NEW PUBLICATIONS.

THE LYRICS OF HORACE.

THE ODES AND EPODES OF HORACE. Translated into English verse with an Introduction and Notes and Latin text. By John Hague, Ph. D. Pp. xii, 188. G. P. Putnam's Sons.

Imagine a modern nation in the midst of civil war, the people and the popular leader on one side and a privileged class on the other, with a decisive contest impending, the chances of which seemed to be wholly in favor of victory for the popular leader—call him demagogue, tyrant, emperor or what you will. Suppose, then, that in anticipation of defeat a member of the aristocratic party should write and publish a poem. In that poem, we will say, he plainly hints the fears of the result which he shares with his party, and proceeds to tell his comrades that there is no longer any hope for choice spirits such as they are in their native land, advises them to emigrate and roundly declares that he has heard of a new country which will just suit them. This land is one where everything grows of itself without the labor of cultivation, where life is a ceaseless round of pleasure, where the climate every day in the year is just what is most agreeable, where there are no ravening beasts, no poisonous creatures, no wicked trade, no venturesome navigators; nor any human beings save those who are perfect in virtue—as, of course, the poet and his party must be, if the story is not to be spoiled at the outset. Would it be possible for any sane man on reading a poem setting forth such ideas and such promises to take the author seriously? There might be a melancholy feeling of sympathy for a cause plainly so hopeless, but it would be felt that there was more irony than earnestness in the verses. But suppose the poet made it worse. Suppose he said to his friends in sad but tuneful numbers: "If you think that any of us are in danger of getting homesick, we will insure ourselves against desertion by solemnly swearing that we never will go back to our fatherland unless rivers run uphill, unless the mountains walk down to the sea, unless tigers make friends with deers, hawks with pigeons, lions with sheep, or finally, most incredible of all, unless goats voluntarily take a bath."

This is substantially the Sixteenth Epode of Horace, which translators, including Mr. Hague, and commentators generally have persistently taken to be a serious production. Youthful as the poet was at the time the piece was written, and anxious as he may have been for the success of the party whose cause he had espoused, it is difficult to see how he could have expected to enliven the drooping spirits of his comrades, before defeat or after, with an address, which, considered gravely, was a farrago of impossibilities. Horace did not expect the aristocratic party to desert Rome for any other place on earth. He preferred poverty and suffering there himself to life anywhere else. When it is remembered how infatuated Romans were with the notion that they were destined to rule the world and that their rule would mark the return of the golden age, it is possible to see how the momentary bitterness of defeat, whether past or anticipated, led the poet to an ironical outburst. It was just as if he had said to his countrymen in plain words: "You talk of ruling the world and you cannot keep peace with each other. You talk of a golden future. You might as well look for the Islands of the Blest. But I am ready for any adventure. I will be your pilot and we will take a mutual oath as foolish as all the rest of our conduct has been. It is high time we were looking about for those arva beata, those divites ingulas, which we prate so much about." What islands he was thinking of, he made plain enough long afterward in the verses:

Ereptum Stygis fluctibus Aeacum
Virtus et favor et lingua potentium
Vatum divitibus consecrat insulis.

When these later lines were written he was about to seek those Happy Islands in downright earnest, for he died within a year.

The traditional view taken of the Sixteenth Epode is a part of the same mediaevalism which insisted on making Virgil a prophet of Christianity. Doubtless Horace would have been used in the same way, had he been much read in the Middle Ages. The conventional interpretation is well set forth in Mr. Hague's translation. The beauty of his volume is to be found particularly in its arrangement. The life and works of the poet are discussed with care in a general introduction of twenty-eight pages. Each book of odes has a prefatory note, and over each ode is such an account of its origin, of the time when it was written and the occasion which produced it, as could be given, with a brief hint of the way it has been treated by various English translators. The broad pages give room for printing Horace's Latin and Mr. Hague's English side by side instead of alternately from leaf to leaf. The versification of the translator is smooth and flowing. The necessities of rhyme are such that it would be unfair to expect more than a paraphrase of the original sense.

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In Brooklyn, at 63 Court-st.; 505 De Kalb-ave.; 1,260 Bedford-ave., and No. 19 Broadway, up to 8 p. m., at regular office rates.

Lost and Found

LOST.—On Tuesday, April 26, about 10:30 a. m., a large pocketbook in the basement of the Equitable Building. A liberal reward will be paid for its return to LEWIS H. HYDE, 31 Nassau-st.

Steamboats.

