REAL ESTATE.

BUSINESS AT THE EXCHANGE.

A strong tone was exhibited at the Real Estate Exchange yesterday at the stand of John F. B. Smyth, when he offered various investment properties which met with a ready market. The most important piece sold was Nos. 37 and 39 Park-st., between Duane and Pearl sts. The property consists of four six-story double tenements, producing a total rental of $5,000 per annum. The size of the lots is as follows: No. 37, 24.1x93, and No. 39, 25.3x93.2. The property was sold subject to a mortgage of $17,500 on the entire plot, now held by the Emigrants' Savings Bank. The bidding started in at $25,000, including the mortgage, and ran up persistently between five or six bidders to $39,050, at which price Morris & Franklin were the buyers. The same auctioneer offered No. 230 Avenue A, a four-story brick tenement with cellar on lot 19.1x72.4. The property is subject to a mortgage of $5,000 to the Citizens' Savings Bank. The bidding started in at $10,000 and ran up to $14,700; E. Jacobs was the buyer. The rest of the sales were adjourned.

Charles M. Heymann, of No. 17 East Forty-second-st., and Adolph S. Kallscher, of No. 211 Canal-st., have been posted for membership in the Exchange; they were proposed by Bernard Smyth and Newman Cowen and seconded by P. G. Carroll and L. J. Bach.

At the Exchange yesterday an investment in property on Beekman-st., near Nassau-st., paying over 7 per cent net, was offered for sale. Also a dwelling and stable on one of the finest avenues in Brooklyn; will exchange for downtown business property or sell for $35,000. A Hudson River country seat at Cornwall, N. Y., with sixteen acres well improved, mansion fourteen rooms, outbuildings, etc., was offered for $25,000, and a cottage of nine rooms at Clifton, N. J., with plot 100x100, at $4,500.

New-York, Wednesday, Sept. 5, 1888.

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

By J. F. B. Smyth.

2 6-story buildings with plot of land, Nos. 37 and 39 Park-st., e s, n of Duane-st., plot 49.4x96.2x49.4x93.4; Morris & Franklin, $39,050.

1 4-story building with lot, No. 230 Ave-A, e s, 38.9 ft n of 14th-st, lot 19.1x72.4; E Jacobs, $14,700.

1 2-story dwelling with lot, No. 355 Forrest-ave, w s, 40 ft s of 152d-st, lot 20x80; H J Thompson, $4,850.

Sale of two dwellings with lots, Nos. 351 and 353 Forrest-ave, adjoining above, was adjourned to October 5.

By T. S. Clarkson.

Sale of dwelling, with lot, on West 123d-st, w of 8th-ave, was adjourned to September 19.

RECORDED SALES OF REAL ESTATE—N. Y. CITY.

Ludlow-st, No 14; M Finkelstone to Rosa Sabersel	$42,000
8th-st, No 84 West; Marcus Hutchinson to Joseph J Phelan	35,000
60th-st, n s, 95 feet w of Madison-ave, 82x100.8; Edward G Delaney, referee, to Isidor Wormser	100,600
23d-st, s s, 178.9 feet w of 4th-ave, 26.3x98.9; the Episcopal Fund Diocese to Margaret Fogarty	35,000
Mulberry-st, No 238; C Hastof to Dora Harris	30,000
Catharine-st, e s, 46.2 feet s of Madison-st, 27.3x115.3x27x117.4; M S Korn to William Broadbelt	45,000

City Property For Sale.

"A."—ELEGANT FOUR-STORY DWELLINGS,
146 to 154 West 121st-st.,
Between Lenox and 7th aves.
Street restricted to private dwellings.
Prices very reasonable.
Always open for inspection.

FOR SALE OR TO LET.—The large stone and brick house with stable in rear, northwest corner of 5th-ave. and 44th-st. Apply to T. CROCKER, 141 Centre-st.

TO PARTIES CONTEMPLATING PURCHASING residences, we direct attention to the unusually favorable opportunities offered by us. We have positively the most extensive and desirable list of residential property in the city and a number of extremely favorable opportunities are presented. We invite application. V. K. STEVENSON & CO., 106 Broadway and 625 5th-ave.

WILSON & TICHBORNE, Builders.—Just completed, five handsome four-story and basement dwellings, 127 to 135 West 75th-st., artistic fronts, combination brownstone, terra cotta and carved bricks; each 20 feet front, with dining-room and butler's pantry extension; cheap for cash or on this out. Apply on premises or 1,013 3d-ave.

