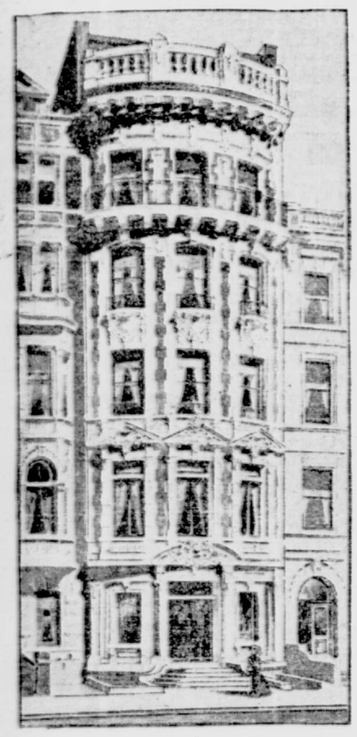
REAL ESTATE.

REVIEW OF THE WEEK—MANY IMPORTANT PARCELS DISPOSED OF.

According to the opinion of many leading real estate men in this city the present activity in the real estate market is encouraging. It has attracted the attention of a large number of persons who do not ordinarily invest in realty, and some of them have obtained large parcels. Such purchasers, they say, is a sure indication of the stability of the market, and that the demands for realty are expected to continue brisk for a long time. In the present condition existing in the real estate market there is seemingly no particular part of the city that is experiencing greater activity than any other, with the exception of the streets and avenues on or near the line of the underground railroad. But the marked rise in the valuation of certain properties along or within a short distance of the tunnel route has affected other parcels. In fact, this rise has had a general beneficial effect upon property in fair condition for occupancy as a home or for business purposes, or that could be improved at a cost which would insure a fair return on the money invested. These are some of the views of real estate men whose dealings are



NO. 987 FIFTH-AVE.

large, and who have for years carefully watched the trend of real estate affairs.

Many large transactions were reported last week, and there were numerous rumors of contemplated deals. Few of these rumors could be verified. Again the Fifth-ave. district and the Long Acre Square district attracted widespread attention. And these districts are likely to attract to a greater degree in the near future, according to all indications. As the improvements of Mr. Carnegie's home site, in Fifth-ave., between Ninetieth and Ninety-first sts., are becoming better known, the demands for property in the upper Fifth-ave. neighborhood become apparently greater. One of the principal sales in that vicinity was No. 987 Fifth-ave., an American basement house, on lot 25.6x100 feet, to W. B. Leeds, of the Steel syndicate. This sale was made by S. Osgood Pell & Co. and John N. Golding for W. W. & T. M. Hall. The purchase price was about $260,000. It was at first reported that the real purchaser was James J. Coogan, president of the Borough of Manhattan. A reported sale in the Fifth-ave. district, which has not yet been confirmed, is the plot owned by the Paran Stevens estate, at the southeast corner of Thirty-seventh-st. and Fifth-ave. If the report is correct, this is the first time since 1868 that the plot has changed hands. The asking price for the parcel is said to have been about $900,000.

Among the leading sales in the Long Acre Square district was that of the four four story brick buildings Nos. 211, 213, 215 and 217 West Forty-sixth-st. and the buildings Nos. 122 and 124 West Forty-seventh-st. to the Long Acre Square Realty Company. In the upper West Side portion one of the principal sales was the property No. 24 to 36 West One-hundred-and-twelfth-st., by Anna Reiss and other owners, to Mrs. Annie J. Dickie for $259,000. This sale was made through Jacob Chaimowitz.

Several extensive operations in the auction sales market were recorded in the last week. One of the chief sales was No. 357 Sixth-ave., a four story brick building, with two story extension, on the northwest corner of Twenty-second-st. and Sixth-ave., to the Central Realty, Bond and Trust Company for $277,000.

The property owned by the Roman Catholic Orphan Asylum, and bounded by Park and Madison aves. and Fifty-first and Fifty-second sts., was reported sold in the course of the week, but this sale has been denied.

SALES REPORTED YESTERDAY.

The board of managers of the New-York Deaconesses' Home and Training School of the Methodist Episcopal Church has decided to move into their new home, on the northeast corner of Eighty-sixth-st. and Madison-ave., in June. Their new house is now occupied by the New-York Christian Home for Intemperate Men. The purchase price was $95,000. Half of this sum has so far been subscribed and credited to the local twentieth century fund of the church.

