# NEW YORK MANŒUVRES

## *General Staff Disappointed Over State Officers' Attitude.*

[From The Tribune Bureau.]

Washington, April 17.—The War Department is sorely disappointed at the continued refusal of the New York National Guard to co-operate with the General Staff in the plan for furthering the protection of New York City against the attack of an enemy. Every state having coast defences to man, with the exception of New York, has responded with alacrity to the invitation of the department to co-operate with the regular army in manœuvres having for their purpose the manning of the coast defences. In one instance, that of Alabama, the officers of the National Guard have expressed the utmost disappointment that all of their men, because of the destruction to Fort Morgan, will not have an opportunity for practice of this character.

Nothing has been heard from New York since the receipt of the letter of Major General Charles F. Roe, announcing that because of the unwillingness of the commanding officers of the 13th Regiment coast artillery and the 7th Regiment of Infantry to break their regimental formation, he is unwilling to recommend that participation in the coast defence practice which had been planned by the Chief of Artillery, General Arthur Murray.

General Murray described to-day the plan which he had worked out with great care for further protection of New York against attacks from an enemy, this plan being the practical development of the theory for rendering the militia effective which was conceived by Elihu Root when he was Secretary of War. The present force of coast artillery is only half sufficient to man the guns and mines now installed, and General Murray determined to ask the New York National Guard to assign to Forts Schuyler, Totten, Wadsworth and Hamilton, respectively, National Guardsmen equal in number to the regular forces stationed at these forts, and also, in addition, a sufficient number of infantry companies for each fort to constitute an adequate rear guard.

In this way each militiaman assigned to the several forts would have, in effect, a regular artilleryman to train him, while the infantry companies would be trained in the duties which in time of war would naturally fall to a rear guard. It was General Murray's purpose to invite the participation of the same companies of militia at the same forts at each annual encampment or manœuvre, so that were war to come or were hostilities threatened a simple order to man the forts as at the last manœuvres would operate fully to man every fort, each with men trained in the duties they would be called upon to perform, with the guns they had been accustomed to handle and in surroundings with which they were entirely familiar.

Such an order could be complied with almost instantly. There would be no problems of transportation, equipment or commissary to be worked out, and while a large army of resistance was being organized, equipped and mobilized the coast defences would be amply and effectively manned. The necessity of a rear guard grows out of the modern method of constructing and maintaining forts. Formerly a fort consisted of a circle, triangle or other complete figure, which could be defended on all sides by the guns mounted therein. Modern coast defences, however, consist merely of guns mounted to repel an attack, usually from the sea or harbor, while the rear is left entirely unprotected. In time of war, therefore, it will be necessary to employ infantry to protect the rear of such defences from the attacks of landing parties, and to that end General Murray planned that certain companies of infantry be assigned to each fort, there to become familiar with the duties they would be called upon to perform in actual warfare.

The wealth of New York and its ease of access by a foreign navy make it the most natural point of attack, and it is a source of amazement, as well as of disappointment that the New York National Guard should be the one in all the country to decline to co-operate in a programme which has for its object the protection of the great city and its competent defence from the attack of an invader.

The plan worked out by General Murray called for three companies of militia to act as coast artillery and two to act as rear guard at Fort Schuyler, five companies to act as artillery and two as rear guard at Fort Totten, five companies to act as artillery and five as rear guard at Fort Wadsworth, and four companies to act as artillery and six as rear guard at Fort Hamilton, the companies called upon to act as artillery in each instance corresponding to the companies of regular artillery now assigned to these forts.

The most careful study of the problem by the chief of artillery reveals no method whereby the regimental formation of the New York militia may be preserved and this scheme put into operation. Moreover, were a regiment assigned to a single fort it would be as little competent to handle the guns and properly to man the fort as it would to handle a modern battleship. On the other hand, with an equal complement of regulars to train the militia, the efficiency of the latter could be rapidly developed.

Of course, the fact is that New York should have a corps of coast artillery, organized with the same formation as the regulars. Such formation would obviate the necessity or desirability of insuring for each colonel a colonel's command, and would prevent such complications as now confront the War Department in its efforts to further the military protection of New York. Massachusetts has already organized such a coast artillery corps, and it is the earnest hope of the general staff that New York will appreciate the chance of doing the same. Under the Dick act it would be compulsory that such a corps be organized along precisely the same lines as the regular coast artillery.

### HAMMERSTEIN GOAT FOR HIPPODROME.

Goats are rare in New York. Even Harlem could produce only three yesterday when Frank Melville, the circus director at the Hippodrome, held a competitive examination on the stage to select a goat that would be able to climb up a pyramid of elephants. None made good. Mr. Melville was in despair when a telephone message came from Oscar Hammerstein, saying that he had a fine young goat that had been used in a production of "Dinorah" at the Manhattan Opera House, and that he would be glad to farm it out.

# ARMY AND NAVY NEWS.

[From The Tribune Bureau.]