City Property To Let.

BEAUTIFULLY dressed, decorated, 11-room house, butler's extension, stone front, hard wood, elegantly appointed, all improvements, choice location, west side, Park; $125. RESIDENCE, P. O. Box 1,305.

FURNISHED and unfurnished private residences, on and adjoining 5th, Madison and Park aves., Murray and Lenox Hills; rents ranging from $1,500 upwards. Full particulars on application at either office, 106 Broadway, or 663 5th-ave. V. K. STEVENSON & CO.

HANDSOMELY FURNISHED 12-room house, 232 West 23d-st.; $175 per month. Call before 10 a. m. or after 4 p. m.

TO RENT.—The fine dwelling house, No. 43 West 53d-st. Has just been repainted, papered, and put in order. The owner, a lady, desires to retain a portion of the house for herself. Call at the house between 9 and 12, or 3 and 5 o'clock.

231 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.

336 LEXINGTON-AVE., near 39th-st., to let with immediate possession. RULAND & WHITING, 5 Beekman-st.

Business Property For Sale and To Let.

ADJOINING Grand Central Depot, on 43d-st., attractive rooms, large plate glass fronts; steam heat. Apply 4 Madison-ave.

AN ELEGANT LARGE STORE AND BASEMENT TO LET, northeast corner William and Ann sts.; 40 years a clothing store. RULAND & WHITNEY, 5 Beekman-st.

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.

Brooklyn Property For Sale and To Let.

HOUSES TO LET

BY

Leonard Moody,

REAL ESTATE BROKER

AND BROOKLYN MANAGER OF THE

HANOVER FIRE INSURANCE COMPANY,

20 COURT-ST., PHENIX BUILDING.
274 AND 276 FLATBUSH-AVE.,
AND 1,225 BEDFORD-AVE.,
BROOKLYN.

THESE HOUSES CAN BE SEEN ONLY BY PERMIT.

Pacific-ave, n s, St. John's pl, 4 sty stone, 10 rooms		$2,200
24 8th-ave, n Lincoln pl, 4 sty stone, 10 rooms		2,000
193 Jefferson-st, n Bushwick-av, 3½ sty stone, 15 rooms		1,800
President-st, s 5th-ave, 2 sty brick, new		1,500
1 St John's pl, n 8th-ave, 3 sty stone, 12 rooms		1,200
168 St John's pl, n 7th-ave, 3 sty stone, 11 rooms		1,100
125 St Mark's-ave, n Flatbush, 3 sty stone, 13 rooms		1,000
125 St John's pl, n 7th-ave, 3 sty stone, 10 rooms		1,000
137 St John's pl, n 7th-ave, 3 sty stone, 10 rooms		1,000
1 Clinton-ave, s Myrtle-ave, 3 sty stone, 11 rooms		1,000
442 Greenwood-ave, n Bedford-ave, 3 sty brick and stone		1,000
501 Greene-ave, n Franklin-ave, 3 sty stone, 11 rms		900
204 President-st, n Clinton, 4 sty stone, 15 rooms		850
173 Parkside, n Carlton-ave, 3 sty stone, 13 rooms		800
1 Lefferts-pl, cor 7th-ave, 3 sty stone, 11 rooms		800
17 St Felix-st, n Bedford-ave, 3 sty stone, 10 rms		720
115 Berkeley-pl, n 7th-ave, 3 sty stone, 10 rooms		720
169 7th-ave, n Berkeley-pl, 3 sty stone, 11 rooms		700
110 Lefferts-pl, n Court-st, 3 sty and extn stone, 17 rms		800
18 St Mark's-ave, n 6th-ave, 3 sty brick, 11 rooms		550
215 Dean-st, n 6th-ave, 2 sty stone, 9 rooms		600
102 6th-ave, 3 sty stone, 11 rooms		800
134½ Carroll-st, bet 6th & 7th ave, 3 sty stone, 11 rms		600

A large list of other desirable houses in all parts of the city, to let, furnished and unfurnished.

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 by Lyons's patent fireproof blocks and plates. Plumbing perfect. Steam heat and elevators. Stained glass and decoration by Tiffany. For accessibility, location, comfort, style and elegance unsurpassed in New-York or Brooklyn. Rents from $1,000 to $1,650.