ALBANY BOATS.
PEOPLE'S LINE.
Steamers DREW and DEAN RICHMOND LEAVE OLD PIER 41, N. R., every week day AT 6 P. M., making direct connections (Sundays excepted) to points North, East and West.

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Favorite INSIDE ROUTE. FARES REDUCED. To NEW-LONDON, $1.00; NORWICH, $1.25; WORCESTER, $2.00; BOSTON, $3.00. Corresponding reduction to all points East. Steamers leave Pier 40, North River, next above Desbrosses-st. Ferry, daily, Sundays excepted, at 5:30 P. M.

NEW STEEL STEAMER MAINE, NOW IN COMMISSION.
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Steamers leave new Pier 36, N. R., one block above Canal-st., at 5:30 p. m. daily, except Sunday.

A—ONLY $3.00 to BOSTON via FALL RIVER LINE—The most popular travel route in the world. Fares reduced to all points. Steamers PURITAN and PILGRIM, in commission. Leave Pier 28, N. R., foot of Murray-st., week days and Sundays at 5 p. m. Connection by Annex Boat from Brooklyn 4:30 p. m., Jersey City, 4 p.m.

CATSKILL, HUDSON, AND COXSACKIE Boats leave every week day from Pier 43, foot of West 11th-st., North River, at 6 p. m.

FOR KINGSTON AND INTERMEDIATE LANDINGS.—Steamers JAMES W. BALDWIN and WILLIAM F. ROMER DAILY at 4 o'clock. From Foot West 10th-st., Pier 40, N. R. SATURDAYS, 1 o'clock P. M.

NEW-HAVEN.—Steamers leave Peck Slip (Pier 25, E. R.) at 3 p. m. and 11 p. m. (Sundays excepted), arriving in time for trains North and East.

RAMSDELL LINE.—Steamers leave Pier 24, N. R., foot of Franklin-st., for Cranstons, West Point, Cold Spring, Cornwall, Fishkill Landing and Newburg week days, 5 p. m.; Sundays, 9 a. m.

TROY BOATS.
Steamers Saratoga and City of Troy leave Pier 40, N. R., foot West 10th-st., daily except Saturday, 6 p. m. Connect with trains for North and East. Sunday steamers touch at Albany.

REAL ESTATE.

BUSINESS AT THE EXCHANGE.

The Real Estate Exchange was well attended yesterday, and all the property which offered a fair opportunity for the investor sold well.

William Kennelly offered No. 35 West Fifty-fifth-st., a four-story stone front dwelling, standing on a lot 15x100. The house, which is a private dwelling, is expensively finished in hard wood. The bidding started at $20,000 and ran up to $24,300. William D. Sloane was the buyer.

R. V. Harnett & Co. offered for the executor of the estate of John Schweibert, No. 235 Rivington-st., a three-story and basement brick building, on a lot 20x70. Morris Steckler was the buyer at $9,950.

The same auctioneer offered No. 449 West Twenty-third-st., held under a Moore leasehold. The property consists of a three-story and basement brick dwelling, held at a ground-rent of $375 per annum, with privilege of renewal expiring May 1, 1908. C. S. Parsons, jr., was the buyer at $7,700.

W. W. Fogg offered in partition Nos. 352 and 354 West Eighteenth-st., three-story frame dwellings and a shop, standing on a plot 50x92. J. R. Bookman was the buyer at $29,900.

Smyth & Ryan offered a leasehold interest in No. 102 Cedar-st., near Broadway. The property is a six-story brick tenement with store, standing on a lot 24x54. The ground rent is $273 per annum, taxes and water rents. The gross rental is $2,500 per annum. The lease expires in May, 1898. Charles Wolff was the buyer at $5,100.

D. P. Ingraham & Co. offered one and two story frame buildings on a plot 75x100, in West Sixty-second-st. east of Eleventh-ave. They brought $18,100 from A. C. Francolla.

Bryan L. Kennelly sold under foreclosure No. 123 East Fifty-fourth-st., west of Lexington-ave., a four-story stone front dwelling, on a lot 16.10x100. The plaintiff in the proceedings was the buyer for $13,500.

Smyth & Ryan sold the yacht Vision, a handsome centreboard boat, seventy-two feet in length, with a beam of twenty feet. It brought $1,000 from F. A. Lewis.

New-York, Tuesday, April 26.

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

1 four-story dwelling with lot, No 123 East 54th-st, s s, 196.8 ft w of Lexington-ave, lot 16.10x100.5; Chas C Worthington and others, $13,500.