Washington, April 17.

THAT SHORTER PHILIPPINE TOUR.—The War Department has arranged that staff officers who are on duty in the Philippines will have a shorter period of duty there than has been the case hitherto. Line officers remain only two years, and it was proposed to have staff officers remain the same length of time, instead of the six months additional which has been their lot all along. It has been provided that instead of the reduction proposed the tour of duty be made two years' actual service in the islands, in place of the two years and six months' absence from the United States. The difference in time will be about four months. Some of the authorities who were consulted in regard to this change believe that it should not be made, since on the old basis officers on their return to the United States would be entitled to remain home that much longer, and it was considered that there was so little difference of time involved, even to the extent of six months, that an officer on duty in the islands would be willing to remain there for six months longer on account of the later advantage accruing to him in the United States.

LESS FURNITURE TO MOVE.—The quartermaster general of the army will shortly take up the question of providing heavy furniture for the quarters of army officers. This is by authority of the Army Appropriation act of the last Congress, and is an allowance which will be appreciated by officers and their families, who will be ultimately relieved of the necessity of transporting the larger articles of household equipment from post to post. Much of this material had to be abandoned whenever an officer and his family moved, especially when proceeding from the United States to the Philippines. The quarters hereafter will be fitted with such articles as hat racks, sideboards, bedsteads, bureaus, refrigerators, dining tables, etc., which will become part of the fixtures of the buildings. It is proposed to begin the equipment with the quarters of the junior officers, since they have the least pay and the least allowance, and to proceed to the quarters of senior officers as rapidly as funds permit.

ORDERS ISSUED.—The following orders have been issued.

ARMY.

The following promotions in the artillery corps are announced: Major SAMUEL E. ALLEN, to lieutenant colonel; Captain WILLIAM G. HAAN, to major; Captain SIDNEY S. JORDAN, to major.

Contract Surgeon RAPHAEL J. WREN, from New York City to Fort Totten, relieving Contract Surgeon MICHAEL A. REBERT, who will proceed to Fort Terry, relieving Contract Surgeon FRANK SUGGS, who will proceed to Fort Niagara.

Contract Surgeon DANIEL P. CARD, from New York City to Fort Jay.

Colonel CHARLES H. WHIPPLE, assistant paymaster general, from Cuba, to resume duties as post paymaster at Washington.

Major GEORGE F. DOWNEY, paymaster, to report to commanding general, Army of Cuban Pacification, as chief paymaster of that army.

Captain GRAYSON V. HEIDT, 11th Cavalry, to general hospital, Washington Barracks.

Captain EDWARD F. CAREY, 30th Infantry, detailed in Pay Department, to San Antonio.

Major GEORGE H. G. GALE, to 6th Cavalry.

Major JOHN PITCHER, from 6th to 7th Cavalry.

Colonel JOHN G. D. KNIGHT, corps of engineers, to temporary duty in office of chief of engineers at Washington.

First Lieutenant LOUIS F. BUCK, artillery corps, dropped from the rolls of the army, April 16, for desertion.

First Lieutenants WILLIAM A. MITCHELL and MARK BROOKE, corps of engineers, from Cuba to Washington Barracks.

Captain EUGENE R. WHITMORE, assistant surgeon, from Fort Jay to Fort Riley.

Captain MARION M. WEEKS, from 5th to 9th Infantry.

Captain CLEMENT A. TROTT, from 9th to 5th Infantry.

NAVY.

Commander C. J. BADGER, detached Bureau of Equipment, to Bureau of Navigation, Navy Department.

Passed Assistant Surgeon C. H. DELANCY, to Naval Medical School Hospital, Washington.

MOVEMENTS OF VESSELS.—The following movements of vessels are reported:

ARRIVED.

April 16—The Hercules at Norfolk; the Alleen at navy yard, New York; the Sylvia at Newport; the Chicago at Acajutla; the Hannibal at Philadelphia; the Princeton at Salina Cruz; the Whipple, the Worden, the Truxtun, the MacDonough, the Hull, the Hopkins and the Arethusa at Hampton Roads; the Annapolis at Honolulu.

SAILED.

April 15—The Yorktown, from Magdalena Bay for Acapulco; the Chicago, from Amapala for Acajutla.

April 16—The Chicago, from Acajutla for Amapala; the Vesuvius, from Port Royal for Boston; the Princeton, from Salina Cruz for Acapulco; the Boston, from Corinto for Amapala.

Commander in chief Atlantic Fleet transferred flag from the Maine to the Connecticut.

## SAN FRANCISCO FIRE ANNIVERSARY.

### Earthquake Disaster Visited Golden Gate Just a Year Ago To-day.

This is the first anniversary of the San Francisco earthquake and fire, which resulted in the destruction of the entire business section and half of the residence section of that city, the death of more than three hundred persons and a total property loss of $1,000,000,000. The earthquake occurred on the morning of April 18, and was felt in nearly every city through California and in other states north of it. The anniversary has particular interest on account of the Mexican earthquake. It was followed almost instantly by a fire, which swept the lower section of the city and for a time threatened the entire residential section. Thousands of families were made homeless.