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

FIRST-CLASS 3-story and basement brownstone house, in Carroll-st.; unfurnished; 13 minutes from Bridge. 31 Sumner place.

THREE-STORY and basement swell front; all modern improvements; fine location; near Sumner avenue elevated station; 10 rooms and bath; elegant wood mantels on each floor; easy terms. OWNER, 851 Lafayette-ave.

Country Property For Sale and To Let

THE BEAUTIFUL AND FAMOUS

Union Course Property,

ADJOINING BROOKLYN, IS BEING

Offered in Building Lots.

ITS NEW NAME IS

"UNION COURSE PARK."

Who would not embrace this opportunity to secure some of the finest lot property in the world? Its location is unsurpassed. Its great beauty is marvellous. Its accessibility the very best. Its healthfulness unquestioned. Right on Atlantic Avenue and the Rapid Transit and Electric Roads, with depot on this property. Right in the pathway of Brooklyn's great growth, with houses building like magic all around it and in a few weeks all over it. Now is the time to secure lots for cash down or on $10 monthly payments. For full particulars address

HITCHCOCK'S REAL ESTATE OFFICE,
14 Chambers-st., New-York.

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.,

The prettiest and most healthy suburb of New-York.

WITHIN 45 MINUTES OF WALL STREET.

Neighborhood fenced and restricted; streets and sidewalks properly graded and gravelled; water mains laid; trip delightful by frequent trains and boats, via B. B. and W. E. R. R., in connection with new ferry from the Battery.

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 21st. Apply to

JERE. JOHNSON, Jr.,
60 Liberty-st., New-York, 393 Fulton-st., Brooklyn, or in office in new Bensonhurst depot, on the property.

A BARGAIN.—A residence in Ocean, N. Y., one of the finest in the State, modern in every respect, is offered at about one-third cash. Address O. D. MYER, 33 Euclid-ave., Cleveland, Ohio, for particulars.

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

MONTCLAIR REAL ESTATE AGENCY.—Houses to let; handsome residences for sale at moderate prices. PARSONS & TAYLOR, 79 Cedar-st., N. Y.

NEW-BRIGHTON and Clifton, Staten Island.—Two first-class houses; one furnished; all modern improvements. E. C. BRIDGMAN, 81 Warren-st.

Country Property Wanted.

WANTED.—Care of house within an hour of New-York City during winter months by man and wife, no children; best of references. Address P. S., Tribune Office.

Autumn Resorts.

ARVERNE BY-THE-SEA

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

80 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. Bathing. Magnificent Bathing Beach. RICHARD R. SPEARS, Prop.

COOPERSTOWN, OTSEGO LAKE, N. Y.

THE COOPER HOUSE, S. E. CHITTENDEN, 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.

HEATH HOUSE,

SCHOOLEY'S MOUNTAIN, N.J.

Will remain open during the autumn months. One of the most desirable 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. H. YARD, PROPRIETOR.
POSITIVELY OPEN UNTIL OCTOBER.

Situated on Long Island Sound, 28 miles from Grand Central Depot, 23d-st. New-York. Express time, 40 minutes. Send for descriptive pamphlet.

LONG BEACH.

ALWAYS COOL.

LONG BEACH HOTEL,

ON THE ATLANTIC,
SAFEST BATHING BEACH ON THE COAST.

POINT LOOKOUT HOTEL,

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

The Montvert, Middletown Springs, Vt.

The Famous Resort among the Green Mountains.
Open from June 15 to October 1.
For plan of rooms, circulars, etc., apply to or address
G. W. HACKADY,
or J. & J. EAGER, 34 Cliff-st., New-York.

NEW TAPPAN ZEE HOUSE.

SOUTH NYACK, ON THE HUDSON, N. Y.
POPULAR PRICES.

This desirable FAMILY HOTEL will be kept open for FALL and WINTER boarders. This is the most attractive season of the year for country life. The hotel is first-class in every particular and has beautiful grounds.

THOMAS D. WINCHESTER.

NORMANDIE-BY-THE-SEA.

Near Seabright, New-Jersey.

THIS UNIQUE HOTEL OPEN UNTIL OCT. 1.
HOT AND COLD SEA WATER BATHS.
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. OTTAMIO KELLOGG, Proprietor.

SURF HOTEL

LONG BRANCH, N. J.
WILL REMAIN OPEN UNTIL SEPT. 17.

