REAL ESTATE.

BUSINESS AT THE EXCHANGE.

New-York, Saturday, March 4.

No sales were offered at the Exchange and Auction Room to-day.

The total amount realized from public auction sales of city real estate at the Exchange and Auction Room for the week ending with Saturday, May 4, was $93,450. The aggregate sales for the month of April was $9,104,900.

LIST OF AUCTIONS.

For the present week, ending with Saturday, May 11, the following public auctions are announced to be held at the Exchange and Auction Room:

TO-DAY (MONDAY), MAY 6.

By James Bleecker & Son.

Foreclosure sale, Maurice Leyne, referee, lease of lot, 20x98.7x20x99.10, and 3-story dwelling, No 407 East 56th-st, n s, 134 ft e of 1st-ave.

By James L. Wells.

Public auction, 1 plot of land, 97x100, on 156th-st, s w corner of Trinity-ave.

By William R. Brown.

Foreclosure sale, Phillip Malone, referee, 1 plot of land, 50.8x80, and 2 3-story buildings, Nos. 1,522 to 1,524 10th-ave, s e corner of 90th-st; 2 lots, 25x80 each, 1,618 and 1,620 10th-ave, adjoining above.

By William Kennelly & Bro.

Foreclosure sale, S J Cowan, referee, 1 lot, 17.6x75, and 3-story dwelling, No. 747 157th-st, n w corner of Brown Place; similar sale, Jacob A Cantor, referee, 1 plot of land, 40x248.5x42.2x234.5, and 5-story theatre, and 2 4-story buildings, 1,237 and 1,239 Broadway, running to (Nos. 502 and 504) 6th-ave, n of 30th-st.

BROOKLYN PROPERTY.

By Richard V. Harnett & Co.

Public auction sale, 3 lots, 20x100 each, and 3-story dwellings, Nos. 463 to 467 Hancock-st, n s, 225 ft e of Sumner-ave.

NEW-JERSEY PROPERTY.

1 plot of land, 75x140, n s Cottage Place, 400 ft w of Ocean-ave, Long Branch.

TUESDAY, MAY 7.

By James C. Lalor.

Foreclosure sale, Morris Byrne, referee, 1 lot, 19.8x80, and 2 4-story buildings, No. 401 East 50th-st, n e corner (No. 894) 1st-ave.

By D. P. Ingraham & Co.

Foreclosure sale, W H Ricketts, referee, 2 lots, 20.10x102.2 each, and 4-story houses, Nos. 160 and 162 West 76th-st, s s, 199.10 ft e of 10th-ave.

By James Bleecker & Son.

Foreclosure sale, Royal S Crane, referee, 1 lot, 25x100, n s East 75th-st, 173 ft e of Avenue A; 1 lot, 25x100, s s East 76th-st, 198 ft e of Avenue A.

By A. H. Muller & Son.

Foreclosure sale, John A Weeks, referee, 5 lots, 20x90 each, and 5-story buildings, Nos 2,153 to 2,161 8th-ave, n w cor of 116th-st; 4 lots, 20x80 each, and similar buildings, Nos 2,112 to 2,118 8th-ave, e s, 20.11 ft n of 114th-st; 3 lots, 20x100.11 each, and similar buildings, Nos 303 to 307 West 116th-st, n s, 90 ft w of 8th-ave.

By James L. Wells.

Foreclosure sale, Monmouth G Hart, referee, 4 lots, 25x100.6, n s Benson-ave, 300 ft w of Courtland-ave; public auction sale, 16 acres of land and house on New-Rochelle and White Plains roads, Bronxville, N Y.

By William Kennelly & Brother.

Foreclosure sale, George B. Newall, referee, 1 plot of land, 45.8x75x46.2x irreg, and 5-story buildings, Nos 134 and 136 Canal-st, s s, 75 ft e of Bowery; similar sale, Wm N Armstrong, referee, 1 lot, 16.4x102.2, and 3-story dwelling, n s West 83d-st, 149.8 ft w of 9th-ave.

By Smyth & Ryan.

Public auction sale, 1 lot, 23x57.11, and 3-story building, No 817 Bleecker-st, n e cor of Grove-st; 1 lot, 19x58, and building, 319 Bleecker-st, adjoining above; 1 lot, 29x82x—x87.10, and building, No 321 Bleecker-st, adjoining above; 1 plot of land, 58.2x47, and 2-story and 3-story buildings, Nos 49 and 53 Grove-st, n s, e of Bleecker-st; 1 lot, 15x98.9, and 4-story dwelling, No 238 West 25th-st, s s, w of 7th-ave; 1 lot, 18.9x100.11, and 3-story dwelling, No 237 East 120th-st, n s, w of 2d-ave; 2 lots, 25x50.5 each, and 3-story building, Nos 100 and 102 East 113th-st, s e cor of 4th-ave.

By Richard V. Harnett & Co.

