiring will find a large and general assortment of houses, flats, &c.

Brooklyn Property Wanted.

WANTED.—House to lease or rent in the neighborhood of Lafayette-ave. and St. James place, Brooklyn, from September or October. Address, full particulars, rent, &c., A. F., Box 45, Tribune Office.

WANTED TO PURCHASE in Brooklyn, a good three-story brick or brownstone house, in good neighborhood. Address, with all particulars and price, P. A., Box 40, Tribune Office.

Country Property For Sale and To Let.

VILLA SITES FOR SALE WITH OCEAN VIEW AT

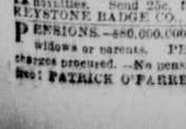
BENSONHURST-BY-THE-SEA,

THE SELECT PORTION OF

BATH BEACH, L. I.,

WITHIN 45 MINUTES OF NEW-YORK.

Neighborhood fenced and restricted; streets and sidewalks properly graded and gravelled; water mains laid; trip delightful by B. B. and W. E. R. R., in connection with new ferry from the Battery every half hour. No one can appreciate the advantages of this property, as lately developed, without seeing it; the villa sites offered adjoin lots sold at auction July 31st. Apply to JERE. JOHNSON, JR., 80 Liberty-st., New-York, 393 Fulton-st., Brooklyn, or in office in new Bensonhurst depot, on the property.



NEW DORP, STATEN ISLAND.

HEALTHFUL; 75 feet above tide-water and near the ocean. ACCESSIBLE; 40 minutes from city; 24 trains daily. PICTURESQUE; charming view of ocean and hills. EXCLUSIVE; cheap grade houses and saloons prohibited.

Dozen of more families living on the property the fall; some cottages already occupied.

$200 A LOT. Monthly payments. Ten per cent discount for cash.

Manhattan Mutual and other associations loan to intending builders; additional aid afforded by owners.

Home seekers and investors invited to visit the property free of expense.

Apply to HUGHES & ROSS, 47 BROADWAY.

A STATEN ISLAND water front, country seat and farm combined, of 200 acres, offering splendid inducements to a gentleman to locate, or capitalist to invest. Easily accessible, being near two depots, having 1,800 feet frontage, good dwellings, all necessary outbuildings, fruits, and in good state of cultivation; commanding elegant view of Lower Bay. For particulars apply to J. A. VAN AUKEN & CO., 71 Broadway.

A HUDSON RIVER RESIDENCE, charmingly situated, with lovely views of river, mountains and city of Kingston; unlike many country seats, the land has a salable market value for subdivision, approximating price asked and will continue to grow in value; sidewalks, streets horse cars, and all city conveniences; retired but accessible; price, only $30,000. (Folio 2,846.) PHILLIPS & WELLS, Tribune Building.

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

FOR SALE.—Furnished or unfurnished, at Rye, Westchester County, N. Y., house, 14 rooms; perfect order; water, gas, beautiful grounds; 4 acres; fine stable; near village, beach, and New-York American Yacht Club. WM. H. HOYT & CO., 4 Vanderbilt-ave., opposite G. C. Depot.

FOR SALE.—Norwich, Conn., a desirable piece of property, city consisting 4 acres, surrounded by elegant residences; the house, having 40 rooms is well fitted for a family or summer hotel; steam heat; modern improvements; barn, garden, orchard; terms moderate. (Folio 3,604.) PHILLIPS & WELLS, Tribune Building.

LONG BRANCH, Elberon, Monmouth Beach and Sea Bright.—For sale, choice ocean front property; bargains; also choice plots. WILLIAM LANE, Long Branch.

TO LET.—Factory; water power; 7 acres; by depot; hour out; $10. J. COMLY, Lincoln Park, N. J.

Musical Instruments.

A SPLENDID ORGAN for sale at a great sacrifice; suitable for a small or medium church. For description and particulars inquire of address CHARLES R. HOYT, 23 Union square.

FISCHER PIANOS, renowned for tone and standing in tune. Manufactories and storerooms, 421 to 425 West 25th-st., and 857 Broadway, 16th-st. (Gilson's Building). Pianos exchanged, rented, or instalments.

Miscellaneous.

