NO RENT RIOTS FEARED.

Few East Side Tenement Dwellers Fear a Raise on May 1.

It is not likely that there will be any general trouble on the East Side this year over the raising of rents in tenement houses. This is the opinion of the Settlement workers who are in closest touch with the situation. Last year there was a general raising of rents all over the East Side, and in the resulting riots several people were injured. Many of the tenement dwellers banded together and successfully fought off the proposed raise in rents. Hundreds of families were dispossessed and forced to move into the crowded district above East 110th-st. or into The Bronx.

Dr. David Blaustein, head of the Educational Alliance, in East Broadway, said yesterday:

I think I can safely say there will be no general raising of rents on the East Side on May 1. The dealers seem to be satisfied with what they are getting, or are convinced that their tenants can pay no more. In the cases of individual buildings, rents will be raised and many people will be forced to move. However, we do not anticipate any trouble or rioting—nothing approaching the disturbed times a year ago.

A worker of the University Settlement in Rivington-st., who has looked over the situation on the East Side quite thoroughly, said yesterday:

You cannot get blood out of a stone. These people are now paying as high a rate of rental as they can possibly afford. Their wages will not permit them to pay more. Most of the dealers seem to realize this, and will be content with the present rent scale. If there was a general raise, I do not know where the people would go. The upper East Side is just as crowded as the lower portion. There is a great deal of open land in The Bronx, but tenements there are going up slowly, and those already built could not begin to hold the people.

It is evident that there will be trouble in scattered tenements where the owners have decided to put up the rents. Demein & Co., who own a new tenement house at No. 61 Pitt-st., told their tenants several weeks ago that rents would be raised from $2 to $4 on May 1. The tenants at once banded together, raised a fund of $150 and hired an attorney to fight their case. They are prepared to resist the raise with force.

Outside of the tenement districts, in many parts of the city, rents will be raised on May 1. The dealers say that most of their tenants do not object to the raise, and that those who do are preparing to move quietly into cheaper quarters.

MRS. DUKE'S BIG SCHEME.

Will Cultivate Thirty Thousand Acres of Texas Tobacco Lands.

[BY TELEGRAPH TO THE TRIBUNE.]

Galveston, Tex., April 28.—Mrs. Brodie Webb Duke, for herself and associates, has bought 30,000 acres of tobacco land in Nacogdoches and Rusk counties, in this State. Plans have been made for a series of extensive warehouses and curing sheds and the deal represents an outlay of close to $1,000,000. She is well supplied with funds. She held options on several thousand acres of land included in the present deal. She says her husband, Brodie L. Duke, is backing the proposition with his $20,000,000, and that two companies have been organized to operate the enterprise. One will care for the cultivation of tobacco, while the other will manufacture the product. The plan calls for the colonization of Cuban tobacco growers on the land.

THE DECLINE IN COPPER AND TIN.

Big Exports of Former Metal to the Far East—Lack of Labor.

London, April 28.—Despite the satisfactory world-wide consumption of copper and the especially good United States demand, the recent persistent weakness has resulted in a drop of 70 shillings from the preceding highest point, closing to-day flat at 65¾. Lazarus & Sons' report points out the danger for the future in the unprecedented exports to the Far East, professedly for coinage purposes, but there is a suspicion that they are for Chinese speculation.

The present decline in tin after wide fluctuations is regarded as only temporary, in view of the prospective restricted production. According to "The Ironmonger," private advices from the Straits Settlements emphasize the difficulties experienced in obtaining sufficient labor, owing to the fact that the recruiting of Chinese laborers for work in the Transvaal is reducing the supply and consequently has enhanced the cost of working the mines.

FIVE NEW-YORKERS INJURED.

Littlestown Express Runs Into Open Switch Near York, Penn.

York, Penn., April 28.—The Littlestown express, on the Frederick branch of the Northern Central Railway, ran into an open switch late last night on the outskirts of this city. Fourteen passengers were more or less hurt by flying glass and by the sudden stop of the train, which collided with freight cars standing on the siding. The engine was demolished and one passenger coach was derailed. The following New-Yorkers were among the injured:

Dr. L. T. Potter, New-York City, back and wrist sprained; Charles A. Crist, New-York City, salesman, sprained ankle; W. F. Schier, New-York City, salesman, contusions on the face; D. H. Newhall, New-York City, salesman, bruised about the body; William Corry, New-York City, salesman, severely shocked by the sudden stopping of the train.

POLICE CLUBBING IN CHINATOWN.

Visitors Not Barred from Mott-st., but "Auto" Cars Must Be Kept Out.