Foreclosure sale, J E Carpenter, referee, 1 lot, 27.11x80x irreg x92, and 3-story house, No 247 West 16th-st, n s, e of 8th-ave; public auction sale, 1 lot, 25x100.5, and 4-story building, No 605 West 45th-st, n s, 100 ft w of 11th-ave; 2 lots, each 25x102.2, n s East 75th-st, 38 ft e of Avenue A.

BROOKLYN PROPERTY.

1 plot of land, with 3-story dwelling, on Clinton, De Kalb and Waverley aves.

WEDNESDAY, MAY 8.

By L. J. & I. Phillips.

Foreclosure sale, Jacob Fromme, referee; 1 lot 25x100.11, and 2-story dwelling, No. 158 East 105th-st, s s, 275 fe w of 3d-ave.

By D. P. Ingraham & Co.

Foreclosure sale, Howard J. Forker, referee; 1 lot 25x98.9, and 2-story dwelling and 2-story stable, No 547 West 37th-st, n s, 200 ft e of 11th-ave.

By A. H. Muller & Son.

Trustees' sale, 1 lot, 19.5x irreg x16.3x62.7, and 5-story building, No 184 Water-st, w s, 54.10 ft n of Burling Slip; plot of land, 99.2x29.6, Nos 39 to 47 Madison-st, n e cor of James-st; plot of land, 41x95.2, and 4 4-story buildings, Nos 2,000 and 2,002 3d-ave, corner of 110th-st.

By Richard V. Harnett & Co.

Partition sale, Jas M Varnum, referee; 1 lot 28.5x100x39x2x100.3, e s West End-ave, 100.8 ft s of 92d-st; 3 lots, 25x about 140 each, s s West 92d-st, 100 ft e of West End-ave; foreclosure sale, Wm A Bartow, referee, 1 lot 18x102.2, and 4-story building, No 56 East 76th-st, s s, w of Park-ave; 1 lot 15x102.2, and similar house, No 64 East 3-story dwelling, No 171 Thompson-st, w s, 100 ft n of Houston-st; trustees' sale, 1 lot 15.7x53, and 3-story building, No 19 Avenue D, s w cor of 3d-st; 1 lot 17x100, and 3-story dwelling, No 325 East 62d-st, n s, 252 ft e of 2d-ave.

By William Kennelly & Brother.

Foreclosure sale, Frank J Dupignac, referee; 2 lots, 16.8x100 each, and 2-story dwellings, Nos 723 and 725 137th-st, n s, 604.2 ft e of Willis-ave; partition sale, Jacob A Cantor, referee; plot of land 100x100, on Academy-st, s w cor of Vermilyea-ave; plot of land 150x150, s s Vermilyea-ave, 100 ft w of Academy-st; plot of land 100x100, on Isham-st, s w cor of Vermilyea-ave; plot of land, 150x150, s s Vermilyea-ave, 100 ft w of Isham-st; plot of land 100x100, on Emerson-st, n e cor of Vermilyea-ave; plot of land 175x125, n s Vermilyea-ave, 100 ft e of Emerson-st; plot of land, 199.10x200x99.11x100, e s 10th-ave, block front between 209th and 210th-st.

THURSDAY, MAY 9.

By A. H. Muller & Son.

Executors' sale, 5 lots 25x100.8 each, s s East 96th-st, 150 ft e of 5th-ave.

By J. Thomas Stearns.

Partition sale, W P Piero, referee; 1 lot 25x65 and 3-story building, No 175 Allen-st, w s, 25.1 ft s of Stanton-st; 1 lot, 23.1x90, and 4-story building, No 185 1st-ave, e s, 46.2 ft s of 10th-st.

By James Bleecker & Son.

Foreclosure sale, Louis Cohen, referee; 2 lots, 25x99.11 each, and 2-story dwellings, s s West 142d-st, 100 ft w of 8th-ave; 2 lots, 25x99.11 each, and similar houses, s s, West 142d-st, 200 ft w of 8th-ave.

By D. P. Ingraham & Co.

Foreclosure sale, Edward L. Patterson, referee, 1 lot, 25x100.11, and 5-story building, on 106th-st, n e cor of Manhattan-ave; 1 lot, 29.7x92.5x28.3x107.11, and similar building, on 8th Nicholas-ave, n w corner of 117th-st.

By Richard V. Harnett & Co.

Foreclosure sale, August C Brown, referee, plot of land, 111x100.8, and 6 3-story dwellings, Nos 35 to 45 West 94th-st, n s, 300 ft w of 8th-ave; executor's sale, 2 lots, 18.6x75 each, and 4-story dwellings, Nos 1,106 and 1,108 Park-ave, w s, 73.5 ft n of 64th-st; public auction, 1 lot, 24.4x100, and 5-story building, No 165 Mott-st, w s, s of Broome-st; 1 lot, 25x100, and 6-story building, No 152 Forsyth-st, e s, s of Rivington-st; 2 lots, 25.6x100 each, and 5-story buildings, Nos 1,385 and 1,387 Avenue A, w s, n of 78d-st.