The fire lasted for seventy-two hours, burned over an area of four square miles, or 514 city blocks. The fire line was more than ten and a half miles. The official number of killed was 389. The insurance loss was $250,000,000, $180,000,000 of which has been paid.

The federal authorities took action for relief a few hours after the earthquake, co-operating with the city committee under ex-Mayor Phelan. Congress appropriated a large sum for relief and every city, village and hamlet in the Union raised a relief fund.

### YALE GETS BEQUESTS OF $200,000.

Announcement was made yesterday of two bequests of $100,000 each to Yale University. The first was by the will of Lura Currier, who, at his death, had bequeathed the money to his stepson, Edward W. Currier, to hold in trust during his lifetime. By the terms of the bequest the income is "to be paid to deserving students (at Yale) in need of assistance, preference being given to students coming from New York City." The fund is to be known as the Nathaniel Currier Fund. By the will of William C. Egleston, who died on March 25, in New York City, the other $100,000 is left to the university.


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# *SENATE FACTIONS UNITE.*

## *Fusion of Goddard and Wetmore Men on Adjournment.*

[By Telegraph to The Tribune.]

Providence, April 17.—The first outward evidence of any compromise between the factions concerned in the deadlock over the election of a United States Senator took place to-day, when a fusion vote, including the entire Goddard constituency and eleven men from the Wetmore camp, carried against the strong opposition of the Colt contingent a measure to adjourn the House of Representatives sine die next Tuesday.

The passage of this resolution places it in the power of Governor James H. Higgins, a Democrat, to wind up the General Assembly's term on that day, as under the state's constitution whenever the two houses disagree respecting the time of adjournment the Governor may adjourn them to such time as he may see fit. The Democrats, who desire the present split in the Republican ranks to continue until the fall elections, are jubilant over to-day's vote, as under this rule it makes no difference now if the Senate fails to concur in the passage of the resolution.

That Governor Higgins will end the session on Tuesday or soon afterward is not doubted. Most of the Wetmore Republicans, feeling that there is no present possibility of the election of their candidate, in view of the positive refusal of Colonel Samuel Pomeroy Colt to withdraw from the contest, prefer to adjourn without an election rather than to see the Colt men win out. To-day's ballot, the fifty-fourth, showed no significant changes in any candidate's strength.

## DEFENDER OF MURDERERS DEAD.

### Charles J. Peshall, Who Assisted Many Sentenced to Death, Succumbs to Pneumonia.

Charles J. Peshall, known as the defender of persons sentenced to death, died yesterday in St. Francis's Hospital, Jersey City, from pneumonia. He had been in the hospital for more than three months.

Mr. Peshall was formerly a District Attorney in Arkansas. He came to Jersey City fifteen years ago, and soon after attracted attention by persistent efforts to save a negro wife murderer from the gallows by appealing from one court to another. He made similar efforts for Edward Clifford, Bernard Altenberger, Paul Genz, John Macklin and other murderers, all of whom were hanged in the Hudson County Jail, and for Antoinette Tolla, of Hackensack, whose death sentence was commuted.

His method was to appeal on the ground of an illegal trial and to appeal from the refusal to grant an appeal. He had a theory that a condemned man's life could be indefinitely prolonged in this way. He said he interceded because he was opposed to capital punishment.

Mr. Peshall was born in Cork about sixty years ago. He was a member of the New York Kennel Club and got into a lawsuit through criticisms of the treatment of dogs by members of the club. He successfully defended himself in this suit. He never became a member of the New Jersey Bar and always had a lawyer to assist him in his New Jersey legal undertakings. His wife died a few years ago. They had no children.

### NATIONAL COPPER BANK NOTICE.

President Charles H. Sabin of the National Copper Bank has issued notice to the subscribers for the bank's stock that payment in full will be required on or before April 25 at the rate of $295 a share. This will give a paid-in capital of $2,000,000 to the bank and $2,000,000 for surplus, together with $100,000 to be used for office furniture, fixtures and general organization expenses. President Sabin said yesterday that the names of two directors to complete the board were under consideration now, and two men would be elected as soon as was practicable.

# MEDICAL MEN DINE.

## *Mr. Schiff Says More Money Should Be Contributed to Hospitals.*

No better doctrine than toleration for the wealthy man, toleration for the men who have gathered together great fortunes, could be preached than that by the doctors whose work takes them among the masses, said Jacob H. Schiff at a dinner of the faculty of the New York Post-Graduate Medical School at Delmonico's last night. The dinner was commemorative of the twenty-fifth anniversary of the founding of the school, and professors, adjunct professors, instructors and assistants turned out one hundred and fifty strong to listen to words of praise for what the school had already done in the field of medicine and to applaud promises of greater usefulness in the future.