Sergeant Horton and Patrolmen Hamilton, Murray and Sussilli, of Acting Captain Eggers's staff, assigned to duty in Chinatown, are to have charges made against them for clubbing four Chinamen early yesterday morning. D. Frank Lloyd was counsel for the Chinamen yesterday when they were arraigned at the Tombs court and held for examination for carrying concealed weapons. The prisoners appeared with bandaged heads, and Mr. Lloyd said citizens had called at his office and had described the clubbing as "the most dastardly outrage ever perpetrated." He said he was going to get his evidence in shape and present it to Commissioner McAdoo.

Commissioner McAdoo's order to keep "auto" cars off the streets of Chinatown was not meant to restrain visitors from entering Chinatown altogether, it was said yesterday, but to stop the crowding of the narrow streets. Visitors may alight in Chatham Square and walk through Chinatown, as they have always done, since there are only a few blocks to cover. Some visitors spend a great deal of money for Chinese souvenirs and merchandise. The automobile companies taking tourists through Chinatown also disburse a great deal of money there for the entertainment of their passengers.

CHADWICK SALE DRAWS CROWDS.

Selling the Cassie L. Chadwick art treasures and other articles is a long drawn out process, attended with more or less personal discomfort, on account of the throng of curiosity seekers, who come not with any idea of buying, but who crowd the real purchasers and delay the sale every day. The total amount realized yesterday from 250 lots was $3,770, of which $130 was paid for a handsome Persian rug, $110 for an Æolian and bench and $62 for a shell suit, made in Italy. Among the buyers were Dr. F. J. Quinlan, Dr. Carlton Simon and Julian Mitchell.

YOUNG COLLECTION BRINGS $2,980 50.

The amount realized from the sale at the American Art Galleries yesterday of Chinese porcelains and other Oriental objects collected by the late John Russell Young was $2,980 50, of which $270 was paid by S. P. Avery for a pair of vases, octagonal pilgrim bottle shaped, of Chinese cloisonné enamel. They were a gift from Prince Kung to Mr. Young while he was Minister to China. The vases are 16½ inches high. Another vase of the same material, with a globular body—a companion piece to the pair owned by the late General Grant, and purchased by Mr. Young on his trip around the world with General Grant—was sold to Mr. De Witt for $130. A quadrangular oviform vase—a gift from Viceroy Li Hung Chang—brought $105, and another vase, given by the same official, went for $90.

SOCIALISTS' MAY DAY APRIL 30.

The Social Democratic Party of New-York-City has decided that its demonstration this year in honor of the international solidarity of labor shall take the form of a meeting and revolutionary vocal and instrumental concert in Carnegie Hall, on Sunday afternoon, April 30, at 2:00 o'clock. This will be the opening of the summer propaganda season of 1905.

AN EIGHTH-AVE. SUBWAY

Plan of Rives and Rice—Four Tracking 2d-ave. Protests.

At the Rapid Transit Board meeting yesterday George L. Rives, its counsel, said that he and Acting Chief Engineer Rice thought a subway should be built under 8th-ave. from 62d-st. down to and under Hudson-st, connecting with the Pennsylvania tunnel, in addition to those already proposed. This and the proposed moving platform will be considered at the meeting of the board next Thursday. Controller Grout thought that at the following meeting the final decision on routes would be reached.

Controller Grout said that it would be the latter part of the year before the contracts would be let on the proposed new subways.

The board gave a hearing on the application of the Interborough to four track the 2d-ave. elevated line. Otto Rosalsky, who said he represented property owners from 3d to 23d sts., declared that 88 per cent of the property owners and residents abutting on the line were opposed to the four track plan.

William A. Clark, of the City Club, summarized the objections of that body to the application, saying that a twenty-five year or an indeterminate franchise would be, in effect, a perpetual franchise. That if this were granted, similar petitions would follow, and a new lease of life would be given to elevated railroads; that it would mean less light and air and more noise for people living in 294 blocks, and would tend to postpone parallel subway routes.

William F. King, ex-president, and Secretary Mead of the Merchants' Association spoke against the plan.

Calvin Tomkins, president of the Municipal Art Society, for the society protested that elevated structures were unhealthful and tend to obstruct the streets and disfigure the city, and that their extension tended to intrench a private monopoly to the disadvantage of the city and to the detriment of its own rapidly developing underground system.

C. A. Rogers, E. M. Goldstein and Alderman James C. Meyers spoke in favor of the Belmont proposition.

DOGS' BIRTHDAY PARTY.

Gifts, a Cake, Highballs and Souvenirs For Guests.

Miss Maidhof, of No. 69 East 92d-st., yesterday gave a birthday party for two of her Japanese spaniels, Pinky Panky Poo and Sayonara Yaya. Twenty guests, each with a pet dog, were present. Among the guests were Dr. A. Armstrong, of No. 117 West 25th-st.; Miss R. E. Chatillon, Mrs. L. E. Maidoff, Mrs. McDermott and Mrs. Stiner.