FRIDAY, MAY 10.

By Richard V. Harnett & Co.

Foreclosure sale, Richard M Henry, referee; plot of land, 140.2x87.7x145x154.4, and 6 5-story buildings, Nos 1,705 to 1,715 10th-ave, n w cor of 98th-st; 1 lot, 32.5x145, on West 98th-st, 104.4 ft w of 10th-ave.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

40th-st, n s, 275 ft w of 11th-ave, 119x114.2: Mark H and Julius H Elsner to Charles Well..	$20,250
130th-st, n s, 100 ft e of 8th-ave, 25x99.11: Thos J Jenkins and others to Oscar K Weinman.....	30,000
130th-st, n s, 150 ft e of 8th-ave, 25x99.11; same to same	30,000
130th-st, n s, 125 ft e of 8th-ave, 25x99.11; same to same	30,000
40th-st, n s, 275 ft w of 11th-ave, 119x114.2: Charles Weil to Mark H and Julius H Elsner..	20,250
119th-st, s s, 102 ft e of Pleasant-ave, 20x100.11: John Schwendinger to William Dempsey and ano	18,000
Bethune-st, n s, 229 ft e of Washington-st, 22x78.5x22x70.2: Eliza D Barton and others to George Van Vlec	8,000
83d-st, n s, 425 ft w of 11th-ave, 52.2x107.5; Jacob Lawson to Hugh Stevenson.....	32,850
Cordova Place, o s, 84 ft s of Courtlandt-ave, 50x100; Eliza G French to David Adamson.....	2,700
47th-st, s s, 192 ft e of 10th-ave, 27x100: John Asnip and others to Mary K Eichhorn.....	31,250
4th-ave, w cor of 121st-st, 20x100.11; Scaries Rabbitt to J Herzog.....	21,000
58th-st, s s, 370 ft e of 6th-ave, 75x100.5; Meyer L Sire to the 5th-ave Real Estate Co.....	325,000
Ave A, n e cor of 17th-st, 23x95.9; F Lignte to Peter Schnaiz	3,500
Same property; William Lighte to same.....	1
Same property; Isabella M B Lignte and others to same	3,500
11th-ave, w s, 50.5 ft s of 43d st, 25x100, Stephen Smith and wife to J L Cornell.....	13,000
South 5th-ave, Nos 89 and 91; Louis Schoolherr to A K Eno	38,000
121st-st, No 70 East; Charles J Rapp and wife to Hy Dohrmann.....	25,000
123d-st, s s, 125 ft e of 7th-ave, 20.3x99.11; William H Dongan to Charlotte Dongan.....	1
8th-ave, n w cor of 148th-st, to 149th-st x87.9x15.6x82.4x45.6x99.8x36.10; John J Sullivan, referee, to Thomas McBride.....	20,000
Attorney-st, w s, 72 ft s of Houston-st, 28x90; Samuel Greenfeld to Esther Greenfeld.....	1
51st-st, s s, 100 ft e of 9th-ave, 25x100.5; Margaretta Schaefer, individ and exectx of Sebastian Schaefer to John J Egan and D Hallery	14,500
9th-ave, e s, 80 ft n of 23d-st, 92.8x100x24.8x35x68x63; also 3d-ave, e s, 50.5 ft s of 114th-st, 50.6x80; also Nos 43 and 45 College Place; Robt J Deaycraft did wife to Edward M Anger	1 4c
Bexter-st, No 8; William B Tibbits and wife and others to Wolf and Louis Silverstone.....	23,000
Same property; Edgar T Belden to same, 1-16 part	1,278
9th-ave, e s, 80 ft n of 23d-st, 92.8x100x24.8x35x63x63; also 3d-ave, e s, 50.5 ft s of 114th-st, 50.6x80; also Nos 43 and 45 College Place; Edward M Anger and wife to Anna E Deaycraft	1 4c
119th-st, n s, 154 ft w of 2d-ave, 18.4x100.11; M Gross, guardian, to H Bernhardt (1 2 part)	6,500
Same property (1-2 part) Moritz Gross to same..	5,618
53d-st, s s, 200 ft e of 10th-ave, 25x100.5; Mary E and G Van Brunt to Elizabeth Riecke	15,400
122d-st, No. 189 West; Robert A Hevenor and wife to Martha Jauncey.....	20,000
Same property; Martha and Joseph Jauncey to Sarah E Duryea.....	20,000
119th-st, n s, 154 ft w of 2d-ave, 18.4x100.11; Darius B. Crosby to M Gross 1-2 part.....	530
22d-st, No 165 West; Ida Jackson to M Holland	14,750
47th-st, No. 450 West; Mary E Eichhorn to William Buhler.....	31,250
10th-st, n s, 225 ft w of 5th-ave, 33.4x92; Robert R Booth and wife to Laura B Field and Julia L Tallmadge.....	1 4c
83d-st, No 13 West, 16x102.2; Eleanor P Gere to Stephen A Mazzetti.....	17,500
Washington-ave, e o s, Lot 113, Map T Bassford, 25x112.8x26x115; S A Hardin to M E Lynch	1
Same property; Mary E Lynch to Sarah A Hardin	1
73d-st, n s, 100 ft e of West End-ave, 19x102.2; William Muller to James Baird.....	32,500
40th-st, n s, 279.2 ft w of 6th-ave, 20.10x100.5; Ella Hastings to Fanny E Hilton.....	23,000
136th-st, n s, 225 ft e of 8th-ave, —x99.11x50x99.11; Sarah Lynch to Wm McAlpine Wiswall	4,100
24-st, s s, 300 ft e of 2d-ave, 25x57.9x25.2x54.6; Carl Franck and wife to Claus F Meinen.....	15,000
30th-st, e s, 150 ft w of 9th-ave, 25x99.9; Wm Bollacker and wife to Robt and Robt, jr, Auld	10,000
8th-ave, s e cor of 96th-st, 25.8x100; George F Langbein, referee, to Max Dreziger.....	32,500
9th-ave, n e cor of 97th-st, 25.8x100; same to same	32,000
9th-ave, e s, 25.8 ft n of 97th-st, 25.8x100; same to same.....	21,000
9th-ave, e s, 50.6 ft n of 97th-st, 25.8x100; same to same.....	21,400
9th-ave, e s, 75.11 ft n of 97th-st, 25.8x100; same to same.....	21,200
9th-ave, e s, 101.2 ft n of 97th st, 25.8x100; same to same.....	21,000