Several of the speakers seconded the suggestion of Dr. D. B. St. John Roosa, who presided, that men of wealth who are looking about to build monuments for themselves might easily discover a field for their generosity if they would only look into the needs of the local hospitals and medical schools.

After recalling the circumstances which led to the establishment of the Post-Graduate Medical School, and reviewing its present equipment, Dr. Roosa said that New York medical men would gladly welcome large contributions to hospitals and institutions. But the wealthy men, he thought, did not show the same keenness in regard to the needs of the city's most important civic institutions as did those of other large cities for their hospitals.

Dr. George N. Miller, the financial secretary of the Post-Graduate Medical School, whom Dr. Roosa described as that rare combination, "a good doctor and a good business man," felt, as Controller Metz does, that New Yorkers are too prone to "knock" their own city and its civic institutions.

Mr. Schiff, who was the guest of honor, said he had been invited to attend the dinner winding up the Peace Congress, but preferred to be with the medical men. In speaking of the spread of disease and suffering among the people of New York, which was far more rapid than the provision of hospitals, he said: "If only our wealthy men, who have done so much for general education, for general science, for art, would do more for the medical schools, not for those schools in comparatively distant places, but here in this city!" Mr. Schiff protested against the setting of mass against class, and likened the fortunes of John D. Rockefeller and J. Pierpont Morgan to reservoirs of water formed by the bringing together of many little rills, which, left alone, would be of no service to man.

Dr. Carl Beck was cheered when he said that the Germans, though they knew more about appendicitis than the Americans, had to come to the latter to learn how to treat the disease. The credit for the discovery of the treatment of this disease he gave to the American doctors.

Dr. J. N. West, Dr. C. L. Dana and Dr. Andrew H. Smith also made short talks in praise of the work of the school.

### WESTCHESTER REALTY FIRM SUED.

John A. Middleton and Thomas N. Jarvis have brought suit at White Plains, in the Supreme Court, against Frank D. Turner, the Hillair Realty Company, Charles H. Munch and Frank D. Turner, jr., charging them with fraud and false representation in the sale of real estate near Croton Lake, in the town of Yorktown, and Newcastle, in Westchester County, consisting of 198 acres. It is said that Turner represented that the property was owned by a certain person, but that he (Turner) had an option on it for $350 an acre. The bill charges that Turner owned the property and that it was not worth more than $150 an acre. The total amount paid was $62,300. A corporation was organized by Turner to handle the property, and of the 625 shares issued Turner retained 473, it is charged. An injunction was asked restraining Turner from transferring any shares on the books of the company pending the trial. A general denial is made by Turner and the other defendants.

# BIG ARCADE BUILDING PROJECT

## *WILL HAVE A FRONTAGE OF ABOUT SEVENTY-TWO FEET IN MAIDEN LANE.*

## *Philip Braender Enlarges His 17th Street Plot—New York Life Seeks to Foreclose a Large Mortgage.*

Edward Holbrook, president of the Gorham Manufacturing Company, is going to erect a twenty story arcade office building on the premises No. 15 to 19 Maiden Lane and No. 18 to 22 John st. The plot has a frontage of 72.7 feet in Maiden Lane and a depth of 148 feet. The building will be designed to meet the needs of jewellers.

Mr. Holbrook bought the property, through Herbert A. Sherman, about eighteen months ago. He paid about $1,000,000 for it. The structure will cost about $1,000,000.

E. H. Ludlow & Co. and Max Kayser have sold for the Gourlie estate and James A. Renwick to Philip Braender No. 26 West 17th st., a four story brick building, on a plot 22x92 feet. Mr. Braender recently bought Nos. 28, 30 and 32 West 17th st. The combined parcels form a plot 93.6x92 feet, on which he will erect a twelve story mercantile structure.

An action has been begun in the Supreme Court by the New York Life Insurance Company against John W. Hazlett and others to foreclose two mortgages, aggregating $355,000, on property on the west side of Broadway, 64.8 feet north of 39th st., 40x248.5 feet to 6th ave. by irregular. The first mortgage is for $275,000, and was made on July 16, 1896, and the other for $80,000, made on December 30, 1899. A lis pendens was filed against the property. George W. Hubbell is the counsel for the plaintiff.

### MARKET FOUND FOR UPTOWN PARCEL.

David and Harry Lippmann have sold to a client of Bernard Mayhoff Nos. 157 and 161 West 98th street, two five story brick and stone flathouses, between Columbus and Amsterdam avenues. Each plot has a frontage of 27 feet, and a depth of 121 feet. Also sold, through M. Schwitzer, No. 416 West 29th street, 25x98.9 feet.