THE ELBERON.

This unique seaside resort open for guests from May 20th to October. Address

C. T. JONES, Elberon, N. J.

THE GRAND VIEW

FINEST AUTUMN RESORT ON RIVER.
RATES REDUCED FOR SEPTEMBER.

Elegant grounds, grand scenery, boating and fishing; everything best quality; 1 1-2 hours from New-York by Short Line or Central R. R. Inquire of agents, or morning and evening; 41 round trips. Grand-on-Hudson, N. Y.

THE LAUREL HOUSE,

CATSKILL MOUNTAINS, N. Y.
At the head of KAATERSKILL FALLS.

This Hotel will be kept open until November 1st. Special attention to CUISINE and WARMING the HOUSE DURING SEPTEMBER and OCTOBER. Best drainage in the Mountains. Rates from $10 to $20 per week after September 1st. Direct railroad access from RONDOUT to the LAUREL HOUSE STATION or from CATSKILL to MOUNTAIN HOUSE STATION, where stages meet all trains. Address J. L. SCHUTT, Proprietor, Haines Falls, P. O., Greene Co., N. Y.

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 3 valuable Maps.

Mailed on receipt of 40 cents in coin or 2-cent postage stamps. WALTON VAN LOAN, Catskill, N. Y.

BERKSHIRE MOUNTAINS.—Ashley Hill Cottage, Mt. Washington, Berkshire Co., Mass. Refer to Gov. Ames and Gen. Mrs. LINUS MILLIUS, Empire Iron Works, N. Y.

BLOCK ISLAND, R. I. OCEAN VIEW HOTEL. Fine bass and lake fishing; superb bathing; 500 guests, electric bells; elegant music hall; fine orchestra; cable office; stock reports. Take Norwich Line or Fall River Line steamers. Send for pamphlet.

G. S. MARDEN and P. C. CUTDALL, 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.

HOTEL BRESLIN, LAKE HOPATCONG, N. J. Open until October 1. 1,200 feet above tide water, no mosquitoes, pure mountain air. One hour and a half by D., L. and W. R. R. Charming scenery, fine fishing, boating, bathing, &c. Trains leave Hoboken 7:45 a. m., 1:00 and 4:30 p. m.; connections at Stanhope with Sussex Branch trains, 8:05, 11:05 a. m., 1:25, 5:20, 7:10 p. m. Special trains at Drakesville and Lake at Hopatcong. Further particulars at GILSEY HOUSE, New-York, if desired.

G. M. BROADWAY, Manager.

MOUNTAIN HOUSE, Delaware Water Gap, Pa. Delightfully located; offers every inducement to families and transient guests; reasonable rates for September and October. For circulars, &c., address

Mrs. THEO. HAUSER & SON.

SHARON SPRINGS, N. Y.

New building open June, 1888, for European methods of using Sulphur Waters, by inhalation, pulverization, douches, Baths, &c., for Catarrh, Diseases of Respiratory Organs, Skin Diseases, Rheumatism, Gout, &c. Descriptive pamphlets gratis. Pavilion Hotel open.

JOHN H. GARDNER & SONS.

Country Board.

CATSKILL—FALL AND WINTER BOARD.—Delightful elevated location; convenient to railroads and boats; dry air; large, airy rooms; excellent table; all comforts of home; terms moderate. Mrs. J. WHITTELSEY, Catskill, N. Y.

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.

Help Wanted.

WANTED.—A thoroughly experienced and competent man to take entire charge of a restaurant doing a large business of the better class. The best record as to character and capacity in every respect will be required. No application will be considered without a full statement of past experience and references. Address CHEF, Tribune Office.

Dividend Notices.

OFFICE OF THE DELAWARE AND HUDSON CANAL COMPANY,
NEW-YORK, August 29, 1888.

A QUARTERLY DIVIDEND of one and one-half (1 1-2) per cent on the capital stock of this company will be paid at the office of the company, No. 21 Cortlandt-st., in this city, on and after Saturday, September 15, 1888.

The transfer books will be closed from the close of business to-day until the morning of Monday, September 17.

By order of the Board of Managers.

JAMES C. HARTT,
Treasurer.

OFFICE OF THE TOLEDO, ANN ARBOR AND NORTH MICHIGAN RAILWAY CO.,
150 BROADWAY, NEW-YORK, August 25, 1888.