RECORDED MORTGAGES.

Auld, Robert, to William Bollacker, s s 30th-st, w of 9th-ave, 6 months, $8,000.

Bauer, Martin, to Max Hirsch, n e s 21st-st, n w of 1st-ave, 2 years, $1,000.

Blumenstock, Bernard, to West Side Bank, No. 406 West 34th-st.

Charum, Emilio, to Produce Exchange Building and Loan Association of New-York, s s 156th-st, w of Union-ave, 1 year, $3,000.

Durrea, Sarah S, to Robert A. Hevenor, n s 122d-st, w of Lenox-ave., instalments, $4,000.

Egan, John J, and ano to Alexander Walker, s s 53d-st, e of 9th-ave, 6 months, $12,000.

Fisher, Elizabeth F, and ano to M S Hageman, No. 60 Nassau-st, 1 year, $3,000.

Field, Laura B, and ano to Robert R Booth, n s 16th-st, w of 5th-ave, 3 years, $23,000.

Same to Seamen's Bank for Savings of New-York, same property, 3 years, $23,000.

Gray, William H, and wife to Dime Savings Bank of Brooklyn, w s 7th-ave, n of 52d-st, 1 year, $40,000.

Holland, Mary, to Ida Jackson, No. 165 West 22d-st, 5 years, $10,000.

McBride, Thomas, to Edgar Whitlock, n s 148th-st, w of 8th-ave, 1 year, $17,500.

Silverstone, Louis, and ano to Stephen Merrihew and ano, trustees, No. 8 Baxter-st, 1 year, $16,000.

Wiswall, William, to Sarah Lynch, n s 136th-st, e of 8th-ave, 3 years, $2,460.

Wenlman, Oscar K, to Thomas J Jenkins and ano, n s 130th-st, e of 8th-ave, 1 year, 3 mortgages, $3,500.

Weil, Charles, to Jenny Blum, executrix, No. 621 West 46th-st, 3 years, $10,000.

Parsons, Samuel, to Ida Goudheim, s s 21st-st, e of 3d-ave, 5 years, $8,000.

Schreiner, George, to Robert C Watson, and others, executors, Nos. 1,594, 1,596 and 1,598 Avenue A, 3 years, 3 mortgages, $60,000.

Strusberg, Hermann and wife and ano, to New-York Produce Exchange Gratuity Fund, n s 141st-st, e of Willis-ave, 1 year, 6 mortgages, $25,000.

Real Estate.

TITLE GUARANTEE AND TRUST Co.

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

CAPITAL (paid up, in cash).....$1,000,000

Surplus Mar. 31, 1889..... 113,398

Has always on hand, for sale, desirable New-York City and Brooklyn mortgages.

Has special opportunities for securing the best mortgage investments in the market.

Lenders, finding in its list mortgages that suit them, can take them on 48 hours' notice, and get their money at interest without the customary 30 days' delay.

COUNSEL:

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

Auction Sales of Real Estate.