### TO IMPROVE TWO DWELLING HOUSES.

Plans have been filed with Buildings Superintendent Murphy for remodelling the five story high stoop dwelling house No. 49 East 64th street, owned by Mrs. F. C. Barlow, into an American basement dwelling house. It will have a new façade of brownstone ashlar, with a porch entrance with columns. The architect is William Adams.

Plans have also been filed for enlarging and remodelling the four story and basement dwelling house of Dr. Austin Flint, at No. 34 East 54th street, and for modernizing the four fivestory tenement houses at the southwest corner of Avenue B and 12th street, in compliance with the requirements of the Tenement House Department in the matter of betterment of the lighting and sanitation, the improvements to be made for Julia C. Hoffman and Louise Prybill as owners.

The Manhattan alterations filed yesterday included the remodelling of the abattoir of the United Dressed Beef Company at Avenue B and 44th street, the improvements to cost $26,000.

### BIG STATEN ISLAND DEAL.

E. V. Pescia & Co. have bought from the Trinity Securities Company 513 lots at South Beach, Staten Island, the property being known as the MacFarland estate.

### BUYS A BROOKLYN PLOT.

The McVickar-Gaillard Realty Company has sold for Mrs. Anna M. Stanley to Frederick Oppekofer a plot of land, 60x109 feet, extending through the block, on which is a three story cottage in Ocean Parkway, near West ave., Coney Island.

### NEW OWNER FOR MT. VERNON PLOT.

Finestone & Albert have sold to the Ionic Realty and Construction Company No. 41 and 47 North Fulton ave., Mount Vernon, N. Y., two private dwellings, two and a half stories, on a plot 122.6x100 feet. This property has not changed hands since 1889.

### RESELLS PARK AVE. PLOT.

Hall J. How & Co. have resold for Raynor & Just to a building loan operator a plot, 75x100 feet, on the east side of Park ave., 50 feet north of 184th st.

### TRANSACTIONS IN REALTY.

Ernest N. Adler has sold for Mr. Singer to Charles Gumb No. 1683 First ave., a four story double flathouse, with store, on a lot 24.8x80 feet.

Smith & Phelps have sold a three story brick building, on a plot 27x100x irregular, at the southwest corner of 141st st. and Third ave.

Otto H. Schlodori has bought No. 141 West 16th st., 17.4x92x irregular.

Huttel Brothers have sold to Harris Paschman for Moritz Weiss No. 260 East 104th st., a three story and basement single flathouse, on a lot 16.8x100 feet.

F. M. Weiss & Co. have sold for John T. Wenninger lots No. 165, 166 and 167 of the Benson estate tract, fronting Pelham Road, to Margaret Mason. Also sold a parcel on the north side of Poplar st., 60 feet east of Roselle st., for Charles Money to Robert E. Walker.

The City Real Estate Company has sold to H. D. Baker No. 325 West 108th st., a five story limestone front American basement dwelling house, on a lot 25x100.11 feet.

N. L. & L. Ottinger and Hellner & Wolf have sold No. 245 West 102d st., a four story American basement dwelling house, on a lot 18x100 feet.

Aaron Coleman has sold to Mary Heaney, through Levy Brothers, No. 74 West 134th st., a five story stone front flathouse, on a lot 25x100 feet. Henry Gans has bought the five story tenement house No. 253 Stanton st., on lot 25x69 feet.

The Ernst-Cohn Realty Company has sold for Frank B. Walter to Mrs. M. Jacobs No. 352 Concord ave., a three story two family house, on lot 20x100 feet; also, in conjunction with Joseph Probst, to Bertha Kessler No. 325 Concord ave., a similar parcel; also No. 331 Concord ave., a similar parcel, to Joseph Becker, and in conjunction with Henry Ryman & Son to Mrs. Martha McCaffey No. 333, adjoining and similar; also sold for Isak Tepper the northwest corner of Union ave. and 168th st., a five story new law house, on lot 26x96 feet; also sold for Alfred Pioner the plot, 50x100 feet, on the north side of 235th st., 200 feet west of Keppler ave. The buyer will erect three two family houses on the site.

Chase & Irwin have sold to Irene Montgomery a lot, 32x108 feet, at the southeast corner of Catharine st. and De Mill ave.

Penzel & Muller have sold Nos. 87 and 89 Lenox ave., two five story flathouses, on plot 50x100 feet, between 114th and 115th sts.

Goldberg & Greenberg have bought from the Thyson estate No. 217 East 47th st., a five story tenement house, on lot 25x100.5 feet.

B. Menschel has bought from John Wheeler No. 371 1st ave., a five story tenement house, on lot 24x100 feet, between 21st and 22d sts.

Charles E. Durose has sold for Mandelbaum & Levine No. 339 West 18th st., a two story building, on lot 25x92 feet, to John C. Gabler & Co., who will occupy it after making extensive alterations.

M. B. Larkin has sold to the Kohring Realty Company the four story tenement houses at the southeast corner of Broadway and 130th st., on a plot 100x75 feet.