AGENTS WANTED.—To sell campaign badges and novelties. Send 25c. for samples. KEYSTONE BADGE CO., P. O. Box 1,152, Phila., Penn.

PENSIONS.—$60,000,000 for Soldiers, Sailors, their widows or parents. PENSIONS INCREASED. Discharges procured. —No pension, no fee. Latest law pamphlet free. PATRICK O'FARRELL, Att'y, Washington, D. C.

Summer Resorts.

ANDREWS HOTEL,

ATLANTIC HIGHLANDS, N. J.

Will remain open until October 1. House new and handsomely furnished. Baths and closets in hotel. Fine view of Raritan Bay, Coney Island and the Ocean. Call or address as above. Take Long Branch boats, Pier 8, N. R.

ARGYLE HOTEL,

ARGYLE PARK, BABYLON, L. I.

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.

Bathing, boating, fishing on the Great South Bay; lawn-tennis, croquet, &c.

THE NEW CASINO.

A GRAND SUCCESS.

Bowling alleys, BILLIARD ROOMS, READING ROOMS, and large BALL-ROOM, with permanent stage. Music, entertainments, &c. T. F. SILLECK, Manager.

ARVERNE BY-THE-SEA

(LONG ISLAND.)

ARVERNE HOTEL AND COTTAGES. OPEN TILL OCTOBER 1ST. (ACCESSIBLE, QUIET ELEGANT.)

30 minutes by rail from Long Island City via New-York and Rockaway Beach Railroad to Arverne Depot. Directly on the ocean. New Boulevard to Far Rockaway, Lawrence, &c. Stabling. Magnificent Bathing Beach. RICHARD H. STEARNS, Prop.

COOPERSTOWN, OTSEGO LAKE, N. Y.

THE COOPER HOUSE. S. E. CRITTENDEN, Prop.

Famous for boating, driving, and the absence of hay fever, malaria and mosquitoes.

Time, New-York to Cooperstown, reduced 2 1-2 hours by limited train, 9:45 a. m., from Grand Central Depot.

HOWLAND HOTEL, LONG BRANCH.

Applications may be made to the hotel, or to HENRY WALTER, Proprietor, Albemarle Hotel, Madison Square New-York.

HEATH HOUSE,

SCHOOLEY'S MOUNTAIN, N. J.

Will remain open during the autumn months. One of the most delightful MOUNTAIN RESORTS near New-York. Accessible via Del., Lack. and Western R. R. and Central R. R. of New-Jersey. Send for circular. J. WARREN COLEMAN.

COOL, DRY, BRACING AIR.

Hotel Kaaterskill.

NO MOSQUITOES. NO FLIES.

RATES REDUCED FOR AUGUST.

Direct Rapid Transit by Rail or Boat.

W. F. PAIGE, Manager. Kaaterskill P. O., Greene Co., N. Y.

A BEAUTIFUL SUMMER RESORT. ALWAYS COOL AND NO MOSQUITOES.

INDIAN HARBOR HOTEL,

GREENWICH, CONN.

B. B. YARD, PROPRIETOR.

POSITIVELY OPEN UNTIL OCTOBER.

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

LONG BEACH.

ALWAYS COOL.

LONG BEACH HOTEL,

ON THE ATLANTIC, WILL REMAIN OPEN UNTIL SEPTEMBER 20TH. SAFEST BATHING BEACH ON THE COAST.

POINT LOOKOUT HOTEL.

On the European Plan. FISH AND GAME DINNERS. JOHN T. DEVINE, Manager.

MIZZEN TOP HOTEL,

QUAKER HILL, DUTCHESS CO., N. Y.

Will remain open until October 1. A first-class family hotel in the Highlands of the Hudson; 1,300 feet above the sea; reasonable prices. Post-office address Pawling. N. Y. HOWE & GILMAN, Proprietors.

MANHANSET HOUSE,

SHELTER ISLAND, L. I., N. Y.

Healthfully situated amidst beautiful scenery by land and water; attractive drives; yachting, bathing, fishing, music, etc., etc. Frequent and convenient trains via Long Island R. R. Address HENRY S. MOWER, Manager (late of Gilsey House, Manhanset House, Suffolk County, N. Y.

