not off as much as the decline here the day previous. The cash situation was declared bearish. The seaboard reported 35 loads; sales here were 30,000 bushels. The buying of futures was led by Cudahy and other local shorts. There was supposed to be some foreign buying. The cash people here continue bearish, declaring the Manitoba offerings enough under the American wheat to make the spot situation weak.

Corn regained about ½c of its Monday break; to-night's close ¾c to 1c over yesterday. May opened at 59¼c, sold between 59⅛c and 60¼c and closed at 60c bid; July closed at 60c sellers and the September at 59c sellers. Cables were firm. New-York reported eight loads for export. There was an improved demand here for cars from New-England and sales of 50,000 bushels. East of the Rockies there was a decrease of 651,000 bushels, compared with 961,000 bushels increase last year. Local receipts were 331 cars, three days' inspections, but the estimate for Wednesday was only 90 cars. The buying of futures was by the leaders, and was largely covering of shorts. Cudahy, Patten and Bartlett were the conspicuous buyers. Early there was commission house liquidation. Clearances were 77,000 bushels.

There was just about such an experience in oats as in wheat and corn, temporary weakness early, but a rally which closed the market ½c to ¾c better than Monday. May opened at 42c, sold between 41½c and 42½c and closed at 42½c. July closed at 35¼c sellers and September at 30¼c. Patten has been a buyer for two days on the weak places. Cudahy and other shorts were buyers to-day There were 317 cars, an accumulation for several days, but to-morrow's estimate was 100 cars. New-England took about 100,000 bushels here.

Flaxseed prices were unchanged. Spot seed closed at $1.65 to $1.70, and May $1.70. There were 52 cars of seed at the three points, against 28 last year.

Provisions were exceedingly narrow and the close to-night about 2½c under Monday. The slight dip was sympathetic with a decline in hogs. The provision market was a small one. West to-day there were 84,200 hogs, against 81,700 last year. Packers were moderate sellers of ribs.

Financial.

HASKINS & SELLS,
Certified Public Accountants,
NO. 30 BROAD ST., NEW YORK.
204 Dearborn Street, CHICAGO, ILL. 30 Coleman Street, LONDON, E. C.

Bankers and Brokers.

VERMILYE & CO.,
BANKERS,
NASSAU & PINE STS., NEW YORK.
13 CONGRESS STREET, BOSTON.
Dealers in U. S. Government Bonds and other Investment Securities. Deposits received and interest allowed on Balances, subject to draft at sight.
Private Wires to Boston, Philadelphia, Baltimore and Richmond.

TRACY & CO.,
BANKERS,
NO. 40 WALL STREET.
Chicago. NEW YORK. Milwaukee
Connected by private wire.
DEALERS IN
HIGH-GRADE BONDS.
LIST OF CURRENT INVESTMENT OFFERINGS SENT ON APPLICATION.
Members { New York Stock Exchange. Chicago Stock Exchange.
COMMISSION ORDERS EXECUTED IN ALL MARKETS.

R. L. DAY & CO.
3 NASSAU ST., NEW YORK.
40 WATER ST., BOSTON.
Members N. Y. and Boston Stock Exchanges.

WANTED.
WESTERN NATIONAL BANK.
FIRST " "
GERMAN AMERICAN "
MERCHANTS' TRUST CO.
REAL ESTATE " "
Wm. E. Nichols & Co.
Tel. 3383 Cort. 15 Wall St.
Weekly quotation sheet on application.

Financial Meetings.

New York, January 22d, 1902.
Election Notice.
St. Louis, Iron Mountain & Southern Railway Co.

NOTICE is hereby given that the annual meeting of the stockholders of the St. Louis, Iron Mountain & Southern Railway Company will be held at the general office of the Company, in the City of St. Louis, Missouri, on Tuesday, March 11th, 1902, at nine o'clock A. M., for the election of thirteen Directors for the ensuing year and for the transaction of any other business that may come before said meeting. The annual meeting of the Directors will be held at the same office on the same day at twelve o'clock noon. The transfer books will be closed on Friday, January 31st, 1902, at three o'clock P. M. and reopened on the day following the annual meeting of the stockholders or any adjournment thereof.
GEORGE J. GOULD, President.
A. H. CALEF, Secretary.

New York January 22d, 1902.
ELECTION NOTICE.
Missouri Pacific Railway Co.

NOTICE is hereby given that the annual meeting of the stockholders of the Missouri Pacific Railway Company will be held at the general office of the Company, in the City of St. Louis, Missouri, on Tuesday, March 11th, 1902, at nine o'clock A. M., for the election of thirteen Directors for the ensuing year, and for the transaction of any other business that may come before said meeting. The annual meeting of the Directors will be held at the same office on the same day, at twelve o'clock noon. The transfer books will be closed on Friday, January 31st, 1902, at three o'clock P. M., and reopened on the day following the annual meeting of the stockholders or any adjournment thereof.
GEORGE J GOULD, President.
A. H. CALEF, Secretary.