A.—PHILIP A. SMYTH, Auctioneer.
SMYTH & RYAN WILL SELL AT AUCTION WEDNESDAY, MAY 29, AT 1 O'CLOCK P. M., on the premises at Throgg's Neck, Westchester Co., N. Y., PARTITION SALE, BY ORDER SUPREME COURT, under direction of H. C. HENDERSON, Referee, to be sold in two parcels,
77 1-3 ACRES OF LAND,
AT THROGG'S NECK, WESTCHESTER CO., N. Y., with about 1-2 mile of water front on EAST RIVER OR LONG ISLAND SOUND, KNOWN AS THE FRANCIS A. MORRIS PLACE. Contains mansion and outbuildings, orchard and fruit trees. Land lays beautifully on high bluff; sandy beach; anchorage for yachts; extensive views; surrounded by other elegant country seats; close and accessible to New-York; immense future value.
Maps, &c., at Auctioneers' office, 70 Liberty-st.

City Property For Sale.

FOR SALE.—At a very low price, the extra well built and desirable 4-story stone dwelling, 224 West 45th-st, near Broadway; 26 feet long, 70 feet deep, tastefully decorated and in perfect order; immediate possession and terms to suit purchaser. Apply to GEO. R. READ, (2031) 9 Pine-st.

City Property To Let.

A LARGE number of first lofts, some very desirable, to let. RULAND & WHITING, 5 Beekman-st.

76TH-ST., NO. 178 WEST, between 9th and 10th aves.—Elegantly decorated, 4-story and billiard-room, basement, finely polished cherry and figured oak cabinet-trimmed house; all improvements. Apply on premises.

Brooklyn Property For Sale.

AT $30,000, 3 4-story stone-front buildings on good business street, near L station, Brooklyn, renting for $3,000. RULAND & WHITING, 5 Beekman-st.

Good soil to plant money in. Bensonhurst-by-the-Sea on N. Y. Bay, south of Bay Ridge. Building plots for sale. Map sent.
G. B. F. RANDOLPH, 41 Wall-st., N. Y.

Real Estate To Exchange.

MINNESOTA LANDS WANTED (near Minneapolis) in exchange for first-class residence properties. JOHN O. HOYT, JR., 111 Broadway, N. Y.

Country Property For Sale and To Let

GENTLEMAN'S
Stock Farm For Sale

in Hubbardston, Worcester County, Mass., consisting of 703 acres, suitably divided into pasture, mowing, woodland, timber, vegetables and lake. The buildings are all in perfect condition, and consist of stable, 50x106, two-stories and basement, French roof, driveways to all three stories; cattle barn, 150x36, high basement, bricked up and well lighted; three other barns, one 80x30 and two, 50x25 each; house, 26 rooms in all, running water, bathroom, billiard-room, hardwood floors and finish in front part, creamery supplied with spring water; silo, 20x20; cottage, henhouse, tools, carts, &c., and about 30 head of cattle, if desired; situated on high ground; fine views; bracing air; good drainage; three-quarters of a mile from railroad station and 17 miles from Worcester.

This is a splendid opportunity to secure a perfect stock farm at a very great sacrifice upon its cost. Apply to R. H. DANA, Attorney, 30 Court-st., Boston, Mass.

RANCH FOR SALE
IN KANSAS.
2,880 ACRES.

Great bargain, to close an estate; 17 miles from Topeka, the capital; near two railroads; all fenced; good house, 13 rooms; 2 large barns, 200 ft. shedding, fine corrals, windmill and reservoir; good wells; large orchard; 1,100 acres under cultivation, 250 acres timothy and orchard grass; raised last year 30,000 bush. corn, 2,000 tons hay; also millet and grass seed; ranch in good repair. For particulars address F. M. ARCHER, Hotel Metropole, New-York.

For Sale, or will be Rented Unfurnished, with Option of Purchase,

a handsome country residence on Orange Mountain with 5 acres of grounds. Highest location; within one hour of New-York; perfectly healthy. Every modern convenience in house. Large barn and outbuildings, conservatory, flower and vegetable gardens, fruit and shade trees. Address WM. V. CAROLIN, Owner, 10 Wall-st., Room 168.

FOR SALE.—On Harrison-st., near Brick Church Station, Orange, N. J., spacious substantially built brick residence; hardwood and plate-glass interior finish, new modern design; ample stables and carriage house; all replete with every city convenience; city water and sewerage; handsome grounds; 3-4-acre lawns. Apply to EDWARD P. HAMILTON & CO., 96 Broadway, N. Y., offices 32, 33.

SARSDALE, WESTCHESTER CO.—Handsome residence, with all improvements, and 60 acres of land, for sale at a bargain to close an estate. Fine views of the Sound. Stable, cottages, &c. T. S. CLARKSON & CO., 55 Liberty-st.