N. B.—The Manhanset House will positively be kept open until Sept. 20th, and after if business warrants.

MONTICELLO AND WHITE LAKE.

Best route via the Erie and Monticello roads. Take trains leaving Chambers-st. at 9 a. m. and 3:30 p. m., making close connections at Port Jervis, at the Erie depot, with Monticello road. No transfer. For further particulars, address CHARLES CLARK, Superintendent, Port Jervis, N. Y.

MOTT HOUSE,

TARRYTOWN-ON-HUDSON.

Superior accommodation for permanent and transient guests; 2,500 square feet piazzas; three acres shaded lawns; beautiful drives; special rates for September, October and winter; house steam heated during cool weather.

NEW AMERICAN HOTEL,

RICHFIELD SPRINGS, N. Y.

UNDER NEW OWNERSHIP AND MANAGEMENT. PARTLY REFURNISHED, A NEW ELEVATOR, CAFE AND BILLIARD ROOM. Will remain open until September 15. Terms, $4 per day. EUGENE M. EARLE.

NEW GRAND HOTEL,

WESTERN CATSKILLS,

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

Address Summit Mountain P. O., Ulster Co., N. Y. S. J. CORNELL, H. S. DENISON, Managers.

J. & S. J. CORNELL, Proprietors.

POLAND SPRING.

BEST SUMMER HOTEL ACCOMMODATIONS IN NEW ENGLAND.

Consumption in 1887 of

POLAND WATER,

350,000 Gallons. Nearly 2,000,000 Bottles.

The largest sales of any spring in the United States, and more than all the springs at Saratoga combined. HIRAM RICKER & SONS, Proprietors. Depot 164 Nassau St. Tribune Bldg. Send for Circular.

THE BRADFORD.

An elegant Private Boarding House at Rye. City conveniences; sailing; open Sound; references exchanged; leave cars at Harrison. Address Box 107, Harrison, N. Y.

THE GRANT HOUSE,

JEFFERSON HEIGHTS, CATSKILL, N. Y.

GRANT & CORNELL, Proprietors. Take West Shore or Hudson River Railroad or day or evening line of steamboats. Purchase tickets to Catskill. For rates, circulars, &c., address O. H. TUPPER, Manager.

THE COLEMAN HOUSE,

ASBURY PARK, N. J.

Greatly enlarged and improved; Best in location, appointments and service; Directly on the Beach. Rates $4 per day; Weekly rates from $14 to $30. Reduced rates for September.

THE WEST POINT HOTEL

The only HOTEL ON THE MILITARY POST. ALBERT H. CHANEY, Proprietor.

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.

ATLANTIC HOUSE, OCEAN GROVE, N. J. OPEN ALL THE YEAR. Special rates for May, June, September and October. CHARLES J. HUNT.

BLOCK ISLAND, R. I. OCEAN VIEW HOTEL. Fine bass and blue fishing; superb bathing; 500 guests, electric lights; elegant music hall; fine orchestra; cable office; stock reports. Take Norwich Line or Fall River Line steamers. Send for hand-book. O. S. MARDEN and F. C. CUNDALL, Managers.

CARLETON HOUSE, SPRING LAKE, N. J.—One block from the beach; well furnished; superior bedding; elevator; electric bells; special rates for June and September. I. S. HINKSON, Proprietor.

CATSKILL MOUNTAINS.—Hunter House, Hunter, Greene County, N. Y.; in the heart of the Catskills; pleasant summer resort; accommodates 200 guests; send for circular. Address M. C. VAN PELT.

HOTEL ELMORE, Sayville, L. I.—On the Great South Bay; good sailing, fishing, bathing, &c. Open until October. THOS. OVERINGTON, jr., Manager.

HOTEL NETHERWOOD, NETHERWOOD, N. J. Situated on Netherwood Heights, 45 minutes from the foot of Liberty-st. Trains half-hourly. Spacious brick building. All modern conveniences. FRANK E. MILLER.

HOTEL SHREWSBURY, Shrewsbury, N. J. Will remain open until Sept. 20. JOHN A. HOWLAND.