2 three-story dwellings, with lots, Nos 352 and 354 West 18th-st, s s, w of 8th-ave, lots 25x92 each; J K Bookman, $29,900.

1 six-story building, with lease of lot, No 102 Cedar-st., s s, e of Trinity Place, lot 24.5x54; Chas Wolff, $5,100.

1 three-story building, with lease of lot, No 464 Greenwich-st, w s, 25 ft s of Watts-st, lot 25x60; Samuel Crooke & Co., $12,700.

1 three-story building, with lot, No 235 Rivington-st, s s, 25 ft e of Willett-st, lot 20x70; Morris Steckler, $9,950.

1 3-story dwelling, with lease of lot, No 449 West 23d-st, n s, e of 10th-ave, lot 22x117.6; C S Parsons, jr, $7,700.

1 four-story dwelling, with lot, No 55 West 55th-st, n s, 435 ft w of 5th-ave, lot 15x100.5; Wm D Sloane, $24,300.

One and two-story dwelling, with 3 lots, n s West 92d-st, 100 ft e of 11th-ave, lots 25x100.5 each; A C Francolla, $18,100.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

Broadway, Nos 836, 838 and other property, 1-3 part; William O Roosevelt to James A Roosevelt et al	$1
O'Neil-st, No 43; Mary E O'Brien et al to Peter Scanlan	8,000
Henry-st, No 110; Maurice J Bierstein and wife to Charles Saul	31,000
Montgomery-st, w s, 87 ft s of Henry-st, 25x92; Reinhard Baumann et al to Isaac J Bernstein and another	21,600
Clinton-st, e s, lot 1,027, map Hendrick Ruteers; Richard Lombard and wife to Fanny Krakower	19,000
Rose-st, No 34; David Peters to William Rhinelander and another	16,000
Ave B, No 53; J Breyfus to J Weil and ano	85,000
6th-ave, e s, 68.3 ft s of 8th-st, 22.9x80; Augusta S Hestelines et al to Elizabeth H Hutchins	1
Greenwich-st, e s, 159 ft s of West 12th-st, 21.10x55.6x21.2x56.5; James Stinnett et al to DuBois Smith	1
42d-st, n s, 96 ft w of 7th-ave, 25.5x42.11; Michael J Mulqueen, ref, to Eda Brash	30,300
47th-st, No. 438 West; Jane Warwick and another to John Huston, et al	33,000
74th-st, s s, 175 ft w of Central Park West, 25x102.2; Cornelius W Lawster and wife to Fannie S Nathan	1
42d-st, n s, 120 ft e of 10th-ave, 20x —; Patrick Farrelly to David Stevenson	12,500
48th-st, n s, 115 ft w of 6th-ave, 20x100; Anna M Cooley to Elias S Van Pelsum	29,000
95th-st, s s, 275 ft e of 9th-ave, 14x100.9; Edward Morehouse and another to James H Gillie	1
62d-st, s s, 325 ft w of 10th-ave, 50x100; John C Willcox to W T Lockwood	1
78th-st, n s, 201 ft w of 9th-ave, 16x102.2; James Earle and wife to Emma L Rawden	1
52d-st, n s, 85 ft e of Lexington-ave, 15x84.1; Eugene T Gerry and wife to John J Fowler	10,500
58th-st, s s, 60 ft w of Avenue A, 20x89; Fannie Myers to Benjamin Bloomingdale	8,000
Avenue D, s e corner 31st-st, 18.7x70.1; Louis Bauer and wife to Fannie Lebermann	18,500
Broome-st, No 68; Esther Weiner and wife to Phineas P Chew	19,800
6th-ave, e s, 68.3 ft s of 8th-st, 22.9x80; Charles Mendorff, and wife to Samuel Josephs	22,000
28th-st, Nos 225 to 239 West; John H. Judge, referee, to James P Kernochan, et al	86,000
93d-st, No 221 E; Frank Phillips to Charles S Potts	1
87th-st, 305 W; John Dunn, et al, to Jacob P. Marshall	22,200
84th-st, n s, 350 ft w of Central Park West, 16x102.2; Sarah B McLeod, and another, to John Rankin	1,500
78th-st, n s, 201 ft w of 9th-ave, 16x102.2; Olivia Simpson and another to Fannie L Lawden	19,000
105th-st, n s, 200 ft w of 2d-ave, 20x100.11; Sebastian Sander to Louise M Sander	100
100th-st, s s, 200 ft w of 2d-ave, 25x100.11; James L Kennelly, and wife, to John Cotter	1
123d-st, n s, 120 ft e of 5th-ave, 20x99.11; August Oppenheimer, and wife, to Emma M Anus	10,000

RECORDED MORTGAGES.