Presents, including silver hair brushes, silk ribbons, silver bells, toy dolls, drinking dishes and perfumed soap, were brought for the dogs, for whom the party was given. All the dogs wore imported Parisian coats with pockets, in which were placed handkerchiefs with point lace edges. Each handkerchief had the dog's name embroidered in full on one corner. They also wore blue satin collars, to which were attached solid silver bells.

The dogs first gave a performance of jumping the hoop and begging. There was a prize of a piece of cake for the dog who destroyed a paper doll in the quickest time. A number of dolls were put out of action. The dogs then said grace. Each sat on its hind legs and with its front paws on a raised cushion rested its head on them.

They were then seated on small cushions which were placed around small round tables. Each table was covered with Japanese tablecloths, fans and Japanese paper napkins. In the centre stood a large birthday cake. A whiskey highball was poured out for each dog, and several of them tasted the drink. One dog with his paw dashed glass and contents to the floor.

Bouillon, chopped chicken and rice, birthday cake, nuts and cheese comprised the menu.

At the close of the party each dog received a souvenir in the form of a worsted dog attached to a pink satin cushion filled with candies. At 6 p. m. the guests departed, leaving the pets of the hostess to be put to bed in their cots, of which each has one.

RECEIVER FOR MISS LAURA BIGGAR.

Actress, Heir to Henry M. Bennett Estate, Sued for Dentist Bill.

[BY TELEGRAPH TO THE TRIBUNE.]

Freehold, N. J., April 28.—A receiver was appointed for Laura Biggar, the actress, by Judge John E. Foster, in the Monmouth County Court, today. Miss Biggar was sued by Dr. William E. Truex, dentist, for $96 50, for work done for her son, Willis McConnell. Judgment was obtained for the bill in full.

The judgment was not satisfied and supplementary proceedings were resorted to, and Miss Biggar was forced to appear before Frederick Parker, special master in chancery, and give testimony relating to her assets. Although she declared herself penniless it was shown by the testimony that she had an annuity of $1,800.

John P. Walker, a retired druggist, was appointed to take charge of her affairs and handle her income until the judgment and costs are satisfied. Miss Biggar avers that she has received no money from the estate of Henry M. Bennett, by reason of the executors being in constant litigation. Miss Biggar was bequeathed 60 per cent of the Bennett estate, valued at over $1,000,000.

LOCKOUT OFFICIALLY ENDED.

Carpenters Can Now Return to Work—New Wage Scale Agreed On.

The board of governors of the Building Trades Employers' Association officially ended the fight with the Brotherhood of Carpenters and the Amalgamated Carpenters' Society yesterday by declaring the lockout of the carpenters off at a special meeting in the Building Trades Club.

The locked out carpenters can now go back in a body, and about 3,000 of them who are needed by the Master Carpenters' Association will be reemployed in the next few days.

A trade agreement was signed yesterday between the Master Carpenters' Association and local officers of the Brotherhood of Carpenters and the Amalgamated Carpenters' Society providing a wage scale of $4 50 a day, with double wages for overtime, expiring on December 31. This agreement goes into effect at once.

"A WINTER AFTERNOON" BRINGS $300.

The second and final sale of the Kruseman van Elten collection of finished pictures and studies attracted a large throng of patrons to the American Art Galleries last night. The sale of the ninety-nine pictures offered realized the sum of $5,227 50. "A Winter Afternoon," a canvas measuring 12x19 inches, brought the highest price, $300. R. M. Voorhis was the purchaser. "Evening Napanock, New-York," was sold for $225 to A. W. Smith. R. Ferguson secured "Cleaning Off," a 38x30 canvas, for $125, and "A Placid Stream" went for $115 to L. Kuenstler.

AMALGAMATED PAINT GETS CHARTER.

The Amalgamated Paint Company has just received a charter at Trenton, the incorporators being Frederick H. Clarke, Herman Bruen and John E. Ingersoll. The subscribed cash capital is $25,000. The authorized capital, $50,000 7 per cent preferred stock and $75,000 common stock, is to be largely increased, it is said, as soon as existing plans and options assume more definite shape.

JUDGMENTS.

The following judgments were filed yesterday, the first name being that of the debtor:

Allen, Sarah M—New-York Telephone Company.	$48 81
Abbott, Everett L and Charles E—Thomas E Parr, costs	126 86
Allen, John R—Broad Exchange Company	180 77
Benoit, Albetr H—New-York Telephone Company	78 98
Barker, William C—Same	29 72
Beales, Eugene J—Same	125 94
Brandt, Louis and John—Same	89 24
Buehler, George—Lion Brewery of New-York City	1,040 75
Bittman, Magdalena—Samuel Wasserman and another	29 41
Carlon, Patrick J—Thomas E. Foster and another	65 40
Cohen, Samuel—Benjamin Altman	27 27
Dunn, Claude G—Fannie Brussel	79 86
Forster, John—Patrick H Cullinan	15 00
Fink, Charles—Joseph Hammerlohr	32 28
Fitzsimmons, William—Johan Swenson	248 89
Greagen, Robert A—Elizabeth A Wilks	2,712 57
Goldberger, Leo A—New-York Telephone Company	57 34
Gilmour, James A—Thomas F Donigan	69 58
Gordon, Phineas—Abraham M Nathan	349 94
Gillette, George H—Stephen Birch	1,095 82
Hamill, Thomas E—New-York Telephone Company	51 34
Haywood, Edwin P—Same	35 56
Heath, Howard—Leo Rosenberg	25 76
Houser, Henry—Lion Brewery Company	1,040 75
Holm, Aurora M, administratrix—Empire Hardware Company, costs	138 93
Janes, William H—New-York Telephone Company	94 51
Karst, Alexander—George R Coughlin	65 12
Kelly, Eugene—Essay Radezky	62 22
Loschinger, Michael A—"Real Estate Record" Association	30 72
Lehman, Daniel—S W Levy Company	36 91
Luhne, Charles—Christian F Flaacke	267 54
Lange, Hugo—Stephen Birch	1,095 82

TO HAVE A FIFTH-AVE. HOUSE.

C. W. GEHLEN, THE DECORATOR, TO USE FOR HIS BUSINESS A STRUCTURE THERE.

First Day and Night State Bank Building To Be Eleven Stories—Samuel Bloch Sells a Brooklyn Block of Nineteen Houses.

C. W. Gehlen, decorator, of Union Square, has leased No. 588 5th-ave., a four story dwelling house, from Henry G. Trevor. The lease is for a term of ten years. He will alter the building for the use of his business. The parcel is a Columbia College leasehold. It adjoins No. 590 5th-ave., which R. M. Haan, proprietor of the Hotel St. Regis, leased a few days ago, and which plot is to be used for commercial purposes.

Plans for the "all night" bank to be erected at the southeast corner of 5th-ave. and 44th-st. have been filed with Buildings Superintendent Hopper for the First Day and Night State Bank, as owner. W. R. Chesebrough is president of the company.

The building is to be an eleven story and basement fireproof structure, the upper stories being fitted for offices. It will front 105 feet in the avenue and 65 feet in the side street, and will have a façade of ornamental brick and South Dover white marble. The entrance will be adorned with two large Corinthian columns, supporting a decorated cornice. The building will have three elevators. The cost is estimated at $350,000 by Henry Ives Cobb, the architect. It is to be built by the V. J. Hedden Sons Company, of Newark.

MANY DEALS BY C. M. ANDERSON & CO.

Charles M. Anderson & Co. have sold for Alfred Jewell the store and dwelling house property, Nos. 55 and 57 West 125th-st, 37.6x100 feete; No. 232 Lenox-ave., 16.6x85 feet, a four story and basement store and dwelling house; No. 17 West 124th-st., a four story brownstone dwelling house, 18.9x100 feet; for William A. Martin, No. 4 West 122d-st., a three story and basement dwelling house, 25x100 feet; for E. Franklin, a five story double flathouse, No. 305 West 146th-st.

The firm have also been quite active in the Bay Ridge section of Brooklyn, selling in conjunction with local brokers ten lots in Fort Hamilton-ave. and 73d-st., ten lots in Fort Hamilton-ave., between 90th and 92d sts.; southeast corner of 3d-av. and 86th-st., 80x100 feet; house and plot for August Schliess, at 92d-st and 2d-ave; a plot at 92d-st and Gelston-ave.; eight lots in 80th-st., adjacent to property sold at the Jere Johnson auction sale.

SELLS WEST END-AVE. HOUSE.

Jesse C. Bennett & Co. have sold for Ferdinand G. Weichmann No. 771 West End-ave., a three story and basement dwelling house, on a lot 17x25x100 feet.

TO REMODEL ALTMAN HOUSE.

Plans have been filed for the remodelling of the four story dwelling house of Benjamin Altman, at No. 626 5th-ave., corner of 50th-st. The present high stooped entrance in the avenue is to be removed and a new basement entrance constructed on 50th-st.

A new elevator shaft and equipment are to be installed, the interior made over and a roof tank to be put up for protection from fire. The cost of the projected improvements is estimated at $8,000. The architects are Trowbridge & Livingston.

LARGER QUARTERS FOR BANK.

Plans have been filed for the enlargement of the present quarters of the Mechanics' National Bank in its eight story and basement office building at No. 29 to 33 Wall-st. The two buildings are to be united at the basement and first stories and these floors made over into one large office and vault for the use of the bank.

New entrances are to be built and the interior refurnished and redecorated. The projected improvements are to cost $12,000, according to the estimates of Clinton & Russell, the architects.

EAST SIDE DAY NURSERY PLANNED.