HOTEL OCEANIC, BARNEGAT CITY. Open June 16 to October 1. Terms, address E. C. BOICE, Proprietor.

LA BELLE FALLS HOUSE, Catskill Mountains.—Situated in the heart of the Katerskill Cove, one mile from railroad depot, one-half mile from post office and telegraph offices. Accommodations for 15. Address for terms, Mrs. P. J. SCHROEDER, Palenville, Greene County, N. Y.

MOUNTAIN HOUSE, Delaware Water Gap, Penn.—Pleasantly located; offering every inducement to guests; accommodations at reasonable prices. For circulars &c., address Mrs. THEO. HAUSER & SON.

MOUNTAIN HOME HOUSE, LITTLETON, N. H. WHITE MOUNTAINS. Fine location; entire exemption from hay fever and malaria; a very nice place to spend the autumn; rates for September, $7 per week. E. D. SAWYER, Proprietor.

Summer Resorts.

ADIRONDACK MOUNTAINS AND LAKE GEORGE

VIA THE DELAWARE AND HUDSON RAILROAD. The Favorite Tourist Route to SARATOGA, LAKE CHAMPLAIN, AUSABLE CHASM, SHARON SPRINGS, COOPERSTOWN, THE GRAVITY RAILROAD, &C.

The Shortest Line Between New-York and Montreal.

Direct rail communication via Plattsburgh to Saranac Lake. Only one hour's stage ride to Lake Placid or St. Regis Lakes. 67 miles shortest route from New-York to Paul Smith's and the only comfortable line. Tickets on sale at all offices of N. Y. C. & H. R. R. R. and Hudson River Boat Lines in New-York and Brooklyn. For illustrated guide, hotel and boarding-house list, time tables, maps, &c., inclose 6 cents in stamps to J. W. BURDICK, General Passenger Agent. H. G. YOUNG, General Manager, ALBANY, N. Y.

BERKELEY INN AND COTTAGES.

Tarrytown Heights, N. Y. Select family hotel, 600 feet above tidewater; extensive lawns and shade; children's paradise. Hotel and cottages under new management, are newly and handsomely furnished; excellent beds; the cuisine is exceptionally fine; elegant rooms at reduced rates; special rates for families. GIOVANNI M. SOLARIS, Proprietor.

FORT GRISWOLD-ON-THE-SOUND,

(Directly opposite the Pequot House.) NEW-LONDON, CONN.

Located (with 40 cottages) on bluff at Eastern Point commanding view of Fort Trumbull, Fisher's Island, Plum Island, Gardner's Island, Long Island, Rocky shore, interspersed with sandy beaches. Ocean breezes, average temperature 75, or ten degrees lower than other shore resorts. No mosquitoes. Very commodious, large rooms, gas, elevator, fine lawns, tennis courts and croquet grounds, $17 50 to $28 per week. Best boating, bathing, fishing and inshore drives. Steam yachts Water Witch and Gypsy meet all incoming trains, reaching hotel in ten minutes from New-London. —At the request of many patrons, we shall keep open until September 20. MATTHEWS & PIERSON, Proprietors.

NORMANDIE-BY-THE-SEA.

Near Seabright, New-Jersey. THIS UNIQUE HOTEL OPEN UNTIL OCT. 1. R. R. Station "Normandie." FERDINAND P. EARLE, Prop.

SEPTEMBER & OCTOBER.

ADIRONDACK MOUNTAINS.

"THE WINDSOR," ELIZABETHTOWN, N. Y.

Will remain open until November 1; air pure and dry; table first-class; open fireplaces; special changes have been made for heating, and all parts of the house will be made thoroughly comfortable; special rates for September and October. ORLANDO KELLOGG, Proprietor.

THE GEORGE AND COTTAGES

ON THE SOUND. BLACK ROCK BEACH, near BRIDGEPORT, CONN. 1 1-2 HOURS FROM NEW-YORK. OPEN UNTIL OCT. 1. Complete in all its appointments. Since the opening of the "George" in 1878, TWENTY-FIVE THOUSAND GUESTS HAVE BEEN ENTERTAINED, AND NOT A SINGLE CASE OF SEVERE ILLNESS HAS BEEN KNOWN.