Brish, Eda and another, to the Greenwich Savings Bank, n s 60th-st, w 7th-ave, 1 year, $20,000.

Bernard, Frederick, to the Mutual Life Ins Co, 8th-ave, n w cor 112d-st, 1 year, $40,000.

Corwin, Felice et al, to Mary E O'Brien, s s Oak-st, No 43, 5 years, $4,000.

Emanuel, Frederic and wife, to the Endurant Industrial Savings Bank, s s 135th-st, e 8th-ave, 1 year, $16,000.

Fitzpatrick, George J, to Louis Black, e s Trinity-ave, s 163d-st, 3 years, $2,000.

Gillie, James H, to Edward Monsor, s s 95th-st, e Columbus-ave, 2 years, $5,500.

Gottlieb Salon, to Barbary Hoffman, No 353 East 34-st, $8,000.

Hamilton, Wm L and wife, to James Stokes, n s 88th-st, w of Amsterdam-ave (2 mortg.), 2 years, $44,000.

Same to Bradley Martin, Corner Co, lim, n s 86th-st, w of 10th-ave, 7 months, $4,856.

Hamilton, Wm L and wife, to Geo C Rand, n s 88th-st, w of Amsterdam-ave, 3 years, $20,000.

Same to trustees of Guaranty Fund of New-York Cotton Exchange, n s 88th-st, w of Amsterdam-ave, 3 years, $20,000.

Hicks, John and another, to Jane Warwick, s s 47th-st, e of 10th-ave, 3 years, $25,000.

Hicks, Geo S, to J Hoyt Wright et al, e s St Nicholas-ave, s of 148th-st, 5 years, $12,000.

Home of Industry, to N Y Life Ins Co, s s 63d-st, e of West End-ave, 1 year, $40,000.

Kraskower, Fanny, to Richard Lombard, e s Clinton-st, lot 1,027 map Hendrick Ruteers, 5 years, $15,000.

Same and another to J C Levi, trustee, No 222 Henry-st, renewal, $20,000.

Lewis, Edward, to James Jordan, Jumel Place, n w cor 160th-st, 7 months, $10,000.

McGuckin, Mary E and another, to the U S Life Ins Co, n s 113th-st, e of Lenox-ave, 7 months, 5 mortgages, $74,000.

Same to Johanna Hirchberg, n s 113th-st, e of Lenox-ave, 1 year, $2,700.

McKinley, Sarah and ano, to Ellen Eward, s s 17th-st, e 10th-ave, 3 years, $2,400.

McTague, Charles and wife, to Peter Doelcer, 31-ave, n e corner 111th-st, 5 years, $15,000.

Neudorff, Charles, to E E Hutchins, s e s 6th-ave, s 8th-st, 5 years, $15,000.

Oakley, Helen L, to American Church Missionary Society, s s 10th-st, w 5th-ave, 5 years, $5,000.

Quirk, Elizabeth, to the American Surety Co, n s 113th-st, e 4th-ave, bonds, $20,000.

Reilly, Ann, to Mutual Life Insurance Co, s s 16th-st, No 304 West, 10 years, $40,000.

Smith, Duloch, to James Stinnott and another, e s Greenwich-st, s of West 12th-st, 2 years, $7,000.

Spier, Francis, jr, to Margaret I Makewen, 10th-ave, n e cor 116th-st, 2 years, $5,500.

Quigley, John J, and wife to Emma A Bedell, n s Oakland Place, e of Prospect-ave, 3 years, $2,000.

The Harlem Market Company, Limited, to Wm Steinway and another, 1st-ave, 102d-st, 103d-st and Harlem River, bonds, $30,000.

The East River Mill and Lumber Company to F W Rhinelander, s s 93d-st, e of 1st-ave, 3 years, $13,000.

Wilson, William C G, and wife to the Mutual Life Insurance Company, New-York, s s 76th-st, w of Columbus-ave, 5 mortgages, 1 year, $143,000.

Warren, Millie W, to Mary Reed, s s 81st-st, w of 9th-ave, 3 years, $14,500.

Real Estate.

$1,000,000 a month
in mortgage loans made by
TITLE GUARANTEE AND TRUST CO
of 55 Liberty St., N. Y., for Savings Banks, Estates and individuals.
Borrowers will find it the best and cheapest source from which to obtain loans.