Plans have been filed for the remodelling of the four story tenement house No. 334 East 22d-st. into a day nursery for the children of the Roman Catholic Church of the Epiphany, of which the Rev. D. J. McMahon is rector. The building is to have an open playground and a sewing parlor, in addition to its other features. It will cost $1,000 to make over the interior for its new use.

NEW MISSION HOUSE FOR CHURCH.

Plans have been filed for the remodelling of the four story private dwelling house No. 237 West 24th-st. into a mission house for the French Episcopal Church du St. Esprit, of which the Rev. Alfred V. Wittmeyer is rector. The necessary changes will cost $3,000, according to the estimate of Clement Breen, the architect.

FIRM GETS A GEORGE TRUST PARCEL.

William Miles has sold for the George trust estate to Lowenfeld & Prager the five tenement houses No. 295 to 303 Rivington-st. This property has been held in the family for over forty years.

HARLEM BAPTIST MISSION BUYS.

G. Brettell & Son have sold for Louis Lese to the Harlem Baptist Mission a two story and basement frame house, on a lot 17x100 feet.

ABRAHAM SCHWAB A BUYER.

Pocher & Co. have sold No. 119 East 55th-st., a three story and basement private dwelling house, 18.9x105 feet, between Park and Lexington aves., for Isabella Kritzman to Abraham Schwab.

GREATER ACTIVITY IN EAST 74TH-ST.

Collins & Collins have sold for Dr. J. T. Vredenburgh No. 124 East 74th-st., 18.9x102.2 feet, a three story high stoop dwelling house, to a client, who will remodel the house for his own occupancy; also sold for Arthur J. Slade No. 131 East 74th-st., 17x102.2 feet, a three story dwelling house, to an investor.

This is the sixth house in this street sold by the same brokers in the last three weeks.

Collins & Collins also sold for Martha S. Hurlbut No. 131 East 78th-st., 16.8x102.2 feet, a three story dwelling house, to a buyer for investment.

TRANSACTIONS IN REALTY.

Joseph Hamerschlag and Alfred Gutwillig have sold to Charles Marx four five story flathouses, 100x100 feet, at the northeast corner of Avenue A and 79th-st. Also sold to Henry Reeber two lots at the southwest corner of Jerome-ave. and McKenna Place.

William L. Sutphin has sold No. 42 West 48th-st., a four story brownstone front dwelling house, on a lot 16x100.5 feet.

Henry D. Winans & May have sold for Abraham Schwab No. 50 East 69th-st., a four story and basement brownstone front dwelling house, on a lot 19x100.5 feet.

G. Tuoti & Co. have sold for a client of Isidore Hershfield to Vincent Garofalo the five story double tenement house, 25.11x95 feet, No. 2,106 1st-ave., being the northeast corner of 101st-st.

T. Scott & Son have sold for M. Meyer No. 302 East 77th-st., a five story triple flathouse, 27x85x96 feet.

Emma A. Saxton has sold to Clarence D. Baldwin No. 117 West 133d-st., a three story dwelling house, on a lot 16.8x99.11 feet.

Samuel C. Baum has resold to Emil and Barnett Reibstein Nos. 355 and 357 East 124th-st., two three story dwelling houses, on a plot 37.5x100.11 feet.

Mary F. Searle has sold to Lena Buxbaum No. 342 to 346 East 110th-st., three four story flathouses.

David Lion has sold the four story tenement house No. 359 East 76th-st., 25x102.2 feet.

P. Fried has resold for A. Miller No. 1,810 2d-ave., a five story tenement house, 25x100 feet.

M. Solomon has sold to Philip Weinberg and Samuel Goldstein the northwest corner of Madison-ave. and 109th-st., a five story flathouse, on a lot 25.10x100 feet.

Peter Stenger has sold No. 1,557 Avenue A, a five story tenement house, on a lot 25.4x89.6 feet, to Max M. Pullman.

Sigmund Schnel has sold No. 58 East 3d-st., a six story tenement house, on a lot 30.8x101.4 feet.

Hyman Korovsky has sold No. 448 to 452 Grand-st., a six story tenement house, on a plot 50x100 feet.

Julius Katzenberg and others have sold to a Mr. Mahoney the block front on the north side of 232d-st., between Kingsbridge-ave. and Broadway, a plot 428.4x188.3x186.6x411.10 feet.

Philip Cohen, as attorney, has bought for Joseph Fuchs the plot Nos. 523 and 525 East 151st-st., 50x117 feet, with frame buildings. Isaac Wiener was the broker.

David Rosenblum has bought from Anne Hene, through Hyman Bloom, the three story frame dwelling house, on plot 50x118 feet, No. 542 East 152d-st.

Thorn & Co. have sold the dwelling house, on a lot 25x95 feet, on the east side of Morris-ave., 195 feet north of 156th-st., for Hattie F. Fowler to Everett F. Murgatroyd.