G. Nicholas, of No. 537 Fifth-ave., has sold, in conjunction with F. H. Le Froy, of No. 41 Wall-st., for Mrs. S. V. V. Sewell, the two lots, 50x100, with old building, Nos. 61 and 63 West Forty-fourth-st., to a client of Mr. Nicholas, on private terms. The purchaser intends to erect thereon a large modern bachelor apartment house.

Ashforth & Duryee have resold for Sidney C. Moos, at an advance, the plot Nos. 149 and 151 West Forty-fourth-st., 23.4x100.4, purchased by him on March 1. The new owner will erect a seven story apartment house, instead of a ten story one, as Mr. Moos contemplated.

W. F. & C. H. Smith have sold for cash the Everett apartment house, on the southwest corner of Boston-ave. and One-hundred-and-sixty-eighth-st., size 52x95x100 feet, for George Kelly, for about $75,000.

William E. Baker sold for William Buhler, to Oscar Duryea the five story double flathouse No. 69 West One-hundredth-st., for investment, for about $39,000. This house adjoins the one reported sold by him a few days ago.

M. F. Kerby has made the following sales: For M. E. Blair, the single flathouse No. 2,004 Washington-ave.; for Alvah Miller, the brick house No. 488 East One-hundred-and-seventy-ninth-st., and for Benjamin Gerding, the house No. 2,068 Crotona-ave.

Bloodgood & Hayes have resold at an advance the three story brownstone house No. 69 West Forty-fifth-st., size 18.9x100.5, which they sold about a month ago to a client of theirs.

A seven story brick elevator apartment house, to cost $125,000, will be erected from plans by Neville & Bagge, on the southeast corner of Fifth-ave. and One-hundred-and-twenty-seventh-st., 49.11x95 feet, for Henry C. Browning.

Lorenz Welher has filed plans for a seven story brick and stone elevator apartment house, which he will erect on the south side of Ninety-fifth-st., 425 feet west of West End-ave. Architects Schneider & Herter have placed the cost of construction at $150,000.

Abby S. Marshall yesterday obtained title to Nos. 25 and 27 East Forty-fourth-st., size 35.9x85x irregular, from Douglas Robinson and others for $88,000.

The New-York Central and Hudson River Railroad Company yesterday obtained title to the property on the northeast corner of Forty-seventh-st. and Madison-ave., 75.5x100 feet, for $150,000, from James C. Fargo, as president of the American Express Company.

William A. White & Sons have sold for a committee of the Tradesmen's National Bank the Florence, a six story and basement iron front building, at the northeast corner of First-st. and Second-ave., for about $115,000.

Harry N. Kohn has sold for John C. Umberfield the five story American basement dwelling house No. 1 West Eighty-sixth-st. to Jacob H. Rossbach. It is on a plot 22x100.8 feet.

John R. Davidson has sold No. 56 West One-hundred-and-fourth-st., a five story double flathouse, 32x100 feet, for George P. Dooley for about $47,000.

P. Fleischmann & Son have sold the five story flathouse on the north side of One-hundred-and-forty-second-st., 85 feet west of Seventh-ave.

Henry Dale has sold the dwelling house on the southeast corner of Seventy-fifth-st. and Madison-ave., 28.8x84 feet.

M. Bargebuhr & Co. have sold for Benjamin Jacobs the five story flathouse No. 70 West One-hundred-and-thirteenth-st., to a Mr. Cerban, and for Joseph Koch the five story flathouse, with store, at the southwest corner of One-hundred-and-nineteenth-st. and Fifth-ave.

The Long Acre Realty Company has bought Nos. 129 and 131 West Forty-sixth-st. One of the buildings adjoins the Church of St. Mary the Virgin.

The same company has bought Nos. 210 and 212 West Forty-sixth-st.

Henry D. Winans & May have sold for B. A. Williams No. 18 East Ninety-fourth-st., a five story American basement dwelling house, on lot 19.8x110 feet.

The John M. Thompson Company is reported to have sold for Mrs. Sarah E. Stillwell the lot at No. 62 West Ninety-second-st., for about $18,000. It is said that the buyer will erect a five story American basement dwelling house.

L. J. Phillips & Co. have sold No. 146 West Seventy-first-st., a three story and basement brownstone dwelling house, and No. 8 West Seventieth-st., a five story American basement dwelling house.

Mrs. George Adams is reported to have sold No. 50 East Fifty-fourth-st., a four story and basement brownstone dwelling house.

E. S. Willard has sold for a Mrs. Huyler and the Gould estate Nos. 12 and 14 West Forty-fourth-st., two three story brick stables, on plot 50x100.5, for about $120,000. The buyers will erect a bachelor apartment house.