Dividend Notices.

The Colorado & Southern Railway Co.
New York, February 13, 1902.

AT A MEETING of the Board of Directors, held this day, there was declared from the surplus earnings for the six months ended December 31st, 1901, a dividend of ONE AND ONE-HALF PER CENT. on the first preferred stock of this Company, payable April 1st, 1902, to the holders of record of the first preferred stock at the closing of the transfer books on March 10th, 1902. The transfer books for the first preferred stock of this Company will be closed at three P. M. on March 10th, 1902, and will be reopened at ten A. M. on April 2d, 1902.
The Colorado & Southern Railway Co.
By HARRY BRONNER, Secretary and Treasurer.

28 Broad Street, New York, February 13, 1902.
The transfer books of the Voting Trustees for the first preferred stock of the Colorado and Southern Railway Company will be closed at three P. M. on March 10th, 1902, and will reopen at ten A. M. on April 2d, 1902. On April 1st, 1902, the Voting Trustees will be prepared to distribute the above dividend of ONE AND ONE-HALF PER CENT. when received by them, at the office of Messrs. Hallgarten & Co., among the parties entitled thereto as same appear of record on the transfer books when closed as above.
HALLGARTEN & CO.,
Agents for Voting Trustees.

AMERICAN BICYCLE CO.
COUPONS due March 1st, 1902, from American Bicycle Company 5% Sinking Fund Gold Debentures will be paid on and after March 1st, upon presentation at the office of Baring, Magoun & Co., 15 Wall Street, New York. GEORGE POPE, Treasurer.

LACLEDE GAS LIGHT COMPANY.
St. Louis, Mo., Feb. 13th, 1902.
THE DIRECTORS of this Company have declared a dividend of 2% on the common stock, payable March 15th, 1902.
Transfer books will close February 26th, and reopen March 16th. EMERSON McMILLIN, President.

Buffalo, Rochester & Pittsburgh Railway Company.
COUPONS of the General Mortgage 5 per cent. Bonds of this Company, due March 1st next, will be paid on and after that date, at the Union Trust Co. of New York. J. H. HOCART, Ass't Treasurer.

AMERICAN HIDE AND LEATHER CO.
COUPONS No. 5, due March 1, 1902, from Mortgage Bonds of the AMERICAN HIDE AND LEATHER COMPANY will be paid on and after that date by COLONIAL TRUST COMPANY, 222 Broadway, New York. GEO. A. HILL, Treasurer.

Copartnership Notices.

New York, February 26, 1902.
WE BEG TO ANNOUNCE that our cashier, Mr. Wm. R. Talbot, has this day become a member of our firm. LEE, KRETSCHMAR & CO., 19 William-st.

ADVERTISEMENTS and subscriptions for The Tribune received at the Uptown Office,
NO. 1,242 BROADWAY,
2d door north of 31st-st., until 9 o'clock p. m.
Advertisements will be received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: **254 8th-ave.**, s. e. cor. 22d-st.; **153 6th-ave.**, cor. 12th-st.; **92 East 14th-st.**; **257 West 42d-st.**

Financial. | Financial

$2,750,000
Gulf & Ship Island Railroad Company.

First Mortgage Refunding and Terminal 5%
FIFTY YEAR GOLD BONDS.

Interest Payable January and July. Principal due February, 1952.

Coupon and Registered Bonds.
Immediate application will be made for listing on the New-York Stock Exchange.
New York Security & Trust Co., Trustee.

The bonds offered are issued for the purpose of refunding the bonded indebtedness of the company as it has heretofore existed. Full information in regard to the bonds and the property upon which they are secured will be found in a letter from J. T. Jones, Esq., President of the company, copies of which will be furnished upon application. Extracts from this letter are appended.

The main line of the Gulf & Ship Island Railroad, 160 miles in length, extends from Gulfport, Miss., on Mississippi Sound, Gulf of Mexico, midway between Mobile and New Orleans, north and northwest to Jackson, the state capital. Branches aggregating 93 miles reach important points. Exceptional facilities for the interchange of traffic are afforded by three rail connections—the Illinois Central, the New Orleans & Northeastern, and the Louisville and Nashville. Upon the completion of the terminals at Gulfport large export and coastwise business in lumber, naval stores, grain and cotton should develop, as well as a considerable import business in tropical fruits and merchandise.

Gross earnings, operating expenses and net earnings for the year ended June 30, 1901, and four months ended October 31, 1901, are certified to by Messrs. Patterson, Teele & Dennis, Certified Public Accountants, as follows:

	Year Ended June 30, 1901.	Four Months Ended October 31, 1901.
Average miles operated	250.10	253.58
Gross earnings	$1,035,429	$436,400
Operating expenses and taxes	802,555	316,292
Net earnings	$232,874	$120,108

With the completion of the improvements to roadbed and structures now in process it is expected that the percentage of operating expenses to gross earnings can be materially reduced and net earnings correspondingly increased.