COUPONS DUE SEPTEMBER 1, 1888, on this Company's first mortgage gold bonds of its Cadillac extension will be paid at this office on and after that date.

J. M. ASHLEY, President.

LOUISVILLE, NEW-ORLEANS AND TEXAS RAILWAY COMPANY First Mortgage Coupons, due 1st September, 1888, will be paid on and after that date by R. T. WILSON & CO., No. 2 Exchange Court.

OFFICE OF THE AMERICAN COAL COMPANY,
NO. 1 BROADWAY, ROOM 152,
New-York, August 6, 1888.

THE Board of Directors of the American Coal Company of Allegany County, Maryland, have this day declared a semi-annual dividend of three per cent upon the capital stock of the company, payable at this office on Monday, September 10, 1888.

GEO. M. BOWLBY, Secretary.

THE ST. PAUL, MINNEAPOLIS AND MANITOBA RAILWAY COMPANY,
40 AND 42 WALL-ST.,
New-York, July 2, 1888.

THE BOARD of Directors have declared the usual quarterly dividend of one and one-half per cent on the Capital Stock of this Company, payable at this office August 1, 1888, to stockholders of record on that date.

The stock transfer books will be closed at 3 p. m., July 18, and will be reopened at 10 a. m., August 17, 1888.

EDWARD T. NICHOLS,
Assistant Secretary.

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.

A.—A.—Mme. Jacquin furnishes families with superior help, male and female, all nationalities and every capacity; specialty French and German governesses, maids, nurses. 602 6th-ave.; upstairs.

COOK.—By a Swedish woman; first class in all branches in cooking and baking; also an English chambermaid and waitress or nurse; good city reference. Call 618 6th-ave.

COOK.—By a reliable Protestant woman; good bread, soup, meat, desserts; city or country; good reference. 209 West 27th-st.

COOK.—Understands all kinds plain cooking; good washer and ironer; city reference. 442 West 39th-st., in candy store.

COOK, &c.—CHAMBERMAID, &c.—By two neat English girls; cook, wash and iron, or housework; other chambermaid and waitress; city or country; desserts, soups, &c.; 3 years' reference. Call 109 Fulton-st., Brooklyn, 1st floor; no letters, please.

COOK, LAUNDRESS, or HOUSEWORK.—By German girl, for city or country; has good references; also chambermaid, washing, &c. Ready at 133 6th-ave., near 10th-st.

COOK—HOUSEWORKER, &c.—By two neat and tidy German girls to do work of family; one is good cook and laundress; the other chambermaid, waitress and housework; seeking place; city or country; together or separately ready. 138 6th-ave.

COOK.—By a competent, economical young Welsh woman; soups, pastry, game, jaunty, bread, rolls, desserts; first-class laundress; city or country; 20 months' reference. AMERICAN TRAINING SCHOOL, 482 3d-ave.

CHAMBERMAID and WAITRESS.—By an excellent English Protestant; fond of children and very neat seamstress; wages moderate; city or country; 2 years' reference. AMERICAN TRAINING SCHOOL, 482 3d-ave.

CHAMBERMAID and WAITRESS.—By a thoroughly competent North Ireland Protestant girl; could assist with washing; first-class city references. Call 114 East 41st-st.

COOK.—First-class; active; neat; good reference; makes bread, soups, desserts and dainty dishes; comprehend laundress; large or small family; country or city. MARY, No. 270 6th-ave., near 17th-st.

DAY'S WORK.—By a respectable colored woman; to go out by the day; washing, ironing, house-cleaning. Address L. M. Q., Tribune Uptown Office, 1,238 Broadway.

DAYS WORK.—By a Protestant woman; would like to go out by the day washing, ironing or house-cleaning; has good city references. Address X. L., Tribune Uptown Office, 1,238 Broadway.

HOUSEWORK.—By an English girl; good plain cook; good baker; excellent laundress; understands care of milk and butter; city or country; 1 1-2 years' reference. AMERICAN TRAINING SCHOOL, 482 3d-ave.

HOUSEWORK.—By a strong and respectable German girl; cook, wash and iron; general houseworker; city or country. 224 6th-st., basement.

LAUNDRESS, &c.—By an experienced woman; to go out by the day; as laundress and do any kind of cleaning in gentleman's house; city references. 417 West 40th-st.