VICINITY OF ORANGE, N. J., real estate for sale and rent; every variety and near all stations. EDW. P. HAMILTON & CO., 96 Broadway, N. Y., also office at Orange, opposite main station.

To Let, Furnished.

Country.

FISHKILL-ON-HUDSON.—To let for summer, fully furnished, with use of cows, horse, vehicles, &c., a large house, with all conveniences; stable and barn; ice-house, filled; gardener on premises; garden planted; 15 minutes from railroad station; large lawn and grounds running to Hudson River; abundance of fruit. Apply to RICHARDS & SAUSE, (150) 53 Liberty-st., cor. Nassau.

Apartment Houses.

A.—$25 TO $28.—Six rooms and bath; private halls and bathrooms heated; decorated; all light; Nos. 137 to 145 West 104th-st. WALTER LAWRENCE, northwest corner 9th-ave. and 104th-st.

Hotels.

HOTEL BRISTOL.
FIFTH-AVE. AND 42D-ST.
SITUATION, FURNISHING AND CUISINE UNSURPASSED.
S. E. BATES, Manager.

THE LANGHAM,
6TH-AVE. AND 62D-ST.
CHOICE SUITE FOR BALANCE OF SEASON; UNEXCELLED CUISINE AND SERVICE.
E. C. SHANNON, Manager.

NEW-ENGLAND HOTEL, corner, 30 Bowery; 200 large, light rooms; lodging, 40c., 50c., 75c.; weekly, $2.50, $3.50.

Real Estate.

GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE Co.
CAPITAL, $500,000.
34 Nassau St., N. Y. 201 Montague St., Brooklyn.
Insures Titles to Real Estate.
No Charges Made for Disbursements.
Money to loan on Bond and Mortgage.

Spring Resorts.

LAKEWOOD, NEW-JERSEY.
LAUREL HOUSE.
will remain open until June 1st. Trains by Central R. R. of N. J., foot of Liberty-st., 4 times daily.
PLUMER, PORTER & BARKER, Managers.

Summer Resorts.

ARVERNE-BY-THE-SEA,
LONG ISLAND.
Completely furnished cottages to rent; gas, baths, &c.; service and meals if desired from the ARVERNE HOTEL. OPENS JUNE 10TH.
Thirty minutes by rail, directly on the Ocean, adjoining Wave Crest; new boulevard to Lawrence, Cedarhurst, &c. Stabling. Magnificent bathing beach. For cottages, or rooms in hotel, Apply H. J. PEARSON (9 to 1 p. m.), 265 Broadway, N. Y. R. H. STEARNS, Prop'r, Arverne, L. I.

AVON INN,
KEY EAST BEACH, N. J.
Application for board at this favorite seaside resort can now be made to SANDEMAN & SMITH, 1,810 Chestnut-st., Philadelphia.

FENWICK HALL,
SAYBROOK POINT, CONN.
THIS DESIRABLE FAMILY HOTEL IS MOST DELIGHTFULLY SITUATED ON THE SOUND, AND WILL OPEN FOR RECEPTION OF GUESTS ON TUESDAY, JUNE 25TH, UNDER THE DIRECT MANAGEMENT OF THE PROPRIETORS OF THE HOFFMAN HOUSE.
FENWICK HALL HAS ALL THE MODERN IMPROVEMENTS, INCLUDING HOT AND COLD SALT WATER BATHS. TERMS $3 PER DAY. SPECIAL RATES FOR THE SEASON. FOR CIRCULAR, ETC., ADDRESS FENWICK HALL, SAYBROOK POINT, CT., OR E. V. FOOTE, HOFFMAN HOUSE, N. Y.

LONG BEACH, L. I.
FURNISHED COTTAGES, WATER, GAS, &c., $750 TO $1,000 EACH FOR SEASON. COTTAGES AT POINT LOOKOUT, $500.
LONG BEACH HOTEL AND POINT LOOKOUT HOTEL.
Address JOHN T. DEVINE, GRAND HOTEL, Broadway and 31st-st.
Train leaves East 34th-st. Thursdays, 10:50 a. m., for parties desiring to look at rooms and cottages.

LAUREL HOUSE,
PATCHOGUE, LONG ISLAND.
UNDER NEW MANAGEMENT.
This well-known summer resort will open June 1. House thoroughly renovated; electric lights, electric bells; all modern improvements have been introduced. Address or call at Hotel Bartholdi, Broadway and 23d-st., on W. F. EARLE, Manager.

MANHANSET HOUSE
and cottages, Shelter Island, L. I., N. Y. The New-York office is open daily, 2 to 5 p. m., where applications for rooms and cottages will be received. Send for pamphlet. HENRY S. MOWER, formerly of Gilsey House, Manager.

OBWEBETUCK INN,
South Windham, Conn. This new hotel, built on the Obwebetuck Mountain, commands a magnificent view of the Shetucket Valley and mountains of Western Massachusetts. Excellent brook trout and black bass fishing. Hotel strictly first-class. Only 2 1-2 hours from Boston and 3 hours from New-York. Express trains from all points. Apply to A. J. FORBES, Manager, South Windham, Conn.