Folsom Brothers and H. R. Drew have sold for Mrs. Emeline Opdyke Strobell to General Stewart L. Woodford the four story private house No. 13 West Twelfth-st., on lot 25x103, for about $36,000.

Folsom Brothers have also sold for Percy Wisner to Susan B. Hutchinson the three story private house No. 50 West Eleventh-st., on lot 21.8x94.10, on private terms.

At the office of Sutro Bros. & Co., bankers, in the Exchange Court Building, the report that Messrs. Lionel and Richard Sutro had purchased a large tract of land at Greenwich, Conn., was confirmed. They propose erecting commodious summer homes on the land which overlooks the Sound. The price paid for the property is not disclosed.

WAYSIDE DAY NURSERY HOSPITAL.

A four story brick hospital and nursery building, 22.2x73, will be erected at No. 216 East Twentieth-st., for the Wayside Day Nursery. The building will cost $32,000, and was designed by William Strom, architect.

NEW Y. M. C. A. CLUBHOUSE.

Plans have been filed by James E. Ware & Son, architects, for the Young Men's Christian Association, which will erect a branch clubhouse of four stories on the plot, 51.1x100.8, Nos. 153 and 155 East Eighty-sixth-st., at an estimated cost of $75,000.

ANNEX TO GRAND UNION HOTEL.

Simeon Ford, president of the Hotel Men's Association, and S. F. Shaw, proprietors of the Grand Union Hotel, Park-ave. and Forty-first to Forty-second-st., have filed plans through James B. Baker, architect, for an eight story annex to the Grand Union Hotel, to cost $235,000.

The new building will be of brick and limestone, and will occupy the plot on the south side of Forty-second-st., 53x197.6, to Forty-first-st., adjoining the hotel. The site was formerly occupied as car stables by the Forty-second Street, Manhattanville and St. Nicholas Avenue Railroad Company. With the new annex the Grand Union will cover a plot 197.6x183.

REAL ESTATE TRANSFERS.

Wooster-st, No 23, w s, 22.7x100; Abraham Bernheimer to Lorin S Bernheimer; R S, $22 ..... $22,000
West Broadway, e s, 141.6 ft s of 3d-st, 21.8x128.9x22x128.9; same to same; R S, $23 23,000
58th-st, n s, 460.8 ft w of 8th-ave, 21.5x100.5; same to same; R S, $21 21,000
85th-st, s s, 160 ft w of West End-ave, 50x102.2; same to same; R S, $25 25,000
58th-st, s s, 285 ft w of 8th-ave, 20x100.5; same to same; R S, $21 21,000
83d-st, n s, 230 ft w of Central Park West, 20x102.2; George E Foster to Sarah M Berlin; R S, $10; mortgage, $25,000 1
46th-st, No 212 West, 19x100.5; City Real Estate Company to Caroline Rullman; R S, $8; mortgage, $18,000 100
46th-st, Nos 210 and 212 West, 39x100.5; Caroline Rullman to Lenzacre Realty Company; R S, $9; mortgage, $36,000 100
2d-ave, s w corner 96th-st, 21.8x74.5; 96th-st, s s, 74.5 ft w of 2d-ave, 25.6x100.8, and 2d-ave, w s, 21.8 ft s of 96th-st, 79x74.5; Simon Adler and another to Dora F Rosenberg and another; R S, $16,50; mortgage, $15,750 1
44th-st, Nos 25 and 27 East, 35.9x85x irregular; Douglas Robinson and another to Abby S Marshall; R S, $32; mortgage, $56,000 1,000
Division-st, No 279, s s, 21.9x49.2x21.9x49.5; Helen S Ogelvie to Charles Cory and another; R S, $19.50 100
Same property; Eliza M Ewen et al to Helen S Ogilvie; R S, $1; quit claim 1
Same property; John Ewen et al to same; quit claim; R S, $1 1
33d-st, n s, 247.5 ft e of 10th-ave, 18.10x47.6 to Jersey-st x 18.9x—, interior lot, between 33d and 34th sts, at point 219.1 ft e of 10th-ave, runs e 18.10x s 51.8 to Jersey-st x s w 18.9x n 53.6; Lena Kohnstamm to Mary F Stanley; R S, $12 1
43d-st, No 331 West, 25x100.4; James Kiernan to Bernard Kiernan 1
Same property; Mary McGovern to same 1
40th-st, No 215 West, 25x98.9; 40th-st, No 221, West, 25x98.9; 40th-st, No 219 West, 25x98.9; Joseph Frankenthal to George B Livingston; R S, $47,50 105,000
Canal-st, No 371, n s, 19.3x83x20x79.3; Thomas F Donnelly, referee, to George E Chisholm; R S, $25 25,000
35th-st, No 457 West, 25x98.9; Mary McGovern to Joseph A Kiernan; R S, 25c. 1
35th-st, No 457 West, 25x98.9; James Kiernan to Joseph A Kiernan; R S, 25c. 1
87th-st, No 208 East, 25x100.8; Michael A Hoffmann to Herman Loden and wife; R S, $9; mortgage, $16,000 1
161st-st, n s, 125 ft e of 2d-ave, 25x100.11; John V Bouvier, jr, referee, to Justus L Bulkley et al, executors; R S, $12,50 12,500
5th-ave, s e corner 126th-st, 25.5x100; Abraham Bernheimer to Lorin S Bernheimer; R S, $50 50,000
124th-st, n s, 75 ft e of Broadway, 100x100.11; George B Livingston to Thomas L Watt; R S, $72; mortgage, $120,000 100
Convent-ave, e s, 19.11 ft n of 146th-st, 16x50; Bela D Eisler, referee, to Hamilton Bank; R S, $1,25; mortgage, $5,000 8,500
57th-st, No 36 East, 24.6x100.5; Edward de Lima to Emil Gruening; R S, $14; undivided share 14,000
Same property; Elias A de Lima et al to same; R S, $56 56,000
Madison-ave, n e corner 47th-st, 75.5x100; James C Fargo, as president to New-York Central and Hudson River Railroad Company; R S, $150 150,000

