REALTY STRENGTH SHOWN

OVER $82,600,000 INVESTED IN NEW MANHATTAN BUILDINGS LAST YEAR.

Increase in Flathouse Projects in The Bronx—Outlook in the Principal Districts of the Greater City.

Most of the principal residential, business and theatre centres on Manhattan Island and in The Bronx were considerably enlarged last year, more than $82,600,000 being invested in new Manhattan buildings. Of that sum more than $50,000,000 was spent in erecting modern loft and office structures in the downtown districts. A feature of the construction work in The Bronx in the year was the building of more flathouses than in 1907.

Throughout the year the trading was marked by a broadening of activity in the business zones of Manhattan and by larger speculative and building operations on Washington Heights and the Dyckman districts and in many easterly sections of The Bronx. Without a great improvement in conditions affecting realty progress, such achievements would have been impossible. Such a change for the better did take place last year, and the records for the year plainly reveal that fact.

To get a clear idea of what a vast improvement took place in real estate fields in the last year it is absolutely necessary to measure carefully the progress made since 1906. The period from 1903 to the end of the old year practically forms an epoch in realty trading. In 1903 the big operators and investors were awaiting the opening of the subway. At that time a number of the big leaders were busy planning an extensive campaign in the upper zones of the greater city and in many easterly and southerly suburban districts. Briefly, they were focussing their energies in sections which were expected to be brought much nearer, as regards the running time of trains to the City Hall, Manhattan, on account of being within the subway zone. Some of those leaders had bought many block fronts on Washington Heights and in the Dyckman districts and in a large number of the principal regions of The Bronx, which were then numbered among the vacant territories and which were traversed by a spur of the subway. Of those leaders the late Charles T. Barney was undoubtedly the largest buyer of property for speculative purposes. Mr. Barney confined his operations almost entirely to that great section of land north of Manhattanville and including the Washington Heights and the Dyckman districts.

Soon after the opening of the subway in 1904 the movement toward the newer residential districts of the city assumed phenomenal proportions and resulted in attracting to the real estate field of the metropolis hundreds of persons who had never before been identified with the local real estate market. So great was the rush among persons of many years' experience in the realty market and outsiders to become buyers and also improvers of plots on the Heights and in the Dyckman districts, and also in many of the easterly districts of The Bronx, that it was a most difficult task to keep track of the newer values created as a result of this gigantic purchasing movement. Vast fortunes were made at that time from many realty operations in the upper zones, and plans were formulated for the improvement of a large part of those territories. There were few tight pursestrings in those days to make the big speculators and other persons connected with the upbuilding of the northerly sections of the greater city think twice as to whether or not the purchasing and building movements, mainly attributable to the opening of the subway, would continue over a long period. In fact, it seemed in those days as if the name of realty possessed a new meaning, and that at the sound of the word alone most liberal loans could be obtained by novices in the building line.

WHEN LOANS WERE EASILY GOT.

With money a-plenty for all kinds of building operations, whether planned by well known builders or beginners in realty fields, it is no wonder that vast areas of land were transformed, as it were in a day, into attractive apartment house, flathouse and dwelling house districts. Nor is it any cause for wonderment that under such apparently roseate conditions scores of well known men in realty walks burdened themselves with too much property and that thousands of wage earners whose means would not permit them to be factors in the trading on the Heights, in the Dyckman districts or in the central or easterly sections of The Bronx became overwhelmed with the desire to be land owners and sought to satisfy that desire in suburban zones far remote from the places which measure up to the standard of attractiveness alluring to big investors and operators.

The realty strength of the greater city was increased many millions by the buildings erected as a result of the extensive purchasing movement which followed the opening of the subway. The larger number of those buildings were needed to furnish commodious homes to thousands of persons who had recently come to the city to live, and to vast numbers of persons living in the thickly populated districts of the city who were seeking to get away from those congested residential regions.

TRADING IN 1906.

This phenomenal purchasing and building movement showed no signs of diminishing in volume until the fall of 1906. Then some of the big realty dealers inclined to the opinion that certain parts of the newer residential zones had been overbuilt, especially with flathouses, and that scores of the new houses were badly constructed.

This idea quickly spread, and in a short time there were signs of a marked decrease in building activity in the upper parts of the city and a broadening of speculative and investment buying in many of the older sections of the city, particularly in the business zones. This lessening of building activity in the northerly districts practically marked the beginning of the period of readjustment from which the great real estate market of this city has recently emerged.