POLAND SPRING.
Open fires and steam heat, first-class accommodations. In connection with the "Far Famed"
POLAND WATER,
the medicinal qualities of which have no equal in the United States or Europe, make it for those in search of health and quiet rest, unequalled for both summer and winter. The sales in 1888 of this world-renowned "Water" were double that of all the Springs at Saratoga combined. New-York Depot, 164 Nassau St., Tribune Building. Send for circulars. HIRAM RICKER & SONS. LOOK OUT FOR IMITATIONS.

PROSPECT HOUSE,
NYACK-ON-THE-HUDSON.
OPENS MAY 25. House and location unsurpassed; 23 miles from New-York; rooms can now be engaged. T. J. PORTER.

THE MANSION,
ATLANTIC CITY, N. J.
OPEN ALL THE YEAR.
CHARLES McGLADE.

ATLANTIC HOUSE,
OCEAN GROVE, N. J.
OPEN ALL THE YEAR.
CHARLES J. HUNT.

BLOCK ISLAND, R. I., HOTEL MANISSES.—Fifteen miles at sea; delightful climate; superb bathing; fine bass and blue fishing; daily boats; perfect drainage; cable, gas, electric bell; fine music hall; promenade 500 feet; prices reasonable. Send for illustrated hand-book. O. S. MARDEN (late of Ocean View Hotel), Prop. C. E. and E. A. BROWN, Managers.

BEDFORD MINERAL SPRINGS,
BEDFORD, PENNA.
Leading mountain resort. Water unequalled. Hotel newly furnished. Opens June 8. Write for circular. L. B. DOTY, Manager.

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. Opens May 1, 1889. Has unsurpassed advantages for health and pleasure. The scenery is superb and beautiful walks and drives add greatly to the pleasure of guests. The house has been enlarged, thoroughly renovated and a new Hydraulic Elevator has been added. There are numerous attractions, such as boating, fishing, gunning, etc. For circulars, terms, &c., address CHAS. WENRICK, Manager.

HOTEL BRESLIN, Lake Hopatcong, N. J.—1,200 feet above tidewater; no mosquitoes; no malaria; fine bass fishing; rapid and convenient train service; fifty miles from New-York on main line of D., L. & W. R. R. Will open for season of 1889 SATURDAY, June 15. For information address GEO. M. BROCKWAY, Manager, Gilsey House, New-York.

HOTEL TRAYMORE,
ATLANTIC CITY, N. J.
THIS POPULAR HOTEL, GREATLY REMODELLED AND ENLARGED, IS NOW OPEN.
W. W. GREEN & CO.

LONG BRANCH, Oliver Cottage, Ocean-ave., West End—Elegant rooms, with board; strictly first-class. Particulars at 1 East 55th-st.

THE NANEPASHEMET,
MARBLEHEAD NECK.
Finest ocean scenery on the Massachusetts coast. For description address AMMI BROWN.

WILBURTON-BY-THE-SEA.
Spring Lake Beach, N. J. Reopens June 1; directly on the beach. R. K. LETCHWORTH.

Dividend Notices.

THE AMERICAN EXCHANGE NATIONAL BANK, 128 BROADWAY, New-York, April 23, 1889.
AT A MEETING of the Board of Directors, held this day, a dividend of Three and one half (3 1-2) per cent on the capital stock was declared payable May 1, prox.
Transfer books will close today and reopen May 6th, prox. EDWARD BURNS, Cashier.

OFFICE OF WHITEBREAST FUEL COMPANY, 16 BROADWAY, NEW-YORK, April 24, 1889.
THE BOARD OF DIRECTORS of this company have this day declared the usual quarterly dividend of ONE AND THREE-QUARTERS (1 3-4) PER CENT out of the earnings of the quarter ending March 31, 1889, payable at the office on and after May 16, 1889, to stockholders of record on that date. The transfer books will be closed from May 6 to May 16, both inclusive.
C. H. PARMELEE, Treasurer.

PENNSYLVANIA RAILROAD COMPANY, TREASURER'S DEPARTMENT, PHILADELPHIA, May 1st, 1889.
THE BOARD OF DIRECTORS have this day declared a Semi-Annual Dividend of TWO AND ONE-HALF PER CENT. upon the Capital Stock of the Company clear of all taxes, payable on and after May 29th next, to shareholders as registered on the books of the Company at 3 p. m., April 26th, 1889.
On May 29th dividends will be paid to women only.
ROBERT W. SMITH, Treasurer.

Excursions.