The interest charge on the present issue of $2,750,000 of refunding bonds will be $137,500 per annum, or $540 per mile, as against net earnings at the rate of $1,422 per mile per annum in the first four months of the current fiscal year, and as against average net earnings of $1,001 per mile per annum for the last two years and four months.

The company is free from floating debt.

The company's First Refunding and Terminal Mortgage, issued to secure its Fifty-year Five Per Cent. Gold Bonds, covers the entire property, including terminals. The total authorized issue of bonds is $5,000,000, of which amount $2,750,000 has been issued to refund and readjust the bonded debt as heretofore existing. Only $30,000 of the old bonds remain outstanding. With this exception the First Mortgage Refunding and Terminal 5s are secured by an absolute first mortgage lien. The balance of the authorized issue of $5,000,000 is reserved to complete the terminals of the railroad on the Gulf of Mexico and at other points, to pay for new equipment and for other betterments and improvements as required.

The bonds now issued are at the rate of less than $11,000 per mile; under the company's charter the bonded debt cannot exceed $20,000 per mile.

A sinking fund of one per cent. per annum has been arranged for, to begin to accrue from January 1st, 1904, bonds to be bought if obtainable at 110 and accrued interest or under. Bonds cannot be called for payment before maturity.

Of the present issue of $2,750,000 bonds, $1,750,000 have already been placed with investors by private subscription.

We now offer the remaining $1,000,000 bonds at 104½ and accrued interest.

The right is reserved to decline to make allotments or to allot smaller amounts than applied for. Pending preparation of the engraved bonds, temporary bonds in registered form are now ready for delivery. The mortgage and reports of the accountants and consulting engineer may be examined at our offices.

FISK & ROBINSON,
36 Nassau Street, New York.
40 State Street, Boston.

Trust Companies. | Trust Companies.

Issue of $1,000,000
4% FIRST MORTGAGE TRUST GOLD BONDS
OF THE
United States Mortgage and Trust Company.
Capital, Surplus and Undivided Profits, $5,000,000.
SERIES M,
Dated Feb. 1st, 1902. Due Feb. 1st, 1922. Redeemable Feb. 1st, 1907.

GUARANTY TRUST COMPANY OF NEW YORK, Trustee.

INTEREST FEBRUARY 1 AND AUGUST 1.

Principal and interest payable in U. S. Gold Coin, of the present standard of weight and fineness, in New York.

COUPON BONDS OF $1,000 OR $100 EACH, WITH PRIVILEGE OF REGISTRATION OF PRINCIPAL OR INTEREST, OR BOTH.

These bonds are the DIRECT OBLIGATION of the Company, secured by the deposit with the Guaranty Trust Company of over $1,000,000 of First Mortgages on income-producing City Real Estate. The full details of the mortgages securing these bonds are stated in the prospectus, copy of which will be sent on application.

The properties covered by these mortgages are appraised as follows:

LAND	$1,549,197
BUILDINGS	1,106,540
TOTAL	$2,655,737
FIRE INSURANCE	$907,650
GROSS INCOME	$230,216
TAXES, INS., REPAIRS, ETC.	54,199
NET INCOME	$176,017
INTEREST ON SERIES M BONDS	$40,000

(Where property is occupied by the owner, the rents have been estimated.)

SUBSCRIPTIONS WILL BE RECEIVED AT THE OFFICE OF THE COMPANY AT PAR AND ACCRUED INTEREST.

United States Mortgage and Trust Company,
59 Cedar Street, NEW YORK.

Surrogates' Notices.

HARRIET B. RANNEY.—In pursuance of an order of Hon. Frank T. Fitzgerald, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Harriet B. Ranney, late of the County of New York, deceased, to present the same, with vouchers thereof, to the subscribers at their place of transacting business at the office of Thomas Hooker, No. 4 Warren Street, in the Borough of Manhattan, in the City of New-York, on or before the 30th day of April next.
Dated New York, the 29th day of October, 1901.
EDWARD WALLACE NEIL,
THOMAS HOOKER,
Executors.
THOMAS HOOKER, Attorney for Executors, 4 Warren Street, Borough of Manhattan, New York City.

MURDOCK, URIEL A.—In pursuance of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Uriel A. Murdock, late of the County of New York, deceased, to present the same, with vouchers thereof, to the subscribers, at their place of transacting business, at the office of Shiland, Shoemaker & Hedges, No. 71 Broadway, in the Borough of Manhattan, City of New York, on or before the 30th day of May, 1902.
Dated, New York, November 27th, 1901.
LEWIS C. MURDOCK, FRANCIS A. MURDOCK, FRANCIS E. LEUPP, Executors.
SHILAND, SHOEMAKER & HEDGES, Attorneys for Executors, No. 71 Broadway, Borough of Manhattan, New York City, N. Y.