J. L. Rubenstein has sold to Alanson T. Enos No. 120 E. 79th st., a four story dwelling house, on lot 18x102.2 feet.

Henry Ehlin has sold to J. Baum the southeast corner of Bradhurst ave. and 151st st., a six story flathouse, on plot 49.11x88 feet.

### REALTY NOTES.

The trustees of Columbia College report having renewed the following leases: No. 624 5th ave., to Simon Frankel, at $14,000, from May 1, 1907; No. 622 5th ave., to Thomas R. A. Hall, $7,000, from May 1, 1907; No. 38 West 48th st., estate of Walter S. Cornee, $1,662, from September 1, 1907; No. 36 West 50th st., to Louisa O. T. Boynton, at $1,916, from November 1, 1910; No. 10 West 51st st., to E. C. Benedict, at $2,976, from April 1, 1909, and No. 12 West 51st st., to E. C. Benedict, at $2,564, from April 1, 1909.

Louis Schragg has leased the following dwelling houses: For Jesse and Samuel Rosenthal, No. 246 West 24th st., to Mrs. Elisa Schonfeld, and for R. G. Barthold, No. 45 West 25th st., to Mrs. Elizabeth Johnson.

Herbert A. Sherman has sold at Siasconset, Nantucket Island, Mass., a large three story frame house, on a large plot, fronting on the ocean. Miss Fanny R. White is the seller.

### MECHANICS' LIENS.

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|---|---|
| 96th st., Nos. 68 and 70 East; Philip Odes agt. Saul Wallenstein, owner and contractor | $62 00 |
| 5th ave., n. w. corner 129th st., 100x100; Batavia & New York Wood Working Company agt. Abraham and Isaac R. Horowitz, owners and contractors | 2,875 00 |
| Bowery, No. 129; Dimock & Fink Company agt. George Ehrst, owner; Daniel McFadden, contractor | 393 00 |
| 171st st., s. s., 100 ft. w. of Amsterdam ave., 175x95; Chesebro-Whitman Company agt. Mayer Hoffman, owner and contractor | 140 00 |
| 5th ave., n. w. corner 129th st., 99.11x110; Fowler Plumbing & Heating Company agt. A. Horowitz & Son, owners and contractors | 6,550 00 |
| 158th st., No. 524 to 530 West; same agt. same | 1,750 00 |
| Rivington st., Nos. 310 and 312; John La Spine agt. Louis Aronowitz, owner and contractor | 300 00 |
| Watson ave., s. s., 225 ft. e. of Olmstead ave., 42x—; David Broschart agt. Philip Kaufman, owner and contractor | 37 00 |
| 65th st., No. 417 to 433 East; Structural Supply Company agt. Joseph Isaacs, owner and contractor | 1,475 00 |
| 155th st., s. s., 100 ft. e. of Wales ave., 80x90; James H. Dargan agt. Dawson Realty Company, owner; Antoni Guire, contractor | 19 50 |
| 5th ave., n. w. corner 129th st., 99.11x110; Otis Elevator Company agt. A. Herowitz & Son, owners and contractors | 600 00 |
| 138th st., No. 600 West; Max Wieser agt. Levy & Weinstein Realty and Construction Company, owner; Hyman Davis, contractor | 400 00 |
| 158th st., s. s., 350 ft. w. of Amsterdam ave., 100x99; Anton Larsen et al. agt. A. Horowitz & Son, owners and contractors | 200 00 |

### SATISFIED MECHANICS' LIENS.

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|---|---|
| Lenox ave., n. e. corner 143d st.; Greenberg & Garfein agt. Morris Feldberg; April 13, 1907 | $400 |
| Lewis st., Nos. 227 and 229; Isaac A. Adler agt. Louis Lewinthau et al.; November 14, 1906 | 115 |
| Riverside Drive, e. s., 116 ft. s. of 127th st.; Hyman Feldman et al. agt. Lispenard Realty Company; February 11, 1907 (by bond) | 550 |

### BUILDING LOAN CONTRACTS.

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|---|---|
| 114th st., n. s., 100 ft. w. of 1st ave., 25x100.10; Henry Hoffman loans Angelo Di Benedetto | $10,000 |
| Bedford st., s. w. corner Downing st., 90x92.7; same loans Buscani Building and Construction Company | 40,000 |
| 71st st., No. 167 West; Cornelius W. Leyrler, sr., loans the One Sixty Seven West Seventy-first Street Company | 60,000 |

# *Auction Sales of Real Estate.* | *Auction Sales of Real Estate.*

## HERBERT A. SHERMAN, Auctioneer

will sell at auction

THURSDAY, APRIL 18, 1907

at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., New York City.