LAUNDRESS and CHAMBERMAID.—By a reliable English Protestant woman; sober, honest and neat; city or country; best references. Call 989 3d-ave., near 50th-st.

NURSE OR CHAMBERMAID.—By young English girl; very fond of children; young or grown; can sew or mend nicely; references; city or country. Mrs. TYLER, 888 6th-ave., near 23d-st.

STENOGRAPHER.—A young lady wishes a position as stenographer and typewriter; with experience. Address, STENO, Tribune Branch Office, 180 E. 125th-st.

SEAMSTRESS, &c.—By one who would assist with chambermaid work. Address O. L. P., Tribune Uptown Office, 1,238 Broadway.

WASHING.—By a respectable woman; ladies' or gentlemen's washing at her home. Mrs. KEATING, 710 3d-ave.

Situations Wanted—Males.

ATTENDANT or NURSE.—By one with six years' experience; to gentleman mentally or physically afflicted; unquestionable references. M. H. J., Tribune Office.

A LADY going abroad recommends her butler, an Englishman, honest, sober and reliable. Address "STEADY," Box 20, Tribune Uptown Office, 1,238 Broadway.

BUTLER and VALET.—By an experienced Englishman; 12 months in this country; understands the management of all kinds of parties; can use fine linen; if required; age 31, height 5 ft. 10 in. Address F. C., 37 East 29th-st.

BUTLER and VALET.—By an Englishman; thoroughly experienced; 34; age 30; good appearance; excellent manicure; medium wages. Please address JESSHOPE, 768 Clinton place, near Broadway.

CARETAKERS.—By a respectable man and wife, no family, to take charge of a gentleman's house for winter; best references. Address J. KEATING, 710 3d-ave.

COACHMAN, &c.—By a competent single man, age 40; sober, steady, willing and reliable; first-class coachman, groom and driver; 12 years' references from the leading families of New-York and vicinity, all of whom can be seen. Address THOMAS KENNEDY, 200 Hebron-st., Harrison, N. J.

COACHMAN.—By a competent man; thoroughly understands the proper care of the horses, carriages and harness; careful city driver; good groom; strictly temperate; city or country; long and best of references. Address Q. R. S., Tribune Uptown Office.

COACHMAN.—By a competent man; thoroughly understands his duties in every respect; will be found sober, honest, willing and obliging; not afraid of work; best city reference; best employers can be seen. Call or address J. F., 320 West 49th-st.

COACHMAN and GROOM.—By a single man; will be found thoroughly competent in city or country; has first-class references; late employer will give every satisfaction about him. M. B., 54 4th-ave., furniture store.

COACHMAN and USEFUL-MAN.—By temperate and reliable young man; thoroughly understands the care and handling of fine, spirited horses; competent in every detail; best city references. GROOM, 102 West 11th-st.

COACHMAN and GROOM.—By a first-class single man in private family; temperate; thoroughly understands the care of fine horses, carriages and harness; willing and obliging; can milk; care furnace; good driver; city or country; best references. Address T., Box 20, Tribune Office.

COACHMAN.—By competent man; married; no family; understands care of horses, carriages and harness; good driver; willing and obliging; good vegetable gardener; wife as good cook and attend to milk and butter; good references. Call or address W. P., 259 West 37th-st.

COACHMAN and GROOM.—By a single man who thoroughly understands the care of fine horses, harness, carriages, &c.; good, careful, stylish driver; strictly temperate; just disengaged, nine years' best city reference from one family. Call or address J. B., 34 West 20th-st., city.

COACHMAN and USEFUL-MAN.—By a temperate, obliging young man; thoroughly understands the care of horses, carriages and harness; good driver; can do any general work about gentleman's place; excellent references. Address TRUSTY, Tribune Uptown Office, 1,238 Broadway.

COACHMAN.—By a young man; thoroughly understands care of horses, harness and carriages; can milk; also care of furnace; is a good driver; willing and obliging; first-class references. Address J. B., 251 West 41st-st.

COACHMAN and STABLEMAN.—By a young man; entirely landed; strictly temperate and generally useful. Address TIM O'DONOGHUE, 447 Washington-st., N. Y.

COACHMAN and GROOM.—By a respectable single man; good habits; thoroughly understands his business; good driver; will be found competent in every respect; willing and obliging; excellent references; last employer can be seen; city or country. Address J. S., Tribune Uptown Office, 1,238 Broadway.