A few desirable rooms may be had after August 20. The "GEORGE" commands a location unequaled on this coast. GEORGE A. WELLS, Proprietor.

PROSPECT HOUSE,

NYACK-ON-THE-HUDSON,

will remain open until October 10th or later. 400 feet above the river. Many improvements since last season. T. J. PORTER.

UNITED STATES HOTEL,

LONG BRANCH, NOW OPEN, LAIRD & VAN CLEAF, PROPRIETORS.

ASBURY PARK, N. J.—"Lodore," 304 6th-ave. Unobstructed ocean view; accommodations for twenty guests; artesian water; open all year. A. B. MARCHANT.

BERKSHIRE HILLS.—The Cladin House, Becket, Mass.; open until November 1; elevation 1,200 feet; eleventh season; city reference. Send for illustrated circular. A. G. CROSS, Proprietor.

COLUMBIA HALL, LEBANON SPRINGS, N. Y. In the highest point of the Berkshire Hills. Cuisine unsurpassed; delightful drives; orchestra; medicinal baths; grand scenery; no malaria; no mosquitoes; newly furnished last season. Open until October 1. Address J. V. JORDAN, Prop.

LAURELTON HALL, Cold Spring Harbor, Long Island. This charming summer resort will remain open until October 1st. Special rates for balance of the season. Fine bathing, boating, &c.; no mosquitoes. Take train for Syosset station. N. P. SEWELL, Manager.

MORNING SIDE, PORTSMOUTH, R. I. One front chamber, with board, will be vacated September 1; $10 per week for 1 person, $16 per week for 2; salt water bathing within 100 feet of front door; deep shade of fine old trees all around the house; crystal pure spring water; Morning Side Farm is the pleasantest and healthiest summer place on the island of Rhode Island, from Brenton's Reef to Common-Fence-Point, Newport, included. Refer to ENOS N. TAFT, counselor-at-law, Seaman's Savings Bank Building, Wall-st., New-York City. WILLIAM H. SANFORD, B.A., Portsmouth, R. I.

"THE BEACHSIDE," Green's Farms, Conn., situated directly on Long Island Sound, 47 miles from New-York; bathing, boating, fishing; a few desirable rooms for August and September. G. W. DART, Manager, Green's Farms, Conn.

THE KITTATINNY, DELAWARE WATER GAP, PENN. Will remain open until November. A delightful mountain resort, less than 3 hours from N. Y.; celebrated for grandeur of scenery and healthfulness; no mosquitoes, send for circular. W. A. BRODHEAD & SONS, Prop.

Country Board.

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.

TWO COUPLE or few gentlemen can find a desirable place to board; private family; less than an hour from New-York; high, healthy, beautiful; frequent trains; station near. Address HOME, 162 William-st., 14th floor.

Country Board Wanted.

A GENTLEMAN wishes board, within one hour of city, with a strictly private family; state number in family, distance from depot and other particulars; terms, not over $28 per month. Address GRAFTON, Tribune Office.

Hotels.

CLARENDON HOTEL,

4TH-AVE. AND 18TH-ST., N. Y. On the American Plan. C. H. KERNER, Proprietor.

EVERETT HOUSE.

4TH-AVE. AND 17TH-ST., NEW-YORK. Centrally located, OVERLOOKING UNION SQUARE. Table Service a la carte. JOHN G. WEAVER, Jr., & CO.

HOTEL NORMANDIE,

BROADWAY AND 38TH-ST., NEW-YORK.

The most comfortable and complete Family Hotel in the City. On the European Plan; with restaurant of peculiar excellence. ABSOLUTELY FIREPROOF. FERDINAND P. EARLE, Proprietor.

HOTEL ST. MARC,

FIFTH-AVE. AND 39TH-ST. ON THE AMERICAN PLAN.

Location for family trade is unsurpassed. Cuisine and attendance will be the very best. J. A. NUTTER.

THE SHERWOOD,

531 FIFTH-AVE. COR. 44TH-ST., NEW-YORK.

A QUIET HOTEL ON THE AMERICAN PLAN. ELEGANT APARTMENTS en suite for families. GEO. MURRAY, Proprietor.