Mrs. Robert G. Mott has bought from Mrs. Josephine Lazarus through Frederick T. Barry No. 120 East 80th-st., a three story and basement brownstone front dwelling house, on lot 18.4x102.2 feet. Mrs. Mott will probably alter the house into an American basement dwelling house. It is reported that other parcels in this block have been sold and that they will also be altered into American basement types.

Samuel Broom has sold No. 119 East 55th-st., a three story and basement brownstone front dwelling house, on lot 18.9x100.5 feet.

The McVickar-Gaillard Realty Company has sold for the Realty Buyers, of Brooklyn, the Barrington, a seven story elevator apartment house, No. 40 East 25th-st., on plot 50x98.9 feet.

Herman Harris has sold to Alexander Cameron, James Murray and Robert Hill for immediate improvement the plot, 50x100 feet, on the east side of St. Nicholas Place, 325 feet north of 150th-st.

The Cohen Realty Company has sold for a client of Sigmund Wechsler to Strauss & Adler the three five story double flathouses Nos. 458, 460 and 462 West 131st-st., near Convent-ave., each on a lot 25x100 feet.

Huberth & Gabel have sold for Walter Sparks to a Mr. Kennedy the four story double tenement house No. 418 East 20th-st., on a lot 20x92 feet.

J. B. English has sold for the Gehle estate No. 114 West 70th-st., a four story dwelling house, on lot 18x100.5 feet.

Alfred M. Rau has bought from the Cohn-Baer-Myers-Aronson Company the plot, 75x100.5 feet, on the south side of 63d-st., 175 feet west of Amsterdam-ave.

Harris & Co. and Solomon Freidus have sold for Felicia Schapira to the estate of Asher Simon No. 2,212 to 2,216 5th-ave., three five story flathouses, with stores, on plot 75x90 feet.

Horace S. Ely & Co. have sold for Emily O. Butler No. 150 Lexington-ave., a four story dwelling house, on lot 24.8x100 feet.

The McVickar-Gaillard Realty Company has sold for Thomas E. Greason No. 45 West 45th-st., a four story dwelling house, on lot 21.6x100.5 feet, Columbia College leasehold.

Edith S. Boerum has sold to the Chelsea Realty Company the northeast corner of 10th-ave. and 206th-st., a plot 125x100 feet.

Seth W. Johnson has leased to a Mrs. Osborn Nos. 24 and 26 East 46th-st., two four story dwelling houses, on a plot 40x100.5 feet, for a term of twenty-one years.

A. W. Miller & Co. have sold to a client No. 774 9th-ave., a five story flathouse, on a lot 25x100 feet.

Samuel Bloch has sold a block of nineteen houses in Nassau-ave., running from Kingsland-ave. to Sutton-st., Brooklyn, to W. C. and C. W. Heidelberger.

AUCTION SALES YESTERDAY.

By D P Ingraham & Co: 90 to 94 Park Row, n s, 37 ft w of Chambers-st, runs n 42 ft to Chambers-st, x5.1x46.8x50; three 5 story bk loft and store bldgs; S V Hoffman et al, tr, etc, agt S V Abel et al; Harris & T, attys; C S Guggenheimer, ref; amt due, $8,438 97; taxes, etc, $2,092 26; withdrawn.

By Joseph P Day: 64 Grand-st, n s, 75 ft w of Wooster-st, 50x100, 7 story bk loft and store bldg; Met L Ins Co agt Demorest Pattern Co et al; Kitch, W B & B, attys; J N Lewis, ref; amt due, $51,945 69; taxes, etc, $726 44; adjourned to May 5; 232d-st, n s, whole front between Broadway and Kingsbridge-ave, 438.4x188.3x186.6x411.10; Pauline Horrmann agt Julius Katzenberg et al; J W Hyde, atty; Arthur Smith, ref; amt due, $23,411 09; taxes, etc, $1,684 25; withdrawn.

By Solomon De Walltcerss: 154 27th-st, s w cor of Broadway Alley, 20x88.9, two 4 story bk ten hs; Emilie Gebhard agt G F Gminder et al; Louis Hannemann, atty; Morris Cukor, ref; amt due, $16,755 48; taxes, etc, $4,800; to the plaintiff for $222,200.

By Charles A Berrian; 971 and 973 Trinity-ave, w s, 27 ft s of 164th-st, 75x100, two 5 story bk ten hs; M R McAvoy agt G E Orcutt et al; M J Earley, atty; S L H Ward, ref; amt due, $14,177 89; taxes, etc, $233 48; adjourned to May 5.

By Philip A Smyth: Avenue D, n w corner 5th-st, 53.1x100, Unionport; Eliza Martin agt G C Cavanagh et al; W F Clare, atty; E J McGean, ref; partition; to R J McCracken for $955.

REAL ESTATE TRANSFERS.