COACHMAN.—By a young married man; sober, honest and reliable; thoroughly understands his business; good careful and stylish driver; prepared to take charge of gentleman's private stable; city or country; best city and country references. CUMBERLAND, 155 West 54th-st., private stable.

COACHMAN.—By a first-class single man; thoroughly understands the care and management of horses and carriages; leaves his place on account of the family going to Europe; first-class city references. Call or address W. B., 16 West 16th-st., private stable.

FREE TO EMPLOYERS.—All kinds male help carefully selected and sent on receipt of orders; city or country. TRUE METROPOLITAN AGENCY, 663 B'way.

SALESMAN.—A competent salesman would like an engagement with a reliable grocery; has been 10 years in city or country; can furnish the best of references. Address S. FRANKLIN, Tribune Office.

USEFUL-MAN.—By a young German; good carriage driver; knows harness, carriages, &c.; understands gardening; can milk; tend fires and keep place in good shape; excellent references. AL CARPENTER'S, 108 6th-ave.

USEFUL-MAN.—By a colored man, with wife and infant; out of the city. OSCAR SMITH, 381 Warren-st., Brooklyn.

"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.

Financial.

THE DENVER & RIO GRANDE R. R. CO.'S

5 Per Cent 40 Years Improvement Mortgage Gold Bonds.

The above issue of Bonds, at the rate of $5,000 per mile, having been authorized by a vote of over 90 per cent of both classes of Stock at a Stockholders' meeting held at Denver, May 22, 1888, notice is hereby given that the Company has disposed of $3,000,000 of the Bonds, *subject to the right reserved for its stockholders of record September 5 to have a priority in subscribing for the same at 82½ per cent and accrued interest* in New-York, and the equivalent prices in London and Amsterdam respectively.

Referring to the foregoing, notice is hereby given that Stockholders of record September 5 and the public generally may subscribe for all or any part of the $3,000,000 Bonds of the above issue on the terms as stated.

Stockholders may subscribe for amounts larger than their respective proportions (a $500 bond for each 100 shares of stock), and the public generally may subscribe for any part of the total amount at prices not less than 82 1-2 and accrued interest.

Should the aggregate of subscriptions exceed $3,000,000 bonds, awards will be made—

First, to stockholders for their pro-rata portions, and *Second*, to the highest bids received from stockholders subscribing in excess of such pro-rata portions, and the public generally.

Scrip will be received at its face value and interest, in payment of any bonds awarded.

The monetary results of the Railroad Company for the last three years, as shown by the Annual Reports of the Company, have been as follows:

Gross Earnings	$6,119,053	$6,738,077	$7,983,419
Operating Expenses, Taxes, and Ins	4,167,520	4,458,577	5,032,982
NET EARNINGS	$1,951,533	$2,279,500	$2,950,437

The fixed charges are as follows:

7 per cent on $6,282,500 Bonds due 1900	$440,775
4 per cent on $25,521,000 Bonds due 1936	1,020,840
To which may be added the present issue of Improvement Bonds due 1928, $3,000,000 at 5 per cent p. a.	150,000
TOTAL FIXED CHARGES	$1,617,615

Subscriptions will be received from Thursday, September 6, until 3 p. m. on Tuesday, September 11, and Bonds will be awarded not later than Saturday, September 15, deliverable October 1.

Each subscription must be accompanied by a deposit of 5 per cent of the amount of Bonds subscribed for.

Copies of the mortgage, circulars, and blank forms for subscriptions and assignment of "rights" may be obtained on application from the Company's Office, No. 45 William-st., and from the undersigned.

Immediate application will be made for listing the Bonds in New-York, London and Amsterdam.

MAITLAND, PHELPS & CO.,
Agents of the Denver and Rio Grande R. R. Co.

New-York, September 4, 1888.

OREGON IMPROVEMENT CO.

NEW-YORK, Aug. 18, 1888.

Sealed proposals for the purchase of the whole or any part of ten thousand (10,000) shares, of the par value of $100 each, of the preferred stock of the Oregon Improvement Company will be received at the office of the company until noon of September 17, 1888, when bids will be opened by the Executive Committee. A certified check, payable to the order of the Oregon Improvement Company, for five (5) per cent. of the par value of the amount of stock applied for must accompany each proposal; if the proposal is not accepted the check will be returned. No bid will be accepted for less than par and accrued dividend at the rate of seven per cent per annum. If more than 10,000 shares are bid for, allotments will be made pro rata. The right is reserved to reject any and all bids not deemed for the best interests of the company.