## TRUSTEES' SALE

ABSOLUTELY WITHOUT RESERVE

By order of FANNY C. LYON, ALFRED SETON and FRANCIS C. HUNTINGTON, TRUSTEES of the

Estate of SAMUEL E. LYON, deceased

## 50 LOTS ON

SOUTHERN BOULEVARD, WALES AVENUE, CONCORD AVENUE, ROBBINS AVENUE, 142D ST., and ST. MARY'S STREET

The property is now ripe for immediate improvement. It can be reached by the Subway and by the Third and Second Avenue Elevated Roads, also by the Southern Boulevard surface line (passing the property) and the 138th Street Crosstown car line.

The new Lexington and Third Avenue Subway lines (the contract for the former now being advertised) will have a station at 140th St. Proposed Rapid Transit route No. 19, 138th St. and Southern Boulevard (3 tracks), passes the property. The great six-track New Haven electric road and the New York Connecting Railway (connecting the Pennsylvania, New Haven and Long Island Roads) will be in the immediate vicinity.

80 PER CENT. may remain on mortgage 1, 2 or 3 years at the option of the purchaser, at 5 per cent. interest, or 70 PER CENT at 4½ per cent. interest. Purchaser to pay recording tax of ⅝ of 1 per cent.

171 and 181 ALEXANDER AVENUE

3-story and basement high stoop brownstone houses, Lots 16.8x70 each, between 135th and 136th Sts.

All titles guaranteed by the Lawyers' Title Insurance and Trust Co., and policies of title-insurance will be issued free to purchasers.

Maps from THOMAS N. RHINELANDER, Attorney, 54 William St., or HERBERT A. SHERMAN, Auctioneer, 9 Pine St., & 532 5th Ave., cor. 44th St.

## *Real Estate.*

**Every Mortgage** lender should arrange to have this Company ascertain whether any Taxes, Water Rates or Assessments are unpaid on property covered by his Mortgages, and be advised whether their values are affected by such liens.

**Lawyers Title Insurance and Trust Company**

CAPITAL & SURPLUS $9,500,000

37 Liberty Street, 59 Liberty Street. (Title Dept.) (Trust & Banking Dept.) MANHATTAN.

188 Montague Street, Brooklyn. (Title Dept. and Trust & Banking Dept.)

**HOW ABOUT YOUR FACTORY?** LONG ISLAND CITY FACTORY CO., N. Y. Offices . . . . . 140 Nassau St.

I HAVE SOME good propositions to offer; send for list, apartment houses, tenements, hotels, &c. J. PAUL HIEBER, 1263 Broadway, N. Y.

The best buy in New York. Morris Park Lots.

MORTGAGE LOANS.—Act for investor or borrower. CORTLANDT MORTGAGE CO., 62 William St.

## *Unfurnished Apartments to Let.*

**NOS. 215-221 WEST 34th ST.** Light and airy modern housekeeping apartments, consisting of two rooms and bath and six and seven rooms and bath; rents $500 to $925; elevator and hall boy service. Apply on premises or POST & REESE, AGENTS, 16 East 60th St.

OWN YOUR HOME.—No rent; 14 story fireproof; few vacancies left; location below 59th. For plan see CHARLES E. FORCE, 489 5th ave. Tel. 6777—38th.

## *Furnished Apartments to Let.*

A.—ELEGANTLY FURNISHED APARTMENTS; private bath; $1.50 daily, including meals; one, $15; two, $25 weekly. THE ALABAMA, 15 East 11th st.

AN ATTRACTIVE SUITE of three rooms and bath is now for rent. THE RHINELANDER, 12 5th ave.

## *Restaurants.*

TABLE D'HOTE dinner every evening in Famous Dutch Room, Hotel Marthidge, B'way, 33d, $1.50.

### MANHATTAN BUILDING PLANS.

| | |
|---|---|
| 67th st., No. 15 East; for a one story brick cold storage warehouse, 19.10x9.2; C. F. Bishop, owner; E. Flagg, architect | $800 |
| Bleecker st., Nos. 189 and 191; for a six story brick tenement house, with store, 37.4x96.7; J. L. Togliasso, owner; J. P. Voelker, architect | 30,000 |
| 86th st., s. s., 100 ft. e. of Columbus ave.; for a four story and basement brick dwelling house, 25x60; S. Harris, owner; Neville & Bagge, architects | 12,000 |
| 82d st., s. s., 70 ft. e. of 3d ave.; for three six story brick tenement houses, with store, 46x102.2; Hillman & Price, owners; H. G. Harris, architect | 45,000 |
| 143d st., s. s., 150 ft. e. of 7th ave.; for six six story brick tenement houses, 41.8x83.11; Pelchner Brothers, owners; B. W. Levitan, architect | 400,000 |