ADVERTISEMENTS and subscriptions for The Tribune received at the Uptown Office,
NO. 1,242 BROADWAY,
2d door north of 31st-st., until 9 o'clock p. m.
Advertisements will be received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: **254 8th-ave.**, s. e. cor. 22d-st.; **153 6th-ave.**, cor. 12th-st.; **92 East 14th-st.**; **257 West 42d-st.**, between 7th and 8th aves.; **263 West 125th-st.**; **1,338 3d-ave.**, between 76th and 77th sts.; **1,026 3d-ave.**, near 61st-st.; **1,708 1st-ave.**, near 89th-st.; **157 East**

Surrogates' Notices.

IN PURSUANCE of an order of Hon. Frank T. Fitzgerald, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Isabelle H. Leech, late of the County of New York, deceased, to present the same with vouchers thereof to the subscriber, at his place of transacting business at the office of Ward, Hayden & Satterlee, No. 120 Broadway, in the City of New York, on or before the 27th day of August next.
Dated New York, the 24th day of February, 1902.
DAVID C. LEECH, Administrator.
WARD, HAYDEN & SATTERLEE, Attys. for Administrator, 120 Broadway, N. Y.

IN PURSUANCE of an order of Hon. Frank T. Fitzgerald, a Surrogate of the County of New York, Notice is hereby given to all persons having claims against Thomas T. Read, late of the County of New York, deceased, to present the same with vouchers thereof to the subscriber, at her place of transacting business, to wit: At the office of Messrs. Hatch & Wickes, her attorneys, No. 100 Broadway, in the City of New York, on or before the 20th day of June, 1902.
Dated New York, the 12th day of December, 1901.
JOSEPHINE A. HABIRSHAW, Administratrix, &c.
HATCH & WICKES, Attorneys for Admx., 100 Broadway, N. Y. City.

Public Notice.

WANTED FOR U. S. ARMY.—Able bodied unmarried men between ages of 21 and 35; citizens of United States, of good character and temperate habits, who can speak, read and write English. For information apply to Recruiting Officer, 25 Third Ave., N. Y.; 155 Park Row, N. Y.; 87 E. 125th St., N. Y.; 22 Eighth Ave., N. Y.; 263 Eighth Ave., N. Y.; 741 6th Ave., N. Y., and 21 Broadway, Brooklyn, N. Y., E. D.

ADVERTISEMENTS and subscriptions for The Tribune received at the Uptown Office,
NO. 1,242 BROADWAY,

REAL ESTATE.

A THIRTEEN STORY ADDITION FOR THE WOODBRIDGE BUILDING.

E. H. Ludlow & Co. and H. E. Hegeman & Bro. have sold for the Grinnell estate to the owners of the Woodbridge Building No. 76 John-st. and No. 29 to 33 Platt-st. The dimensions are 24.11 feet in John-st., 65.5 feet in Platt-st., and the depth is 118.9 feet. A thirteen story addition to the Woodbridge Building, which adjoins it, is to be erected on the site.

Ida Newcombe has sold No. 805 Madison-ave., a four story brownstone house, on lot 20x95 feet. The name of the buyer was not given.

M. & L. Hess have sold for Mary E. Blodgett to Josef Steiner the irregular plot on the northeast corner of Eleventh-st. and University Place. The dimensions are 114.6 feet in University Place, by 58.10 feet in Eleventh-st., x107.9x13.10x16 feet. There is 100 square feet in the plot. It is to be added to adjoining property already secured, and will ultimately be used for the erection of an eleven story building.

Davis & Robinson have leased for the estate of Charles A. Coe the four story brownstone house, No. 4 East Forty-sixth-st., to a client for a term of years.

Gutwillig Brothers have purchased No. 202 to 210 West Thirty-fourth-st., old buildings and tenements, with 91 feet front.

Last week Nos. 202 and 204, a plot 40x49.5 feet were transferred for about $60,000. Klein & Jackson, the owners, secured the property last month. No. 210 was sold by Mandelbaum & Lewine, who purchased it in January

Frederick Beck has sold No. 49 West Seventy-first-st., a four story brownstone dwelling house, on lot 18x102.2 feet.

A. L. Mordecai & Co. have sold for Rachel Axelrod No. 310 West Ninety-fourth-st., a seven story apartment house, 62x108 feet.

S. Osgood Pell & Co. have sold for Mrs. Emma M. Whittemore to the Real Estate Security Company No. 723 Park-ave., a four story and basement dwelling house, on lot 20x82 feet.

Leah Sonneborn is reported to have sold No. 117 East Sixty-ninth-st., a four story and basement brownstone dwelling house, on lot 20x100.5 feet.