MANSION HOUSE.—Brooklyn Heights. Directly opposite Wallst., New-York, four minutes' walk from Wallst. and Fulton ferries and Bridge; superior accommodations, reasonable rates; select family and transient hotel; 200 rooms.

Rooms and Flats To Let.

THE ST. GEORGE.

223-225 EAST 17TH-ST., (Stuyvesant Square.) APARTMENTS TO LEASE. For plans, rentals, &c., apply to JOHN G. FOLSOM, 14 Bible House.

A.—"THE EDINBORO," northeast corner 10th-ave. and 123d-st. Apartments with steam-heat, passenger elevator and all first-class appointments; $45 to $85. Apply on premises or to N. W. cor. 9th-ave. and 104th-st.

FLATS and APARTMENTS, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 58 East 13th-st., near Broadway.

Board and Rooms.

A HANDSOMELY furnished large and small room to permanent gentlemen; references exchanged. OWNER, 118 East 28th-st.

PARTIES desiring first-class accommodations, floor, suite and single rooms, with or without board, apply to "Everett Directory," established 1880. DAILEY, 74 West 35th-st.

1.—SECOND and third floors; winter arrangements now made for families. 87 Madison-ave.

15 EAST 46TH-ST.—New-England lady has rooms with board; references.

18 WEST 31ST-ST.—Handsomely furnished rooms with board; summer prices; transients taken.

24 WEST 32D-ST.—Beautiful rooms, with or without board; abundance of water on every floor; references exchanged.

22 D-ST., 313 W.-ST.—Rooms singly and en suite; cuisine unexcelled.

24 WEST 32D-ST.—Beautiful room, with or without board; abundance of water on every floor; references exchanged.

39 WEST 26TH-ST. (Miller's Hotel).—Nicely furnished suits and single rooms, with first-class board.

158 MADISON-AVE.—Second floor; also large and hall room; private bath; superior board; references exchanged.

Rooms Wanted.

A LITERARY MAN wants a good sized room, in a private house, near 92d-st., West Side, for study only, not as bed-room; will furnish; no sign; best references. Address STYLUS, Tribune Office.

Business Chances

AN ENERGETIC business man, possessing $2,500 and AI references, wanted as partner in a successful manufacturing business. Address COMBINATION, care of Tribune Office.

HARDWARE.—One of the finest retail hardware, cutlery and tool stores in New-England is offered for sale on very liberal terms if sold at once. For particulars address "HARDWARE," care Tribune Office.

I WILL SELL my interest in the best paying manufacturing business in St. Paul; $15,000 required; will pay from $5,000 yearly if properly managed. Address Box 2,107, St. Paul, Minn.

LEASE, FIXTURES and stock oils, completely equipped lubricating oil factory, this city, for sale at bargain, or would take partner. Address BARGAIN, Box 10, Tribune.

Proposals.

AQUEDUCT COMMISSIONERS' OFFICE, ROOM 209, STEWART BUILDING, NO. 280 BROADWAY, NEW-YORK, August 14, 1888.

TO CONTRACTORS.

BIDS or PROPOSALS for furnishing and manufacturing, fitting, placing, &c., two 48-inch stop-cock valves and gearing at the Gate-house at One-hundred-and-thirty-fifth-st. and Convent-ave. on Section 13, and four 48-inch stop-cock valves and gearing to be used at Shaft No. 25, on Section 12, and one 48-inch stop-cock valve and gearing to be used at the New Gate-house on Section 1 of the New Aqueduct, as called for in the approved forms of contract and specifications on file in the office of the Aqueduct Commissioners, will be received at this office until Wednesday, Sept. 5, 1888, at 2 o'clock p. m., at which place and hour they will be publicly opened by the Aqueduct Commissioners, and the award of the contract for said work and furnishing said material will be made by said Commissioners as soon thereafter as possible.

Blank forms of said approved contract and the specifications therefor, and bids or proposals and proper envelopes for their enclosure, and forms of bonds, and also the plans for said work, and all other information, can be obtained at the above office of the Aqueduct Commissioners on application to the Secretary.

By order of the Aqueduct Commissioners. JAMES C. DUANE, President. JOHN C. SHEEHAN, Secretary.