City Property To Let.

HOUSES FURNISHED AND UNFURNISHED.
Desirable locations, $1,000 to $18,000.
FOLSOM BROTHERS, 835 Broadway

64th St., N. W. Cor. Madison Ave.
Very desirable corner house, 20 feet wide, 3 rooms deep; sanitary plumbing. Newly decorated. (8529)
Permits and Particulars.
GEO. R. READ,
1 Madison Ave., cor. 23d St., or 60 Cedar St.

A.—TO RENT, in 68th and 69th sts., east of 3d ave., modern three story high stoop dwellings; exposed plumbing; tastefully decorated; rent $800, $900, $1,000 and $1,100; open for inspection. Caretakers, 212 East 68th st. and 210 East 69th. Houses pleasantly located in a block of private residences.
Firm L. J. CARPENTER, 1,181 2d ave., near 68th st.

Furnished Houses To Let—Country.

SEA GATE, NEW YORK HARBOR.
FURNISHED COTTAGES $750 TO $1,500 FOR SEASON.

SEA GATE is a carefully restricted Ocean Residence Park, fronting Atlantic Ocean and Gravesend Bay, macadamized roads, sewerage, water, gas, electric lighting, community stable, surf and still water bath houses. Exclusive surroundings, private steamboat service, 45 minutes to Battery, from May to November.

WILLIAM P. RAE COMPANY,
203 Montague Street.

WATER MILL, MECOX BAY, South Side, (NEAR SOUTHAMPTON). L. I.
Two furnished Summer Cottages to rent, 11 and 12 rooms, respectively; baths, closets, stationary tubs, excellent water supply; beautiful views; fine drives; boating and bathing; excellent golf links; Club House adjoins the premises; convenient to telephone, telegraph and depot. Plans and photos with
THOMAS R. BALL, Owner, 60 West 23d St., N. Y.

A—FOR RENT, Cornwall on Hudson, fully furnished large brick House, on high plateau; extensive river view; modern plumbing; two tiled bathrooms; stable, six stalls; tennis court; abundance of fruit; particulars and photographs. Apply to owner, KENSETT, 222 5th ave., daily, between 5 and 6 P. M.

FLUSHING, Long Island, 45 minutes to Wall Street.—TO LET, fully furnished, desirable family residence, Colonial style (owner in EUROPE), containing 18 rooms, open plumbing; stabling for five horses; excellent garden; grounds contain five acres; ADJOINING FLUSHING GOLF CLUB; ¾ mile from R. R. DEPOT. Can be leased furnished for one year, or unfurnished for a term. Price very reasonable to good tenant. R. H. E. ELLIOTT, Real Estate, 62 WILLIAM STREET.

FOR RENT—FURNISHED.—June 15 to September 15, on Staten Island, Stapleton Heights, private house, 12 rooms; modern improvements; ocean view; shady garden; one block from trolley; 25 minutes from Battery; $150 monthly. G. B., Box 27, Tribune Office.

GLENSIDE PARK.—Furnished cottage to rent, with board, at this select resort; twenty-one miles from New-York, on D., L. & W. R. R.; GOLF ON GROUNDS. Particulars address T. A. MOLLOY, Glenside Park, Murray Hill, N. J.