106th-st, No 215 to 221 East, 80.6x100.11; Samuel Newman et al to Business Men's Realty Company; mortgage, $28,000	$100
Same property; Business Men's Realty Company to Isaac Grossman and another; mortgage, $28,000	100
Amsterdam-ave, s e corner 210th-st, 49.11x100; Richard R Maslen to Manatee Company; mortgage, $7,000	100
2d-ave, No 2,270, e s, 25.6x84.10; Bernard Wiekemper to Julie Wolff and another	100
3d-ave, No 468, e s, 24.11x85; John H E Valentine to City Real Estate Company; mortgage, $12,000	Nominal
111th-st, s s, 110 ft e of Manhattan-ave, 150x100.2; City Real Estate Company to Harry Schiff; mortgage, $50,000	100
Manhattan-ave, n w corner 109th-st, 145.10x irreg; Anna Heyman to Max S A Wilson and another; mortgage, $197,000	100
Avenue B, No 283, e s, 20x68; Simon Machiz to David Gordon; mortgage, $9,000	Nominal
Commerce-st, No 18, s s, 25.1x67.5; Ernst Grob to Margaret Grob	Gift
Boston Road w s, 195 ft n of 164th-st, 30x71.9; Samuel Kaplan et al to William H Cowen; mortgage, $14,000	100
Freeman-st, s s, 24 ft w of Chisholm-st, 24x75; Nathan Lubow to Barbara Janson; mortgage, $6,500	100
171st-st, s s, 175.2 ft e of 3d-ave, 25x109.10; Annie Gordon to Gussie Berman	Nominal
Brook-ave, w s, part lot 165, map Morrisania, 50x100.6; Abraham Halprin et al to August Jacob; mortgage, $4,800	100
169th-st, No 1,004 East, 18.11x73.11; John Bambey to Heyman Kallman; mortgage, $5,000	100
2d-ave, No 2,274, e s, 25x84.10; Bernard Wiekemper to Julie Wolff and another; mortgage, $8,000	100
63d-st, No 149 West, 16.9x100.5; Anna E Logue to Riverside Nursery of New-York; mortgage, $8,000	13,500
88th-st, No 169 East, 25x100; Abraham Shapiro to Theophile Eyrich; mortgage, $11,000	100
Jumel Place, e s, 230.4 ft n of 167th-st, 50x99; William Gamble to Owen E Kelly and another; mortgage, $3,000	12,250
Elton-ave, e s, 125 ft s of 158th-st, 25x100; Jacob Katz to Louis Lese	100
10th-ave, n e corner 206th-st, 124.11x100; Michael J Dowd et al to Chelsea Realty Company; mortgage, $20,000	Omitted
Bailey-ave, w s, 107 ft s of Macomb's-st, 75x irregular; Bertha Bernauer to Charles Cohen; mortgage, $5,000	100
13th-ave, n s, lot No 483, map Wakefield, 100x114; Ellen McKeon to Emil Briegel; mortgage, $1,000	Nominal
Cauldwell-ave, w s, 163 ft n of 161st-st, 18x100; John Kroupa to Anthony J Griffin; mortgage, $4,000	Nominal
100th-st, No 227 East, 25x100.11; Isaac Perimutta to Moritz Adler; mortgage, $20,000	100
17th-ave, s s, w ½ lot No 663, map Wakefield, 50.3x114.6; Ellen Toner et al to New-York Equity Company	100
201st-st, e s, 35 ft s of Briggs-ave, 25x100; Ellen Halloran to Catharine T Murphy; mortgage, $2,500	100
3d-st, n s, 400 ft from 4th-ave, Wakefield, 50x114; John Imhof to Catharine Imhof; mortgage, $1,850	Nominal
Bailey-ave, w s, 157 ft s of Macomb's-st, 25x120.2; Grace D Webster to Bertha Bernauer	100
Edgecombe-ave, w s, 325 ft n of 150th-st, 50x100; William W Sharpe to Alexander Cameron et al; mortgage, $15,000	Nominal
Manhattan-ave, n w corner 159th-st, 145.10x—; City Real Estate Company to Anna Heyman; mortgage, $135,000	100
100th-st, No 62 West, 25x100.11; Matthew McNamara to Bridget M McMurray; mortgage, $14,300	100
11th-ave w s, 50.5 ft s of 55th-st, 25x75; Ludwig Hirsch to Jacob Hirsch; mortgage, $5,000	—
125th-st s s, 125 ft e of Amsterdam-ave, 100x100.11; Harry Shwitzer to Milton M Smith; mortgage, $92,000	Nominal
Pearl-st, Nos 240 and 242, s s, 45.2x irregular; Burling Slip, No 3, e s, 21.2x40.4; Margaret A Jackson et al to Henry Leerburger	100
Cannon-st, Nos 54 and 56, e s, 50x100; Hieronymes Breunich to Henry Brandt	100
47th-st, s s, 180 ft w of 1st-ave, 20x100.5; Charles Adler to Samuel Frieder; mortgage, $6,000	100