Dressmaking.

DRESSMAKER.—First-class fitter and draper wishes more engagements by the day; city or out of town; city reference. Address D., 950 Broadway.

DRESSMAKER.—By a Parisian dressmaker; latest fashions; perfect fit; summer prices. FANNY WORSTEL, 113 West 15th-st.

DRESSMAKER.—By a Parisian dressmaker; fall season; specialty, new samples for children and infants. 109 West 15th-st.

Lost and Found.

LOST OR STOLEN.—Pass book No. 110,662 of the Citizens' Savings Bank. All persons are cautioned against purchasing or negotiating the same. Application will be made to the bank for a new book on the 28th day of August, 1888.

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 on hour. Country orders promptly filled. Depots—1064 4th-ave., 506 6th-ave., 115 Park row, 110 East 125th-st. New-York, and 453 Fulton-st. Brooklyn.

Help Wanted.

AGENTS.—Permanent agency given reliable persons for household art. Is. Write THE STAR SILVERDORE MFG. CO., Owego, Tioga County, N. Y.

WANTED—Two air brush artists. Address "ARTIST," 21 Robinson-st., Allegheny, Penn.

Situations Wanted—Males.

COACHMAN and GROOM.—By a single man; thoroughly capable and efficient; 9 years' city reference from one family; last employer going abroad, just disengaged; city or country. Call or address T. B., 54 4th-ave.

COACHMAN.—By a thoroughly competent young man, who can furnish five years' reference from last employer. Address STABLE, 406 Waverly-ave., Brooklyn.

COACHMAN—COOK, &c.—By an Englishman and wife; man understands his business; careful driver; sober and honest; can milk; would take care of gentleman's place; wife good cook and laundress; both good servants. Please call or address JOHN, 222 East 32d-st., New-York.

COACHMAN.—By a most valuable man; is a careful driver and understands horses well; excellent references. Can be seen at Mme. JACQUIN'S, 602 6th-ave., upstairs.

COACHMAN.—By a gentleman for his coachman, whom he can highly recommend as a first-class man in every respect; has lived with me for the past eight years. Address 37 West 19th-st.

COACHMAN.—By an experienced, sober and reliable single man; understands right care of fast horses and their entire surroundings; good milker; willing, obliging, industrious; gentleman's place; city or country; good references. Call or address JAMES, 296 Water-st., Brooklyn.

COACHMAN, GROOM and USEFULMAN.—By a temperate young man; thoroughly understands the care and handling of horses, carriages and harness; can do general work about gentleman's place; not afraid of work; good reference. Address SOBER, Tribune Uptown Office, 1,238 Broadway.

COACHMAN or GROOM and COACHMAN.—By an Englishman; married; 2 years' good references; city or country; country preferred. Apply COACHMAN, 32 1-2 West 44th-st.

COACHMAN, &c.—By an Englishman, married, age 32; to take charge of a gentleman's place in the country; highest personal references as to honesty, sobriety and respectability; to do the duties of his duties; thoroughly understands the care of gentleman's stable. Address ERNEST WESTON, 249 East 78th-st.

COACHMAN.—By a man just disengaged; thoroughly understands his business in all its branches; can be highly recommended by best families; city or country. Address F. M., 929 6th-ave.

COACHMAN and GROOM, or PORTER.—By a single man, age 27; thoroughly understands his work in all its branches; willing and reliable; city or country; experience; references. Address S. H. K., Tribune Uptown Office, 1,238 Broadway.

COACHMAN and USEFUL-MAN.—By a single man, 40 years of age, active and healthy; not afraid of work; competent coachman, groom and driver; moderate wages in steady place in the country; 11 years' undoubted superior reference in city; employers can be seen. Address THOMAS EGAN, 260 Hobart-st., Newark.

COACHMAN.—By a married man; no children; is sober, honest and willing to make himself useful; understands horses thoroughly and is a competent driver; will be found every way competent; has the best city references. Call or address COACHMAN, 111 West 29th-st., feed store.

COACHMAN.—By a steady, sober man; understands the care of fine horses and carriages; careful driver; on gentleman's place; city or country; will be found willing and obliging and attentive to his business; excellent references. Address JAMES FOX, care Judge Green, Tenafly, N. J.