While the upper districts of the city were attracting widespread attention from big and small operators and investors and were drawing to the real estate market hundreds of persons who were later to become prominent as buyers of buildings in many zones, there was little time to take heed of the growing needs of many business houses for larger quarters in the downtown districts and the demands of the public for more additions to what is known as the skyscraper region. It is true that the plans of the Pennsylvania and the Hudson and Manhattan railroad companies for linking Manhattan Island, Long Island and the Jersey shore with a series of tunnels had been followed by a large speculative movement in several midtown districts, and had become an important factor in the creation of a larger Fifth avenue retail shopping centre, which to-day is the most important district of its kind in the world.

The fall of 1906 was marked by a continuation of an increase in activity in the older districts of Manhattan Island and by a decrease of operations in the northerly zones of the island and in The Bronx.

THE RETURN TO OLDER DISTRICTS.

The reawakening in the older districts was followed by the drawing of plans for the erection of skyscrapers of record breaking size. The gres. Singer Building was planned and carried to completion; the old Bereel Building, No. 115 Broadway, and the old Trinity Building, No. 111 Broadway, were replaced by the United Realty Building and the new Trinity Building. Plans were drawn for the City Investing Building, at Cortlandt street and Broadway, and in a few months the work of putting up that office structure was well under way. That building, which was opened some months ago, is, as regards floor space, the largest office building in the world.

About the same time the work of improving the westerly block fronts in Church street, from Cortlandt to Fulton street, with the Cortlandt and the Fulton buildings, better known as the Twin Tunnel Terminal Buildings, was begun. And early last year that vast undertaking was practically completed. Near by the new home of the United States Express Company was put up, and on a large plot fronting on West street was erected the West Street Building, one of the largest office structures built west of Broadway. Many other large office structures were erected in that period, which resulted in a greater change in the sky line of Manhattan Island than in any similar period in the history of the real estate market.

Since 1904, the subway year, a greater downtown business district has been created. A loft centre covering a wider area of land in the midtown zone has been built, and the Fifth avenue retail shopping zone has been extended a considerable distance in the cross streets and has extended some blocks northward. Moreover, millions have been spent for apartment and flat houses in the West Side north of 59th street, and the group of theatres put up on Manhattan Island in the period named also cost a vast sum. Many other important building operations also form a part of these records, and as big if not greater progress would undoubtedly have been carried to a successful end if realty progress had not been checked by the money disturbances in the fall of 1907.

At the beginning of last year most of the real estate leaders were busy helping to strengthen the few weak places in the market. A feature of the market then was an increase in flathouse building in many zones of The Bronx. When spring came brokers reported that they were able to get more satisfactory loans on improved properties in the older districts of the city and on vacant land in the newer zones most benefited by the subway.

CHANGES IN MORTGAGE MARKET.

Slowly the money channels affecting real estate operations improved, and as they changed for the better the volume of trading became larger and particularly more extensive in districts almost exclusively occupied by business houses and by large apartment houses. About this time there was a renewal of interest among large investing syndicates in the central Fifth avenue districts, and a broadening of the market for properties in what is known as the upper Riverside Drive district, or in other words for sites in that part of the Drive which forms the northerly half of the original thoroughfare. For years this section of the Drive was shunned by scores of the principal building companies of the city. The reason for the dulness there perplexed a large number of persons who had little knowledge of realty affairs. They could not understand why the upper part of the thoroughfare should contain such a large area of unimproved land, while the southerly half had been the scene of one of the most extensive apartment house building movements in the history of the city. Such persons could have quickly learned if they had gone about it in the proper manner that the northerly half of the district continued to be unattractive to builders for a long period chiefly because of its remoteness from popular transit lines.

ACTIVITY IN RIVERSIDE DRIVE.

The subway not only opened up great areas of land in the northerly districts to hundreds of big builders, but also gave to the northerly half of the Riverside Drive zone the realty asset which it most needed—a good rapid transit line. In a short while the upper part of this thoroughfare will be almost entirely occupied by apartment houses of large size and of the best type. Its realty strength will then equal, if not surpass, that of the southerly part of the district. Trading in this section of the city was a feature of the market from early spring until the close of last year. Last fall many large speculators and builders who are careful students of realty conditions became aware of a rapid increase in the demand for apartments in the upper westerly zones, especially on the Heights and in the Dyckman sections. At that time there were also signs of a quicker market for properties in the Hunts Point district and in many other easterly regions of The Bronx.