STARIN'S EXCURSIONS
Books Now Open | 9 A.M. to 5 P.M. Daily. 10 A.M. to 1 P.M. Sunday. | Season of 1889.
Apply for Illustrated Book, descriptive of the largest and most complete
FLEET OF EXCURSION BOATS AFLOAT
Also new and desirable
GROVES AND PLEASURE GROUNDS.
Pier 18, N. R., foot Cortlandt St.

CHEAP EXCURSIONS TO CALIFORNIA, KANSAS, COLORADO, NEVADA, UTAH AND OREGON leave New-York May 7 and 21, and June 4 and 18. A. PHILLIPS & CO., 317 Broadway.

Musical Instruments.

A NUMBER of slightly used grand, upright and square pianos of our make, which were specially selected and used by the artists of the Metropolitan Opera House company during the past opera season, will be sold at a liberal reduction from our regular prices. WM. KNABE & CO. have removed to METHODIST BOOK CONCERN BUILDING, 57TH-AVE. and 20TH-ST. Temporary warerooms in rear. Entrance on 20th-st.

THE BOOK OF OPEN-AIR SPORTS, octavo, 500 pages. Illustrated. The standard authority on American open-air amusements. Rules for sailing, swimming, ball playing, shooting, horseback riding, &c., in full. $1 per copy. Published by The Tribune, New-York. Entertaining and universally complimented by the press.

Financial.

DULUTH, SOUTH SHORE AND ATLANTIC RAILWAY.

FIRST MORTGAGE GOLD BONDS.

INTEREST FIVE PER CENT., PAYABLE JANUARY AND JULY, PRINCIPAL DUE 1937.

The entire issue of these bonds is limited to FOUR MILLIONS OF DOLLARS, and they are secured by a first mortgage upon 390 miles of completed and equipped road. This is only at the rate of about Ten Thousand Dollars per mile of road, which has cost three times that amount in money, or over Thirty Thousand Dollars per mile to build and equip. These bonds are a first lien upon Fifteen Hundred Thousand Dollars worth of rolling stock. They are also a first lien upon the valuable terminal properties and improvements belonging to the company in Sault Ste. Marie, St. Ignace and Superior, worth over $1,300,000. Since the majority of the capital stock of the company has been purchased in the interest of the Canadian Pacific Railroad, $4,000,000 of consolidated bonds have been issued and upward of $3,500,000 have been expended upon the property, all of which goes to strengthen the security of the first mortgage bonds above mentioned.

The road runs from Duluth along the south shore of Lake Superior to Sault Ste. Marie, where connection is made with the Canadian Pacific Railroad, and to St. Ignace, connecting with the Michigan Central and Pennsylvania Railroads.

The road earned last year, before construction was entirely finished, nearly the whole of the interest on these First Mortgage Bonds, and the first quarter of the present year shows a large increase of earnings over the same period last year. This road forms the connecting link between the Northern Pacific Railroad, the St. Paul, Minneapolis and Manitoba Railroad and the Chicago, St. Paul, Minneapolis and Omaha Railroad on the one side, and the Canadian Pacific Railroad, Michigan Central Railroad and the Pennsylvania Railroad on the other.

The Company hauls over 1,000,000 tons of iron ore during the season, and owns extensive docks and the most modern machinery for handling ores and coal.

We offer a limited number of these First Mortgage Bonds at 95 and accrued interest, retaining the right at any time to advance the price of the Bonds without further notice.

Walston H. Brown & Bros.,
20 NASSAU-ST., NEW-YORK.

$220,000,000.00
Lost to investors in the shrinkage of the stocks of fifty-one railroad companies in the last few months.
$19,000,000 HAS BEEN INVESTED BY THE
Jarvis-Conklin Mortgage Trust Co.,
for itself and patrons without loss or shrinkage.
It is the only Mortgage Trust Company audited and authorized by the Superintendent of the Banking Department of New-York.
It offers its 6 PER CENT. SEMI-ANNUAL DEBENTURE BONDS at par and accrued interest.
It is a legal depository for Trust Funds.
It allows 5 per cent interest on time deposits.
239 BROADWAY, NEW-YORK.

MANHATTAN TRUST COMPANY,
NO. 10 WALL-ST., NEW-YORK.
CAPITAL.....$1,000,000
DIRECTORS:
Francis Ormond French, New-York.
R. J. Cross, N. Y. H. W. Cannon, N. Y.
H. L. Higginson, Boston. John R. Ford, N. Y.
August Belmont, jr., N. Y. T. J. Coolidge, jr., Boston.
F. D. Randolph, N. Y. James O. Sheldon, N. Y.
C. F. Livermore, N. Y. A. S. Rosenbaum, N. Y.
C. C. Baldwin, N. Y. Samuel R. Shipley, Phila.
Chas. F. Tag, N. Y. R. T. Wilson, N. Y.
Henry Field, Chicago. John I. Waterbury, N. Y.
F. O. French, President. J. I. Waterbury, Vice-Pres.
C. W. Haskins, Secretary. A. T. French, Treasurer.