WILTON—BEAUTIFUL WILTON.—To rent for the summer season, possession June 1st, house of 14 rooms, fully furnished; five minutes' walk from station; stabling if needed. Address COMFORT, care Tribune.

Men and women are too busy to attempt to remember figures, dates and a multiplicity of facts. When in doubt always consult THE TRIBUNE ALMANAC for 1901. You will be surprised at its completeness and accuracy. In paper, 25 cents, postpaid. In handsome cloth, $1.

Spring Resorts.

FLORIDA.

FLORIDA EAST COAST HOTEL CO.

The Hotels of the Florida East Coast Hotel Company arenow all open and accommodations may be secured by communicating with managers of respective hotels. Other Hotels at stations on the line of the Florida East Coast Railway now open.

ANNUAL GOLF TOURNAMENTS

ST. AUGUSTINE:—
HOTEL ALCAZAR, Joseph P. Greaves, Manager.
HOTEL PONCE DE LEON, Robert Murray, Manager.
CORDOVA, Rooms Only. ..... March 25, 26 and 27
ORMOND:—
HOTEL ORMOND, Anderson & Price, Managers. ..... March 21, 22 and 23
PALM BEACH:—
THE BREAKERS (formerly Palm Beach Inn), Fred Sterry, M'g'r.
HOTEL ROYAL POINCIANA, Fred Sterry, Manager. ..... March 14, 15 and 16
MIAMI:—
HOTEL ROYAL PALM, H. W. Merrill, Manager. ..... March 7, 8 and 9
NASSAU, N. P. (Bahama Islands):—
HOTEL COLONIAL, H. E. Bemis, Manager.
HOTEL VICTORIA, H. E. Bemis, Manager. ..... Feb. 28, Mch 1 and 2

The Florida East Coast Golf Club Championship Tournament will take place at St. Augustine March 28, 29 and 30.

NEW-JERSEY.

THE LAUREL HOUSE
and
LAUREL-IN-THE-PINES,
The Two Famous Hotels of
LAKEWOOD, NEW JERSEY,
Under management of David B. Plumer.

LAKEWOOD SPRING SEASON ENDS JUNE 1, and includes the most delightful months of the year. Golf, Polo, Riding and Driving are among the popular spring diversions. Both the above hotels successfully cater to a large and exclusive patronage.
A. J. MURPHY, Ass't Manager Laurel House.
HORACE PORTER, Associate Mgr. Laurel-in-the-Pines.

SETON INN,
IN THE PINES.
For those seeking rest and relaxation.
OPEN FROM OCTOBER TO JUNE.
A. J. O'GERAN, Manager.
Lakewood, N. J.

PINEY-TOP TOWERS,
LAKEWOOD, N. J.
Occupying a beautiful location, with good table and modern comforts. Open fires and sunny rooms. Write for circulars. ALEXANDER M. HERON.

THE POPLARS, LAKEHURST, NEW JERSEY. In the pines of New Jersey, about seven miles south of Lakewood, with the same train service. Small house; homelike service and accommodations; references exchanged. Address Miss A. T. BAIRD, Lakehurst, N. J.

VIRGINIA.

VIRGINIA HOT SPRINGS,
ELEVATION, 2,500 FEET.
A DISTINCTIVE HEALTH RESORT
On Chesapeake & Ohio Ry.
OPEN ALL THE YEAR.
HOTEL OF THE HIGHEST CLASS.
The fine course of the Virginia Hot Springs Golf Club adjoins the Hotel. All baths from flowing springs of natural hot water, the most curative known for gout, rheumatism and blood diseases. Pullman compartment car New York to Hot Springs without change, via Washington and Chesapeake and Ohio Railway.
Excursion tickets and Pullman reservations at Chesapeake & Ohio offices, 362 and 1354 Broadway, and offices Pennsylvania Railroad, New York; also, offices N. Y., N. H. & H. R. R., throughout New England.
FRED STERRY, Manager, Hot Springs, Bath Co., Va.

Auction Sales of Real Estate.