J. Searle Barclay is reported to have sold No. 64 West Thirty-eighth-st., a four story and basement brownstone dwelling house on lot 20.10x98.9 feet.

John McKee has sold No. 30 East Thirty-ninth-st., a four story and basement brownstone dwelling house, on lot 20x98.9 feet.

Francis C. Cohn is reported to have sold No. 131 East Sixty-first-st., on lot 19x100.5 feet, a four story and basement brownstone dwelling house.

Thomas L. Watt, has bought, through L. J. Phillips & Co. No. 6 West Eighty-seventh-st., a four-story dwelling house, 22x90x100.8 feet.

Hughes & Langley have sold No. 42 East Eightieth-st., a four story and basement stone front dwelling house, on lot 22x66.2 feet.

Douglas Robinson, Charles S. Brown & Co., have sold for Henry H. Cook to a client the remainder of his block front in Fifth-ave., between Seventy-eighth and Seventy-ninth sts., on a plot about 70x100 feet, with an "L" to Seventy-ninth-st., 15x102 feet.

Henry D. Winans & May report the sale of No. 71 East Ninety-first-st. a four story high stoop brownstone house, 18 feet wide, with butler's pantry extension, on lot 100.8½ feet, for Simon Haas, to David H. Hyman, on private terms. The same firm were the brokers who effected the sale of No. 39 West Fifty-first-st., and, in connection with Horace S. Ely & Co., No. 49 West Fifty-eighth-st.

Edward N. Crosby has sold for the Jay estate the four story brick dwelling No. 38 West Forty-fifth-st., on lot 20x100.5 feet, to George W. Stetson, who owns the adjoining properties, Nos. 40 and 42 West Forty-fifth-st.

The Metropolitan Life Insurance Company has sold to an investor No. 42 to 48 East Twentieth-st., for about $550,000. Frank E. Smith was the broker.

RAPID TRANSIT CO. BUYS CORNER LOT.

Charles H. Wilson and others yesterday transferred to the Rapid Transit Subway Construction Company, for $425,000, the southwest corner of River-ave. and One-hundred-and-forty-ninth-st., with riparian rights. The dimensions of the property are: South, 377.4 feet; by west, 273.11 feet; by south, 15 feet; by west, 175 feet; by north, 463.11 feet, to One-hundred-and-forty-ninth-st.; by east, 567.3 feet. This land is on the line of The Bronx branch of the Rapid Transit Underground Road.

THE BRONX BUILDING PLANS.

The following plans were filed yesterday in the Department of Buildings, Borough of The Bronx:

One-hundred-and-thirty-fifth-st., north side, 200 feet west of Willow-ave., four story brick flathouse, 50x87. Martin Tully, No. 734 East One-hundred-and-thirty-fifth-st., owner; $38,000.

Third-ave., west side, 47 feet south of St. Paul's Place, rear, three story brick loft, 25x31. Architect Realty Company, No. 1,238 Madison-ave., owners; $2,800.

AUCTION SALES YESTERDAY.

By William M Ryan: 1,584 Lexington-ave, w s, 36.3 ft s of 101st-st, 16.2x75.5; 3 story dwg h; foreclosure sale; Continental Trust Co, trus, agt Julius Katzenberg et al; Cary & Whitridge, attys; Austin E Prestinger, ref; due on judgt, $9,127 50; costs, $326 95; taxes, etc, $480 63; adjourned to March 4; 650 St Ann's-ave, e s, 528 ft s of 156th-st, 28.14x90x25.55x90; 4 story b ff h; foreclosure sale; Clara Fairchild agt Frank Thorn et al; James W Tyde, atty; Charles W Culver, ref; due on judgt, $1,571 23; costs, $187 40; taxes, etc, $10,534 76; adjourned to March 4; 142 W 80th-st, s s, 310 ft e of Amsterdam-ave, 20x102.2; 4 story dwg h; foreclosure sale; William Seaver et al agt William Cohen et al; Henry W Kennedy, atty; Louis H Hahle, ref; due on judgt, $23,317 50; costs, $405 45; taxes, etc, $457 64; to the pltff for $18,000; 514 West End-ave, s s, 22.7 ft e of 83d-st, 19x80; 4 story b and s dwg h, with extension; ex's sale; estate of Mrs Emma B Carver, deceased; withdrawn.

By Peter F Meyer & Co: 2735 Eighth-ave, w s, 31 ft s of 146th-st, 25x112.6; 5 story flat h, with stores; Stephen Duncan agt Francis J Schnugg et al; Peckham, Miller & King, attys; James A Lynch, ref; due on judgt, $19,812 78; costs, $379 18; taxes, etc, $1,730 76; adj to March 4; 538 West 114th-st, s s, 250 ft e of Broadway, 20x100.11; 4 story dwg h, foreclosure sale; John Goodwin agt Carrie S Kennedy et al; Robert Davidson, atty; Louis C Raegener, ref; due on judgt, $23,259 50; costs, $362 55; taxes, etc, $318 00; adj to February 27; 659 West 183d-st, n s, 120.9 ft e of Broadway, 16.8x74.11; 3 story dwg h; foreclosure sale; Susan W Miles et al agt Florence Kehoe; Thomas Hooker, atty; John Delahunty, ref; due on judgt, $7,698 05; costs, $292 25; taxes, etc, $496 57; to the pltff for $8,650.