60th-st, No 219 East, 20x100.5; Fanny Hartwig to Elias Goodman; mortgage, $15,000	100
2d-ave, w s, 49.4 ft s of 40th-st, 24.8x100; Catharine B Fraser to Thomas J Kelly; mortgage, $13,500	100
Lexington-ave, n w corner 102d-st, 145.10x irregular; William H Gebhard to Arthur W Saunders	Nominal
Same property; Arthur W Saunders to Charles M Rosenthal and another; mortgage, $36,000	100
8th-ave, Nos 2,546 and 2,548, e s, 50x100; Catharine L Wynne to Charles Hauserman; mortgage, $45,000	100
58th-st, No 30 West, 25x100.5; Lillian M Sims to Grace W Pierce	100
143d-st, n s, 100 ft w of Broadway, 175x½ block; Zachariah Zacharias to Alexander Carleton; mortgage, $45,000	Nominal
Broadway, n w corner 143d-st, ½ block x100; Zachariah Zacharias to Fremont Realty Company; mortgage, $57,750	Nominal
Broadway, n w corner 143d-st, ½ block x375; Emanuel Lehman to Zachariah Zacharias; ½ part	Nominal
111th-st, s s, 110 ft e of Manhattan-ave, 200x irregular; Cathleen Turner to City Real Estate Company; mortgage, $80,000	100
148th-st, n s, 100 ft w of Amsterdam-ave, 75x99.11; Oliver C Moore et al to Herman Cohen and another; mortgage, $80,000	100
137th-st, Nos 310 and 312 West, 32x99.11; John E Simons et al to John C Pieper; mortgage, $9,000	Nominal
Charles-st, n s, 69 ft w of 4th-st, 20x94.6; Frank A Schmidt to Magdalena Pessagno; mortgage, $4,000	16,500
136th-st, No 229 West, 17x99.11; Sarah Churchill to Simon Engel	Nominal
Hudson-st, No 529, w s, 21x78x16x78.6; Lew C Hubbard to Palladium Realty Company; mortgage, $12,500	Nominal
Hudson-st, No 533, w s, 74.10x irregular; Lew C Hubbard to Palladium Realty Company; mortgage, $10,000	Nominal
2d-ave, No 1,546, e s, 25.5x100; Moses Solomon to George Solomon; q c	Nominal
Same property; George Solomon to Sali Klein; mortgage, $21,000	100
111th-st, s s, 260 ft e of Manhattan-ave, 110x irregular; Anna Heyman to Beethoven Englander et al; mortgage, $40,000	100
Manhattan-ave, n e corner Cathedral Parkway, 191.10x110; Anna Heyman to Mark Ash; mortgage, $130,500	100
112th-st, No 48 East, 16x100.11; Louis Levy to Business Men's Realty Company	Nominal
Manhattan-ave, n e corner Cathedral Parkway, 191.10x110; 111th-st, s s, 260 ft e of Manhattan-ave, 110x irregular; City Real Estate Company to Anna Heyman; mortgage, $140,000	100
Washington-st, w s, 27 ft s of Chambers-st, 26.1x65.8; Hugh Getty to John L Brower; mortgage, $20,000	Nominal
Broadway, n w corner 143d-st, —x375; Babette Lehman et al, executors, to Zachariah Zacharias; ½ part	92,500
75th-st, No 313 East, 25.1x99.5; Lillian E Bates to Israel Crystal; mortgage, $8,500	100
111th-st, s s, 110 ft e of Manhattan-ave, 200x irregular; City Real Estate Company to Cathleen Turney	100
32d-st, Nos 348 and 350 East, 35x98.9; Adolf Mandel to Nathan Strauss; mortgage, $16,500	Nominal
38th-st, No 147 East, 16x94; Martha Fyfe to Henry W Holcomb; mortgage, $14,000	100
53d-st, No 56 East, 16x100.5; Doctorclube Realty Company to Oscar Saenger; mortgage, $25,000	100
Audubon-ave, n e corner 171st-st, 50x100; Etherlind Bolton to Jacob Hecht; mortgage, $10,000	100
192d-st, n s, 100 ft e of 11th-ave, 150x100; Henry Morgenthau to Samuel Jackson	Nominal
St Nicholas-ave, s e corner 191st-st, 109.5x250.8; Zachariah Zacharias to Samuel Jackson; mortgage, $47,000	Nominal
150th-st, Nos 510 and 512 East, 50x100; Sophia Moore to Louise E Apelles et al	100
91st-st, No 302 East, 20x100.8; C E Seebeck to Peter W Helfst; mortgage, $11,000	100
106th-st, No 318 East, 25x100.11; Portia Horwitz to Andrea Ceromi and another; mortgage, $2,900	100
192d-st, s s, 100 ft e of 11th-ave, 150x100;