WILLIAM M. RYAN, Auctioneer.
PARTITION SALE.
By order of
The heirs of ESTATE OF MARY J. BLAIR, dec'd.
JOHN H. McKEE, Executor of ESTATE OF E. McKEE, dec'd.
ELISABETH A. DEMAREST, Executrix of ESTATE OF MATILDA REYNOLDS, dec'd.
ROSSMORE HOTEL
ON
BROADWAY
BETWEEN
41ST AND 42D STREETS,
EXTENDING THROUGH TO
7TH AVENUE,
consisting of 7-story and cellar brick and stone Hotel and plot of land; size, 92.1 on Broadway x 99.10¾ on north line x89.0½ on 7th Avenue x 124.7 7-24 on south line, containing 4 City Lots or 10,000 square feet of land.
WILL BE SOLD AT AUCTION,
WEDNESDAY, April 3d, 1901,
at 12 o'clock noon,
at the New York Real Estate Salesroom, 111 Broadway, N. Y. City.
70% may remain on Mortgage for 3 years at 4½%.
IMMEDIATE POSSESSION.
Full particulars at Auctioneer's office, 149 Broadway, N. Y. City.

WILLIAM M. RYAN, Auctioneer,
will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,
THURSDAY, MARCH 21ST, 1901,
SUPREME COURT PARTITION SALE,
Under direction of ALBERT J. APPELL, Esq., Referee,
19 EAST 26TH ST.,
(NORTH MADISON SQUARE)
running through to and including
14 EAST 27TH ST.,
NEAR 5TH AVE.,
four story and basement brick and brownstone front dwelling on 26th St., and two story brick stable on 27th St. Size 26x197.6.
ALEXANDER B. CRANE, Esq., Atty. for Plaintiff, 41 Wall St.
Maps at Auctioneer's office, 149 Broadway, N. Y.

WILLIAM M. RYAN, Auctioneer,
will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,
THURSDAY, MARCH 21st, 1901.
EXECUTORS' SALE.
By order of JOSEPH R. O'BRIEN, ANDREW H. GREEN, STEPHEN O. LOCKWOOD and JOHN MAXWELL LUMMIS, as executors of and trustees under the last will and testament of JOHN O'BRIEN, deceased,
433 Broome St.,
near Broadway,
four story and cellar iron front Store and loft Building. Size 26x162.
ALEXANDER B. CRANE, Esq., Atty. for Executors, 41 Wall-st.
Maps at Auctioneer's office, 149 Broadway, New York.

Richard V. Harnett & Co., Auc'rs,
WILL SELL AT AUCTION, WEDNESDAY, MARCH 20, at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway,
232 East 115th St.,
Between 2d and 3d Aves., 5-story and basement brownstone flat and lot, 2 families on floor; all improvements. Size 17.6x about 80x100.11 ft.
THURSDAY, March 21.
BY ORDER OF HEIRS,
249 West 4th St.,
Southeast corner Charles St. 4-story brick flat with store and lot. Size 21.6x about 33x76.7 feet. Store is occupied as a saloon.
118 Washington Place,
between 6th Avenue and Barrow St. 2-story attic and basement brick dwelling and lot. Size 18x about 40x71 feet.
WEDNESDAY, March 27.
EXECUTORS' SALE,
323, 325 and 327 West 126th St., between St. Nicholas and 8th Avenues. Three-story and basement brick dwellings and lots. Size 16.8x about 50x75 ft. each.
James W. Hawes, Esq., Attorney, 35 Nassau St.
THURSDAY, March 28.
By order of the New York Retail Grocers' Union,
138 and 140 East 57th St., between Lexington and 3d Avenue. 5-story brick and stone building, containing Bowling Alley, Lodge Room, Meeting Hall, etc. Size 37.6x about 90x100.5.
Salter & Steinkamp, Attorneys, 140 Nassau St.
Maps at Auctioneers', 71 and 73 Liberty St.

ABRAM HYATT, Auctioneer,
will sell at public auction to the highest bidder on SATURDAY, MARCH 23, 1901, on premises,
FARM OF 63 ACRES,
near SCARBOROUGH-ON-HUDSON and BRIARCLIFF, WESTCHESTER COUNTY; house, stable, barns and other outbuildings; fine neighborhood and on very high ground; to settle the estate of William J. Haddock, deceased. By order of William H. Willets, Attorney for Trustees, 32 Broadway. Write or call for auction poster with full particulars.
ABRAM HYATT & CO.,
302 5TH AVE., CORNER 42D ST.

Spring Resorts.

FLORIDA.

NEW-JERSEY.

SUMMIT, N. J.
"THE COLORADO OF THE EAST."
The dry and bracing air affords immediate relief in all cases of asthmatic and pulmonary trouble. Recommended by physicians. Fifty minutes from New York City via D., L. and W. R. R.
HOTEL BEECHWOOD
OPEN the entire year. Inclosed piazzas, private baths, elevator, all modern improvements, cuisine and service of the best. Illustrated booklet.
D. N. SEVERANCE & SON, Proprietors.