By John N Golding: 3d-ave and 141st-st, n e cor, 28.6½x92.8½x25x79.11; 5 story b ten h, with store; foreclosure sale; C B Tooker agt Joseph Spears et al; F B Wightman, atty; Randolph Hurry, ref; due on judgt, $5,151 33; costs, $284 28; taxes, etc, $1,660; prior mtge, $10,000; to Richard Weiler for $10,000 over prior mtge.

By Herbert A Sherman: 58 E 96th-st, s s, 100 ft e of Madison-ave, 20x100.8½; 5 story ff h; foreclosure sale; G K Sheridan, trus, agt F J Schnugg et al; De Grove & Etker, attys; R C Morris, ref; due on judgt, $17,613 89; taxes, etc, $2,101 39; adjourned to February 28.

By B L Kennelly & Co: 808 Prospect-ave, e s, 261.29 ft n of Westchester-ave, 17x100x—x150; 2 story f dwg h; foreclosure sale; R W Horner agt Annie E Fulton et al; E W McGuire, atty; MacIntosh Kellogg, ref; due on judgt, $534 50; costs, $106 95; taxes, etc, $108 10; prior mtge, $4,500; to the pltff for $100 over prior mtge.

By Richard V Harnett & Co: 226 W 123d-st, s s, 475 ft e of 8th-ave, 25x100.11, 5 story b ff h; foreclosure sale; Catherine T Smith agt T Brady et al; J A Amundson, atty; W L Turner, ref; due on judgt, $23,965 27; costs, $361 41; taxes, etc, $417 11; to T Brady for $26,750; 163 10th-ave, w s, 46 ft s of 20th-st, 23x48x100, 4 story b ten h, with store; public auction; withdrawn; 89 Front-st, e s, 49.3 ft s of Gouverneur Lane, 23x99.6x23.4x99.4; Sailors' Snug Harbor leasehold; 4 story b business bldg, with 1 story extension; public auction; withdrawn; 24-25 South-st, w s, 50.11 ft n of Coenties Slip, 39.8¾x82.6x39.8¾x81.4, 5 story b business bldg; public auction; withdrawn.

By S. Goldsticker: 327 and 329 E 97th-st, n s, 200 ft w of 1st-ave, 50x100; two 6 story b ten hs, with stores; foreclosure sale; Citizen's Savings Bank agt Richard Ryan et al; Pirsson & Beall, attys; Louis Steckler, ref; due on judgt, $10,093 53; costs, $361 33; adjourned to March 11.

By S. De Walltearss: 321 E 111th-st, n s, 300 ft e of 2d-ave, 25x100.10¾; 4 story b store and ten h; foreclosure sale; J C Wilmerding, admr, agt Susan Hennessy et al; Nash & Young, attys; D P Ingraham, ref; due on judgt, $7,169 07; costs, $371 43; taxes, etc, $2,050 29; to the plaintiff for $9,000.

AUCTION SALES TO-DAY.

By Peter F Meyer & Co: 118 E 93d-st, s s, 151.6 ft e of Park-ave, 32.6x100.8½; 4 story s f ff h; foreclosure sale; E M Zerega et al, trus, agt Catherine Wagner, exrx, etc, et al; Murray, B & Ingersoll, attys; L S Raegener, ref; action 1; due on judgt, $23,916 81; costs, $427 51; taxes, etc, $1,586 83; 120 E 93d-st, s s, 184 ft e of Park-ave, 32.6x100.8½; 4 story s f ff h; foreclosure sale; same parties; action 2; due on judgt, $23,916 81; costs, $427 51; taxes, etc, $1,533 58; 107 E 100th-st, n s, 76 ft e of Park-ave, 25x75; 5 story b ten h; J T Willets, gdn, agt German-American R E Title Guar Co et al; W M Powell, atty; G M Van Hoesen, ref; due on judgt, $16,584 44; costs, $359 65; taxes, etc, $289 66; 103 E 100th-st, n s, 26 ft e of Park-ave, 25x75; 5 story b ten h; foreclosure sale; same parties; due on judgt, $16,584 44; costs, $355 18; taxes, etc, $289 66; 6th-ave, s s, 155 ft e of 4th-st, 50x114, Wakefield; vacant; foreclosure sale; Theresa M Lowerre agt Kate F Boyle et al; R K Brown, atty; C E P McCann, ref; due on judgt, $2,541 20; costs, $214 12; taxes, etc, $77 00.