Charles S. Brown.
ENTIRE MANAGEMENT TAKES OF REAL ESTATE. MONEY LOANED ON BOND AND MORTGAGE.
59 LIBERTY STREET, N. Y.

Apartments To Let.

ST. CATHERINE
APARTMENT HOUSE,
MADISON-AVE. AND 53D-ST.
TO LET.
One elegant suite of fifteen rooms; two servants' rooms and laundry; has a direct and unobstructed exterior view of 220 feet; suite comprises entire floor; the cabinet work and decorations are not surpassed by any house in the city. Particulars at premises from J. D. BROOKS, Superintendent.

THE CROSVENOR,
5TH AVENUE AND 10TH-ST.
An apartment of five rooms, furnished or unfurnished, to sub-let; also furnished apartment for spring and summer.
C. T. JONES.

THE NORMA,
PARK-AVE. AND 82D-ST.
Two apartments; steam-heated; elegantly decorated; coal and wood free. Apply on premises.

A FEW VERY DESIRABLE APARTMENTS TO RENT IN
THE "SUNNYSIDE,"
CORNER OF 72D-ST. AND PARK-AVE.
Apply to CHRIS. HEISER, 35 Liberty-st.

Auction Sales of Real Estate.

JAMES L. WELLS, AUCTIONEER,
will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st., at noon,
MONDAY, MAY 2,
250 Choice Lots,
comprising a portion of the desirable property known as the
SCOTT ESTATE,
conveniently located near station,
WOODLAWN HEIGHTS.

These lots are on the direct line of the wonderful northward growth of the City of New-York, and have now all the benefits of

RAPID TRANSIT AND CHEAP FARES.

Only twenty-seven minutes from Grand Central Depot by the Great Four-Track Harlem R. R.; 66 trains daily. Fare seven and a half cents per ride by monthly ticket.

High ground, healthy location; convenient to Woodlawn Station, near Van Cortlandt Park. Protected against nuisances and ready for building.

NOW IS THE TIME

to buy at auction prices lots that are certain to increase in value, and no property in the suburbs of New-York offers greater advantages to the home-seeker and investor than the lots offered at this sale.

TITLE GUARANTEED FREE OF COST

to each purchaser; lots sold separately; very easy terms; 60 per cent. may remain on mortgage, or payment in instalments if desired; 5 per cent. discount for cash.

SEND FOR MAPS

to LEWIS & HOLDER, Real Estate Brokers, Tremont, or JAMES L. WELLS, Auctioneer, 59 Liberty-st.

JAMES L. WELLS, AUCTIONEER,
will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st., at noon,
MONDAY, MAY 9,
156 VALUABLE LOTS,
BEING ANOTHER FINE PORTION OF
BEDFORD PARK,
24TH WARD,
IN THE CITY OF NEW-YORK.

All well located, graded avenues and streets, city conveniences; established and rapidly growing neighborhood; no nuisances; convenient to station of the great four-track

HARLEM R. R. RAPID TRANSIT,

21 minutes from Grand Central Depot; 64 trains daily; fare 6 and 5.6 cents per ride by monthly ticket.

BEDFORD PARK is widely known as the most popular, prosperous and progressive residence section in or near New-York, and a visit to the place and an examination of the lots offered at this sale is solicited. Dozens of handsome villas and cottages are being built, and lots bought now at auction prices are certain to increase rapidly in value. For a home site the advantages offered by Bedford Park are unsurpassed.

TITLE GUARANTEED FREE OF COST
to each purchaser. Lots sold separately.

SEND FOR MAPS
to MERRILL & ROGERS, attorneys, No. 111 Broadway, or JAMES L. WELLS, auctioneer, 59 Liberty-st.

IF YOU ARE IN EARNEST
ABOUT PURCHASING A SUBURBAN LOT, WHY NOT BUY IN AN ALREADY SETTLED LOCALITY? SEND FOR MAPS AND PASSES FOR THE GREAT DOBBS FERRY-ON-THE-HUDSON SALE ON MAY 12, ONLY 6 MILES FROM NEW-YORK.
SMYTH & RYAN, AUCTIONEERS,
111 BROADWAY.