### THE BRONX BUILDING PLANS.

| | |
|---|---|
| Harrison ave., w. s., 50 ft. n. of Norton Place; for a three story brick dwelling house, 21x55; James F. McGarry, owner; Harry T. Howell, architect | $10,000 |
| Woodlawn Road, e. s., 25 ft. n. of 207th st.; for two two story frame dwelling houses, 21x67; Wahlig & Schwartz, owners; Moore & Landsdell, architects | 11,000 |
| 178th st., n. s., 112 ft. e. of Bailey ave.; for a one story frame stable, 19x14; A. Vincent Rockwell, owner; R. Ebeling, architect | 500 |
| Bush st., n. w. corner Grand Concourse; for a three story brick dwelling house, 25x53; E. Wenigman, owner; Clement B. Brun, architect | 10,000 |
| 138th st., s. w. corner Exterior st.; for a two story brick stable, 137x94; S. Tehmmet & Sons, owners; Clement B. Brun, architect | 20,000 |
| Westchester ave., n. s., 74 ft. e. of Castle Hill ave.; for a two story frame office building, 19x40; Frank Gass, owner; Henry Lane, architect | 3,000 |

### LIS PENDENS.

16th st., s. s., 138 ft. e. of Avenue B, 25x103.3; Peter Callan agt. Samuel Sobel; action to enjoin, etc.; attorney, W. A. Mayou.

153d st., s. s., 150 ft. w. of Broadway, 100x99.11; the Four Realty Company agt. Bernard Rich et al.; foreclosure of mortgage; attorneys, Feltenstein & Rosenstein.

114th st., n. s., 95 ft. e. of 1st ave., 50x100.11; Candee, Smith & Howland Company agt. New York City Church Extension and Missionary Society of the Methodist Episcopal Church et al.; action to foreclose mechanic's lien; attorney, A. E. Hager.

68th st., n. s., 275 ft. w. of Avenue A, 37.6x275, and 68th st., n. s., 312.6 ft. w. of Avenue A, 37.6x100.5; Pincus Lowenfold et al agt. Isaac Klapper et al.; foreclosure of mortgage; attorneys, Arnstein & Levy.

Monroe st., s. s., 132 ft. e. of Cedars st., 44x70; Morris Stahl agt. Morris Fisher et al.; foreclosure of mortgage; attorney, H. B. Davis.

Broadway, w. s., 64.8 ft. n. of 39th st., 40x248.5 to 6th ave. x irreg; New York Life Insurance Company agt. John W. Hazlett et al.; foreclosure of two mortgages; attorney, G. W. Hubbell.

144th st., n. s., 150.3 ft. w. of Amsterdam ave., 16.6x99.11; Antoinette B. De Witt agt. Edgar Logan et al.; foreclosure of mortgage; attorney, C. A. Hitchcock.

### SATISFIED JUDGMENTS.

The first name is that of the debtor, the second that of the creditor, and date when judgment was filed:

| | |
|---|---|
| Burns, Charles O.—L. Schlesinger; July 21, 1906 | $2,000 00 |
| Byrnes, Louis—Brooklyn Automobile Company; December 23, 1905 | 102 41 |
| Forlenza, Nunziante—J. Caggiano; June 7, 1906 | 1,212 85 |
| Hyams, Walter—H. T. Lutz et al.; March 30, 1907 | 36 44 |
| Judson, Edward—People, etc.; July 7, 1898 (cancelled) | 1,500 00 |
| McCafferty, Charles J.—J. A. Farley; April 11, 1907 (cancelled) | 152 91 |
| Same—D. H. Hyman; April 11, 1907 (cancelled) | 148 21 |
| McGarry, Daniel, and John Ferrish—B. Rubin; March 19, 1907 | 196 67 |
| O'Gorman, William, jr.—L. M. Sabater; October 9, 1906 | 147 42 |
| Obendorfer, Max—T. Jelliffe et al.; March 7, 1888 | 1,606 50 |
| Same—J. H. Hume et al.; August 1, 1888 | 320 80 |
| Same—Same; January 2, 1907 | 1,147 10 |
| Same—F. Jelliffe; March 22, 1907 | 2,175 66 |
| Perlman, Abraham—F. L. Froment et al.; April 8, 1907 | 381 76 |
| Seidman, William, and the Knepper Realty Company—the State Bank; April 11, 1907 | 739 47 |
| Seidman, William, and the Knepper Realty Company and Herman Knepper—the State Bank; April 11, 1907 | 531 72 |
| Ward, Robert—B. Goetz Manufacturing Company; November 12, 1907 | 45 61 |
| Wager, Sherman—H. P. Rose; February 18, 1903 | 690 53 |
| O'Rourke Engineering Construction Company—H. Hacker; April 4, 1906 | 5,315 56 |
| The Continental Insurance Company, Westchester Fire Insurance Company, Graham F. Blandy, James B. Ford, individually and as trustees, etc.; the Rhode Island Hospital Trust Company, trustee, etc.; William Grosvenor, J. B. M. Grosvenor, trustee; Burr J. H. Ford, Howard O. Sturges, William L. Hodgman, Herbert J. Wills, trustees; Cornelius D. Wood, Edward F. Child, Margaret Baker, Fred Ba