THE WESTMINSTER.—Kentucky Ave., near Beach, Atlantic City, N. J. Steam heat; sun parlor; elevator to level of street; special Spring rates. CHAS. BUHRE.

THE BREXTON.
So. Kentucky Ave., Atlantic City, N. J. Open all the year. Steam heat, sun parlor. Special Spring rates. J. A. MYERS, for Brexton, Baltimore and Cape May.

LITTLE BRIGHTON HOTEL, Ocean end South Carolina ave., Atlantic City, N. J. American and European plans. Restaurant and buffet attached. Full ocean view. Steam heat. Open all year. S. A. SCHWEISFORT.

HOTEL EDISON, Ocean end Michigan avenue, Atlantic City, N. J. Capacity 250. Elevator. Sun Parlor. Write for Special Spring Rates. J. C. COPELAND.

KENILWORTH INN, Atlantic City, N. J.
Kentucky ave. and Beach.
Capacity 200. First-class hotel at moderate rates. Elevator to street level, steam heat, sun parlors, etc. Booklet. J. T. ROBERTS.

BERKSHIRE INN,
Virginia ave., Atlantic City, N. J.
New Management. Modern hotel. In most popular section. Baths; steam heat, elevator. Cuisine and service are features. Spring terms are reduced. Booklet.
J. O. & J. E. DICKINSON.

HOTEL BOSCOBEL,
Atlantic City, N. J.
Completely remodelled. One of the finest Spring houses in Atlantic City. A. E. MARION.

NEW-YORK.

DR. STRONG'S,
THE SARATOGA SPRINGS SANITARIUM,
SARATOGA SPRINGS, N. Y.
For health, rest or recreation. The appointments of a first class hotel. Elevator, suites with bath. Electricity, Massage, Turkish, Russian, Sulphur, Hydro-Electric, Nauheim, Mineral and other baths. Sprague's hot-air treatment for rheumatism. Sun parlor and promenade on the roof. Saratoga Waters. Dry, quiet atmosphere, with much sunshine. Illustrated booklet free.

CONNECTICUT.

HEALTH SEEKERS, comfort seekers, rest and recreation seekers, all find their wishes gratified at
THE WAYSIDE INN,
NEW MILFORD, LITCHFIELD CO., CONN.
Open all the year. Illustrated booklet free.

City Property For Sale or To Let.

NEW PRIVATE DWELLINGS for rent or sale; 160d-st., between West End-ave. and Boulevard; first class private neighborhood. BROWN, Owner, 16 Water-st.

TO LET OR FOR SALE.—Two story mansard roof frame Dwelling, 64 West 132d st., between 5th and Lenox avs. ROBERT I. BROWN, 20 Nassau st.

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Auction Sales of Real Estate.

JOHN T. BOYD, AUC'R.
ABSOLUTE SALE WITHOUT RESERVE, in Partition Suit of White v. White, at Auction,
TUESDAY, MARCH 26, 1901,
at 12 o'clock, noon, at the New York Real Estate Salesroom, 111 Broadway, Borough of Manhattan,
NO. 74 FIFTH AVENUE,
BOROUGH OF MANHATTAN.
51.7½ feet north of 13th Street, 4 story basement brick building. Lot, 25.9¾x100 feet.
WEDNESDAY, MARCH 27, 1901,
at 12 o'clock, noon, at the Brooklyn Real Estate Exchange, 189 Montague Street, Borough of Brooklyn,
Nos. 17 & 19 Columbia Heights,
BOROUGH OF BROOKLYN.
Corner of Columbia Heights and Doughty Street. Lot 62 feet 5 inches on Columbia Heights, 25 feet 2 inches deep, three story brick and frame buildings, with store on first story of corner building.
NO. 20 DOUGHTY STREET,
BOROUGH OF BROOKLYN.
53.2 feet east of Columbia Heights. Lot 26.11x62.7 feet. One story wooden stable, with a three story addition.
All titles guaranteed by Title Guarantee and Trust Company, free of charge to purchaser.
Seventy per cent. of the purchase price may remain on bond and mortgage for three years at 4½%.
For further particulars apply to SHEARMAN & STERLING, plaintiff's attorneys, 44 Wall Street, or
JOHN T. BOYD, Auctioneer, 39 Liberty Street.

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Real Estate.

EXPERT REPORTS ON CONDITIONS OF BUILDINGS
from Building and Fire Department standpoint. Defective chimney flues. Overheated walls a specialty. Buildings remodelled.
BREEN & SHERWOOD,
Tel. 301-38. 126 West 40th-st., New York City.