GARDENER.—By a married man, no children, just disengaged, on gentleman's place; understands the care of greenhouses, graperies, &c., and is a first-class vegetable grower; best of references. Address M., 37 East 19th-st., city.

GARDENER.—By single German; first-class; one who thoroughly understands his business in all its branches; best city references. Address J. D., seed store, 37 East 19th-st.

USEFUL-WOMAN.—By a woman to go out by the day; first-class cook and laundress. 145 West 49th-st.; ring third bell.

Situations Wanted—Females.

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.

COOK.—By a Scotch Protestant girl, in a nice private family; used to good cooking of all kinds; excellent baker; city or country; best references. Call for 2 days, 980 3d-ave., near 59th-st. station.

COOKS.—Swedish; first-class; also other select servants, at Mrs. MALMBERG'S SWEDISH EMPLOYMENT BUREAU, 738 6th-ave., near 42d-st., first flat; no charge before find.

COOK.—By an English Protestant, with 2 years' reference; cook competent, economical cook; soups, poultry, game, pastry, bread, rolls, desserts; first-class laundress; understands care of milk and butter; moderate wages; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave., 33d-st.

COOK, WASHER and IRONER.—By a competent woman; excellent family cook; all breads, biscuit, soup and desserts; is a thorough laundress; also neat, tidy young woman as first-class waitress and chambermaid, or parlormaid; has first-class city reference; would like steady place; city or country. Please call at 1,017 6th-ave., between 57th and 58th sts.

COOK, LAUNDRESS, &c.—By a competent, economical young Scotch woman as cook; first-class bread, biscuit, and pastry baker; excellent laundress; understands care of milk and butter; wages moderate; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave., near 33d-st.

COOK, LAUNDRESS—CHAMBERMAID, WAITRESS.—By two neat and very obliging girls; one first-class cook and laundress, other competent chambermaid and waitress; would like situations together, or separate; city or country; excellent references. Call 112 West 23d-st., 2d floor.

COOK, &c.—CHAMBERWORK, &c.—By two neat English girls; one as cook and laundress, or housework; the other as chambermaid and waitress; city or country; splendid cook, &c.; separate or together; 5 years' reference. Call 109 Fulton-st., Brooklyn; no cards, please.

CHAMBERMAID.—By an English girl, with references, as excellent chambermaid and waitress; understands details and care of silver; is willing to do fine washing; wages moderate; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave., 33d-st.

HOUSEWORK.—By a Swedish girl as general housework; strong, willing and not afraid of work; good seamstress; excellent laundress; understands care of milk and butter; wages moderate; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave., 33d-st.

HOUSEWORK or UPSTAIRS WORK.—By a young Swedish girl, in small family; willing and obliging. Call at Mrs. MALMBERG'S, 738 6th-ave., first flat, near 42d-st.

HOUSEWORK, &c.—By an American Protestant girl; very good cook and laundress, with a year's city reference; city or country. Call or address Mrs. TYLER, 388 6th-ave.

HOUSEWORK.—By a neat young Scotch girl; can do chamberwork nicely, wait on table and sew neatly; reference; city or country. Call Monday, 980 3d-ave., near 59th-st. station.

NURSE.—By an English Protestant as child's nurse; reference; thoroughly understands the care of children; is plain seamstress and capable of assisting children with their studies, and willing to make herself generally useful; wages moderate; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave., 33d-st.

Excursions

IRON STEAMBOAT CO.

The only all-water routes direct to the great ocean piers at

CONEY ISLAND AND LONG BRANCH.

TO-DAY'S TIME TABLE FOR CONEY ISLAND:

From West 23d-st. North River.	From Pier (new) No. 1 N. R., Battery. Place Station Elevated Roads.	From Coney Island Piers.
9:00 A. M.	9:30 A. M.	10:40 A. M.
9:45 A. M.	10:15 A. M.	11:25 A. M.
10:30 A. M.	11:00 A. M.	12:10 P. M.
11:15 A. M.	11:45 A. M.	12:55 P. M.
12:00 M.	12:30