A. RICHARD V. HARNETT & CO., AUCTIONEERS, 73 Liberty street, New-York city.
EXECUTORS' SALE,
TO CLOSE THE
Estate of EDWARD COWLES RICHARDS, dec'd.
3D-AVE., NOS. 388 AND 390, SOUTHWEST CORNER OF 28TH-ST., 14 TO 16 EAST 28TH-ST., INCLUSIVE; 218 TO 222 EAST 28TH-ST., INCLUSIVE; also, 108 TO 114 EAST 24TH-ST., inclusive.
SOUTHWEST CORNER OF 25TH-ST. AND LEXINGTON-AVE., BEING 51, 53 AND 55 LEXINGTON-AVE. AND 126 TO 132 EAST 25TH-ST., inclusive.
74 WEST 55TH-ST.
216 AND 218 EAST 47TH-ST.
28 BROWNING-ST.
687 AND 689 SECOND-AVE., NEAR 37TH-ST.
Also the leasehold STUYVESANT LEASEHOLDS:
NORTHWEST CORNER OF 12TH-ST. AND 3D-AVE., BEING 88 AND 90 3D-AVE., AND 135 TO 141 EAST 12TH-ST., inclusive.
98 2D-AVE., 156 3D-AVE., BETWEEN 17TH AND 18TH-STS.
Country Seats at SHELTER OAK, with dwelling-house and outbuildings and about 17½ acres of land on the public highway between PEEKSKILL and LAKE MAHOPAC, WESTCHESTER COUNTY, N. Y.
A tract of 16½ acres on same highway, near LAKE MOREGAN, with building site with fine forest trees.
RICHARD V. HARNETT & CO.,
will sell at public auction on
WEDNESDAY, THE 4TH DAY OF MAY, 1892,
At 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st., N. Y.
BY ORDER OF
GEORGE H. MOORE, JAMES RICHARDS, and JOHN M. RICHARDS, Executors of the last Will and Testament of EDWARD COWLES RICHARDS, Deceased.
Charles P. and William W. Buckley, 171 Broadway, N. Y., Attorneys for George H. Moore, Executor.
Coudert Brothers, 68 and 70 William Street, N. Y., Attorneys for James Richards and John Morgan Richards, Executors.
Seventy per cent. of the purchase money may remain on Bond and Mortgage for three years at five per cent., with privilege of payment at any previous time on sixty days' notice.
Map at Auctioneers', 71 and 73 Liberty-st.

City Property For Sale.

ONLY ONE LEFT.
PEERLESS MANSIONS,
MANHATTAN SQUARE.
North, 81st-st., between 8th and 9th aves.; cabinet finish; 25x95; four stories, basement and cellar; classical, original and unique; "L" station at corner; unequalled for beauty and location; inspection invited; titles will be guaranteed by the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty-st. New-York. RICHARD DEEVES, owner and builder, 58 West 83d-st.

FOR SALE DESIRABLE PROPERTIES ON BEEKMAN, FULTON, JOHN, Maiden Lane, William, Gold, Pearl, Water and many other downtown streets.
RULAND & WHITING,
5 Beekman st.

A CHARMING HOME,
662-st., near 5th-ave.—20 feet wide; plumbing and excellent decoration arranged for present owner and occupant.
WILL BE SOLD CHEAP TO IMMEDIATE PURCHASER.
V. K. STEVENSON & CO. ..... 111 BROADWAY.

A.—Elegant four-story extension houses, 217 and 219 West 71st-st., between the Boulevard and West End-ave.; all the latest improvements; furnished in the most thorough manner; restricted street. Apply on premises, or to T. J. DUFFY, Owner and Builder, 131 West 31st-st.

AT $31,000.—CENTRAL LOCATION, vicinity 57th-st. and 5th-ave. Plaza, medium-sized extension dwelling. All order; hardwood floors; never been rented; possession; mirrors, gas fixtures, decorated. RIKER & SON, 661 5th-ave., near 53d-st.

A 26-FOOT MODERN DWELLING, $82,000. Madison-ave. and 57th-st., handsomely furnished, or bargain unfurnished; 4 rooms on first floor; elegantly decorated. RIKER & SON, 661 5th-ave., 53d-st.

AT $38,000.—WEST 57TH-ST.—Over 20-foot 4-story brownstone decorated residence; first-class block and house. RIKER & SON,
661 5th-ave., near 53d-st.

AN ELEGANTLY REMODELLED, DECORATED 20-foot four-story residence, in perfect order; gas fixtures and mirrors; 51st-st., 5th and 6th aves.; price $40,000. Open to offer. RIKER & SON, 661 5th-ave.

BELOW 50TH-ST.—A sunny corner Madison-ave., below 50th-st. Built by Duagin & Cr