The stock is to be paid for in instalments, as follows:

Oct. 1, 1888—25 per cent and one month's accrued dividend.

Dec. 1, 1888—25 per cent and three months' accrued dividend.

Feb. 1, 1889—25 per cent and five months' accrued dividend.

April 1, 1889—25 per cent and one month's accrued dividend.

From the last instalment there will be deducted the amount of the five (5) per cent deposited with the proposal, with interest added thereto at the rate of 7 per cent per annum from the date of deposit. Payment in full may be made on any instalment day. A statement will be sent to each subscriber showing the amounts due on the dates named. Certificates of stock will be given for as many full shares as are paid for by each instalment, and when the last instalment is paid a certificate will be issued for fractions previously paid for; no scrip will be issued.

Proposals should be superscribed "Proposals for Preferred Stock," and addressed to Elijah Smith, President Oregon Improvement Company, Mills Building, New-York City.

By order of the Executive Committee.

ELIJAH SMITH, President.

The New-York Mutual Telegraph Co.

Successor to the Mutual Union Telegraph Company,
16 BROAD-ST., NEW-YORK CITY.

To the Bondholders of the Mutual Union Telegraph Company and Stockholders of the New-York Mutual Telegraph Company:

By arrangement just perfected, an exchange can be made a par of Bonds of the MUTUAL UNION TELEGRAPH COMPANY and stock of the NEW-YORK MUTUAL TELEGRAPH COMPANY for collateral trust Bonds of the WESTERN UNION TELEGRAPH COMPANY, bearing five per cent interest, payable semi-annually, and having fifty years to run from the 31 day of January, 1888. This exchange can be made at the office of the Mercantile Trust Company of New-York, during business hours, at any time before the close of business on the 15th of August, 1888.

At the time of the exchange interest will be paid upon the bonds from May 1 to July 1 at the rate of six per cent per annum.

Full information as to the terms of the collateral trust and of the conditions of the exchange can be had at the office of the Mercantile Trust Company or by application to the undersigned.

JOHN G. MOORE, President.

NEW-YORK, August 15, 1888.

THE WESTERN UNION T. L. GRAPH COMPANY has consented to an extension of the time within which the exchange referred to above can be made to SATURDAY, SEPTEMBER 15, 1888.

JOHN G. MOORE, President.

THE

MERCANTILE TRUST CO.,

EQUITABLE BUILDING,
NEW-YORK.

CAPITAL, $2,000,000.

CURRENT RATES OF INTEREST ALLOWED UPON MONEYS FROM THE DATE OF DEPOSIT TO DATE OF WITHDRAWAL.

LOUIS FITZGERALD, President.

NOTICE.—A special meeting of the stockholders of the Dubuque and Sioux City Railroad Company will be held at the company's office in the city of Dubuque, in the State of Iowa, on Wednesday, the 31 day of October, A. D. 1888, at 10 o'clock in the forenoon, to act upon the following subjects, viz.:

The amendment of the Articles of Incorporation and the By-Laws of said Company.

The purchase of the railways, property and franchises of the Cedar Rapids and Chicago Railroad Company, the Iowa Falls and Sioux City Railroad Company and the Cherokee and Dakota Railroad Company, and such other matters incidental to the foregoing as may come before the meeting.

By order of the Board of Directors.

ALEXANDER G. HACKSTAFF, Secretary.

September 4, 1888.

DENVER, TEXAS & FT. WORTH RAILROAD CO.,
TREASURER'S OFFICE,
NO. 1 BROADWAY, NEW-YORK, Sept. 3, 1888.

NOTICE is hereby given that in accordance with a Resolution of the Stock holders and Board of Directors of this Company I am now prepared to exchange share for share, stock of this Company for stock of the Ft. Worth & Denver City Railway Company, or per certificates of The Mercantile Trust Company for Ft. Worth & Denver City Railway Company, deposited with said Company under agreement of November 5, 1886.

J. T. GRANGER,
Treasurer Denver, Texas & Ft. Worth R. R. Co.

OFFICE OF THE LAKE ERIE AND WESTERN RAILROAD COMPANY,
NO. 10 WALL-ST., N