CAPITALISTS and INVESTORS
Seeking Investments of high grade Real Estate in N. Y. City, yielding excellent returns, will promote their own interests by calling upon or addressing
M. LINDHEIM & CO., 149 Broadway.

ATTENTION, REAL ESTATE MEN!
The LILIEN CONTRACTING CO., of 165 Broadway, city, does painting and decorating in all branches at cut prices. Rooms painted, $1.25 up. Paper hanging, $1.75 up. Send postal.

AN OWNER of several flathouses, to which he devotes his personal attention, would take charge of an estate or other property, assuring thorough business management and integrity. Unquestionable references, and security if required, will be given. Address EXPERIENCED OWNER, Tribune Office.

GET LIST OF REAL ESTATE AGENTS HAVING property for sale or rent along the lines of the Erie Railroad, Northern R. R. of N. J., New-Jersey & New-York R. R. and New-York, Susquehanna & Western R. R. together with map of suburban districts, time tables, rates of fare, etc., at Erie Railroad ticket offices, 95 and 401 Broadway, New-York, and 531 Fulton street, Brooklyn.

PERSONAL CHARGE TAKEN OF ESTATES, private Dwellings Our Specialty.
REAL ESTATE.
C. H. FROEHLICH, REPRESENTING
LIONEL FROEHLICH'S SON.
ESTABLISHED 1858.
No. 1,149 Lexington-ave., above 76th. Also at No. 634 Amsterdam-ave., corner 92d, New-York. Telephone connection.

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Spring Resorts.

NEW-JERSEY.

Atlantic City, N. J. ITS NEW AND LUXURIOUS
HOTEL STRAND

Named on account of its enjoying a location directly on the strand overlooking the world-famed Boardwalk, thus allowing the apartments an unobstructed ocean view. Unquestionably one of the most complete and thoroughly appointed of the Winter and Summer resort hotels of this country; fireproof—built of brick and stone. Fifty suites, with hot and cold, fresh and sea water baths attached. A prominent feature is the magnificent sun-parlor, which has the advantages of the Sun's direct rays from early morning until dusk. Write for Spring terms and booklet containing illustrations.
FAIRBAIRNS & WILLIAMS.

HOTEL TRAYMORE
ON THE BEACH. Atlantic City, New Jersey.
The World Famed All The Year Health and Pleasure Resort.

Has been extensively enlarged and improved. Over 50 Private Baths, New Dining Room enclosed in glass, directly facing the ocean, and unsurpassed on the Atlantic Coast for decoration and elegance. Exchange and Sun Parlors doubled in size. Capacity 500. Baggage checked from the Hotel to all parts of the country.
D. S. WHITE, JR., Owner and Prop'r.

HOTEL CHELSEA ATLANTIC CITY, N. J.

100 sea water baths. 300 sea view rooms. PERSONAL REPRESENTATIVE, 3 Park Place, 10 to 1 P. M. daily, 5th Ave. Hotel, after 3 P. M. Booklet by mail. J. B. THOMPSON & CO.

THE NEW RUDOLF,
ATLANTIC CITY, N. J.,
NOW OPEN.

Ocean front. Capacity doubled to 800. Largest and most modern on the Coast. Rooms en suite with sea and fresh water baths. Special Spring rates. Orchestra and weekly social features. NEW YORK BOOKING OFFICE, 25 Union Square, 11 to 5 o'clock.
CHAS. B. MYERS, Owner & Propr.

ROYAL PALACE HOTEL,
ATLANTIC CITY, N. J.
New, quiet and luxurious, with superior accommodations for 600. Magnificently situated. Rooms can now be engaged at Revillon Bldg., 15 W. 28th St., N. Y. F. N. PIKE.

HOTEL LURAY,
ATLANTIC CITY, N. J.
Open Pavilion and heated Sun Parlor directly over boardwalk. Porches on a level with and joined to boardwalk. Sea and fresh private baths. Golf privileges.
JOSIAH WHITE & SON.

WOOLTON HALL,
ATLANTIC CITY, N. J.
Directly on Beach-front, with direct approach to Boardwalk. Unobstructed view of ocean. Built entirely of brick. Stationary washstands in bedrooms. Rooms single or en suite, with bath. Hot and cold sea water baths and every known appointment. For Spring rates, booklet, etc., address H. H. KEEN, Prop'r.

Garden Hotel.
THE ONLY HOTEL IN ATLANTIC CITY WITH WHITE SERVICE THROUGHOUT.
OPENS MARCH 15.
ATLANTIC CITY.
HOTEL MORTON,
OPEN