By B L Kennelly & Co: 208 E 127th-st, s s, 105 ft e of 3d-ave, 17.10x99.11; 5 story b ten h; foreclosure sale; C S Coffin agt A Herrman et al; Steele & Otis, attys; L Steckler, ref; action No 1; due on judgt, $12,498 33; costs, $412 10; taxes, etc, $81; 210 E 127th-st, s s, 122.10 ft e of 3d-ave, 28.5½x99.11x28.6x99.11; 3 story b ten h; foreclosure sale; same parties; action No 2; due on judgt, $17,705 97; costs, $418; taxes, etc, $1,235.

By William M Ryan: North Road, n s, e of Eastern Boulevard, 36.08x147.25x321x285.6x214.4x225; vacant; foreclosure sale; T H Myers et al, exrs, agt C F Judson et al; Stimson & Williams, attys; H B Ketcham, ref; due on judgt, $2,850 24; costs, $238 35; taxes, etc, $176 13.

By John T Boyd: 130 W 112th-st, s s, 230 ft e of 7th-ave, 50x100.11; 5 story ff h; foreclosure sale; Grace T Wells agt W Reid et al; Lexow, M & Wells, attys; W H Mead, ref; due on judgt, $30,829 17; costs, $450; taxes, etc, $1,331 70.

REAL ESTATE TRANSFERS.

Melrose-ave, n w corner of 149th-st, 80x100; Fritz Selge to J & M Haffen; R S, $14 75 ..... $55,000
79th-st, No. 65 East, 13.4x102.2; Minna G Lowenstein to Thatcher M Adams; mortgage, $12,500; R S, $7 26,350
79th-st, No 63 East, 13.4x102.2; Isabella W Brinckerhoff to Thatcher M Adams; R S, $11 25 26,000
149th-st, n s, 513.10 ft w of Walton-ave; runs 178.8x w 249.7x w 451.3, to Pier line x s 266.8 to n s of 149th-st x e 624.9; Charles H Wilson et al to Allen W Adams; mortgage, $150,000, on this and other property 1
River-ave, s w corner of 149th-st; runs s 377.4x w 273.11x s 15x w 175x n 463.11, to 149th-st x e 567.3, with riparian rights and land under water; Charles H Wilson et al to Rapid Transit Subway Construction Company; R S, $211 25 425,000
5th-ave, w s, 53.8 ft n of 19th-st, 26x100; Abraham Goldsmith et al to Marguerite Cook; mortgage, $80,000; R S, $18 75 120,000
Manhattan-ave, No 93, w s, 27x100; Robert Rankin to John Rankin; mortgage, $23,000 1
1st-st, No 7 East, 22.4x77.2x22.4x73.10; Rosa Hertz to Emma Rosenbach; mortgage, $24,000; R S, $4 25 35,000
Lexington-ave, w s, 41 ft n of 38th-st; 19x75; Central Trust Company of New-York, executors, to Lydia C Ketcham; R S, $13 75 30,000
68th-st, No 65 West, 22x100.5; Susan E Watkins to J Harvie Dew; rerecorded; R S, $14 75 1
University Place, n e corner of 11th-st; runs n 114.6x e 107.9x e 13.10x s 16x w 58.10; subject to any encroachment; Mary E Blodgett to Josef Steiner; R S, $86 25 100
107th-st, Nos 170 and 172 East, 56.6x100.11; Elias Guessaroff and another to Dennis McEvoy; mortgage, $9,000; R S, $4 75 30,000
Liepenard-st, Nos 23 and 25, n s, 50x100; Elizabeth Lyon to George H Pigueron; mortgage, $32,500; R S, $12 50 1
2d-st, No 114 East, 24.8x121.11; Joseph L Buttenwieser to Celle Weingarten; mortgage, $33,000; R S, $8 05 1
3d-st, No 49 West, 25.4x104.8x irregular; George H Pigueron to Elizabeth Lyon; mortgage, $50,000; R S, $13 75 1
Lots 22 to 27, 110 to 115, 132, 133, 241, 242; map part of Inwood, belonging to George J S Thompson; R S, $18 75 1
Columbus-ave, No 810, w s, 25x100; Hattie Lippman to Max Simon; mortgage, $20,000; R S, $5 25 100
2d-ave, e s, 44 ft n of 29th-st, 44x53.2x35.6x57.7; John L Brower and another, executors and trustees, to Pincus Lowenfeld and another; R S, $9 75 22,000

Real Estate.

TITLE GUARANTEE AND TRUST COMPANY
last year, did the largest business in its history. It does a larger business each succeeding year,
BECAUSE
NINTH—It has for years set aside in surplus, to protect its policy holders, the entire net earnings from its business. It has paid to stockholders in dividends only the interest earnings of the Company. It has grown stronger as its responsibilities have increased.
When you buy real estate or borrow or loan upon it, come to this company. Fees moderate and uniform.
TITLE GUARANTEE AND TRUST COMPANY
Capital & Surplus, . $6,000,000.
146 Broadway, New York.
175 Remsen Street, Brooklyn.

Auction Sales of Real Estate.

PETER F. MEYER, Auctioneer,
will sell at auction, on
THURSDAY, February 27, 1902,
12 o'clock, at the New York Real Estate Salesroom, 111 Broadway,
BY ORDER OF
EXECUTRIX AND HEIRS,
THE
Choice & Valuable Property,
CONSISTING OF
4-story brick buildings with large plot of land,
Nos. 1204, 1206, 1208 and 1210 Broadway,
Between 29th & 30th Streets,
adjoining the Gilsey House.
For maps and terms apply to Lee & Lee, Esqrs., Attorneys, 20 Nassau Street, and at the office of the Auctioneer, 111 Broadway.

To Let for Business Purposes.

5,000 SQUARE FEET TO LET IN METROPOLITAN REALTY BUILDING.
—FIREPROOF—
LIGHT ON THREE SIDES.
HEAT AND POWER AND ELEVATOR SERVICE DAY AND NIGHT.
RULAND & WHITING,
5 BEEKMAN ST.

Brooklyn Property For Sale.

PROSPECT PARK SOUTH
IS the only property in Greater New York with all the following improvements: Sewers in every street, with house connections to each plot; water, gas and electric light wires, with all connections; asphalt pavements, not to be opened; cement curbs and sidewalks of uniform width; beautiful parkways and shrubbery in every street with provisions for permanent care. If you are satisfied with anything short of the most artistic surroundings and the best society for your family, Prospect Park South is not your place. Fifteen houses of distinctive architecture now building.
The Kings County L. Brighton Beach train, will take you to the property in 22 minutes from the bridge, or Smith Street or Franklin Av. trolley. Handsome illustrated booklet from
DEAN ALVORD, Owner.
725 Broadway, New York.

City Property For Sale.

IN THE FIFTIES
Full width dwelling, between Fifth and Sixth Avenues, remodelled at great expense a short time ago, perfect order throughout, electric light, handsomely decorated, latest and most modern plumbing, large and roomy butler's pantry. Price moderate. For particulars apply to
WHITEHOUSE & PORTER,
No. 509 Fifth Avenue (near 42nd Street).

Country Property For Sale.

RARE CHANCE.—Three thousand acres of land, within seven miles of St. Augustine, Florida, at fifty cents per acre. To settle an estate. Address L. H. DAY, 123 Grand-st., Jersey City, N. J.

PLAINFIELD.—Most desirable section: ten rooms; large plot; two fronts; trolley passes rear. Inquire 630 East Front.

Unfurnished Apartments to Let

The Hillcrest
On Cathedral Heights, 116th St., near Columbia University.
Apartments of 9 large sunny rooms and baths, rents $1,600 a year.
One Bachelor Suite of 2 big rooms and bath, $60 month. Agent on premises.
The HILLCREST Apartments are especially designed to meet the demands of people accustomed to every possible luxury and comfort. They are superbly finished and contain every imaginable convenience. A beautiful light foyer is at the entrance of each apartment. The parlors, libraries and dining rooms can be thrown into one suite. No dark or narrow halls. The main bedrooms are large, sunny corner rooms, with open fireplaces and big closets. The bathrooms are equipped in solid porcelain.
Amsterdam ave. cars pass near the building.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office,
NO. 1,242 BROADWAY,
2d door north of 31st-st. until 9 o'clock p. m.
Advertisements will be received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: **254 8th-ave.**, s. e. cor. 22d-st.; **153 6th-ave.**, cor. 12th-st.; **92 East 14th-st.**; **257 West 42d-st.**, between 7th and 8th aves.; **263 West 125th-st.**; **1,338 3d-ave.**, between 76th and 77th sts.; **1,026 3d-ave.**, near 61st-st.; **1,708 1st-ave.**, near 89th-st.; **157 East 125th-st.**; **756 Tremont-ave.**; **650 3d-ave.**, near 41st-st.; **554 3d-ave.**; **210 Bleecker-st.**; **325 Bleecker-st. Brooklyn, N. Y.—216 Court-st.**

Ocean Steamers.

NORTH GERMAN LLOYD.
FAST EXPRESS SERVICE.
PLYMOUTH—CHERBOURG—BREMEN.

Kronprinz	Mar. 8, 3 P. M.	Kaiserin	June 24, 10 A. M.
Kaiser	Mar. 25, 10 A. M.	Kronprinz	July 1, noon
Kronprinz	Apr. 8, 9 A. M.	Kaiser	July 15, 10 A. M.
Kaiser	Apr. 22, 10 A. M.	Kaiserin	July 22, 10 A. M.
Kronprinz	May 6, 8 A. M.	Kronprinz