In the last four months many large properties on the Heights have changed ownership, and in most of these transactions operators and speculators have been prominent. There was a fairly good market throughout almost the entire year for properties in the central Fifth avenue district, and for vacant and improved plots in other high class residential sections.

THE OUTLOOK BRIGHT.

Realty signs indicate that the new year will be marked by a continuation of activity on the Heights and in the Dyckman districts, and by an increase in the plans for the upbuilding of many of the easterly zones of The Bronx. These operations will unquestionably result in newer values in all of those zones, and will place the stability of the market on a broader foundation. The day of the big builder in the tunnel districts is near at hand, and the year may witness an extensive construction movement throughout the Pennsylvania region and along the district traversed by the tunnel tubes of the Hudson & Manhattan Railroad Company. Many large wholesale and retail business houses are demanding bigger and more modern homes for themselves, and these needs will probably be attended to by realty interests before the year is ended.

The new bridges may lead many speculators to become identified on a larger scale than last year in suburban developments. But there is little likelihood of a purchasing movement in the suburban areas of the same magnitude as that of 1906. It is the opinion of many real estate experts that the suburban regions in the metropolitan zones will not be the scenes of unusually large building operations until the tunnel plans of the Pennsylvania and the electrification of the Long Island Railroad, as announced some years ago, is completed. These projects are expected to be finished next year.

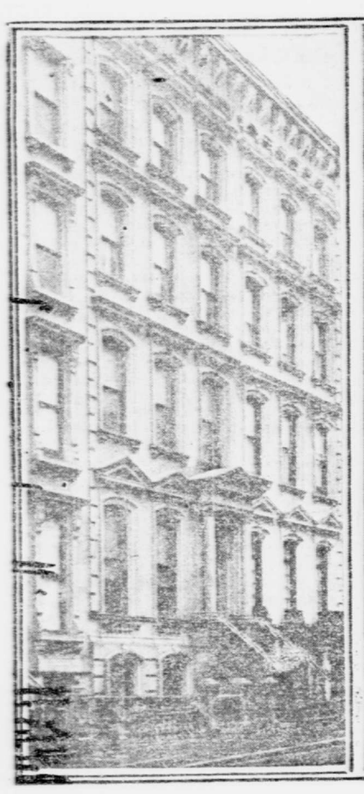
The building tables for Manhattan and The Bronx from 1879 to date are as follows:

Year.	No. of buildings.	Estimated cost.	Year.	No. of buildings.	Estimated cost.
1879	2,605	$22,507,522	1894	2,592	$51,429,577
1880	2,252	29,115,335	1895	2,838	84,111,038
1881	2,682	43,291,300	1896	3,149	71,889,765
1882	2,577	44,793,186	1897	3,516	83,068,840
1883	2,029	43,214,546	1898	3,626	72,704,011
1884	1,892	42,215,423	1899	4,804	127,211,255
1885	3,270	45,915,346	1900	1,969	57,293,355
1886	4,197	58,479,653	1901	2,512	118,897,829
1887	4,385	66,859,989	1902	1,702	88,044,400
1888	3,076	47,142,478	1903	1,754	81,174,914
1889	3,621	68,792,651	1904	3,055	97,548,865
1890	3,507	74,676,873	1905	4,770	161,502,005
1891	2,821	56,672,681	1906	7,843	136,327,004
1892	2,967	59,107,688	1907	2,797	93,510,429
1893	2,272	55,162,958	1908	2,534	104,092,710

The Manhattan and The Bronx mortgages from 1889 to date are as follows:

Year.	Total sum.	Year.	Total sum.
1889	$405,872,034	1904	$351,723,339
1900	271,128,796	1905	358,670,039
1901	285,379,450	1906	416,780,049
1902	300,498,313	1907	382,410,840
1903	272,465,150	1908	313,624,245

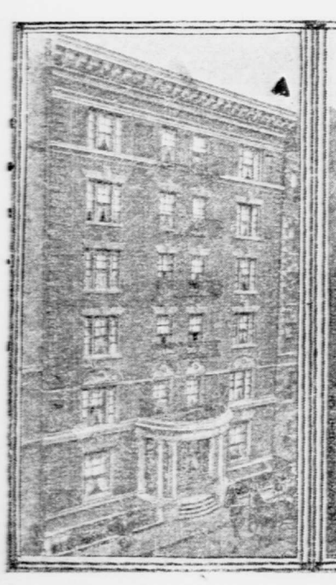
TWO TYPES OF DWELLING HOUSES IN DEMAND.



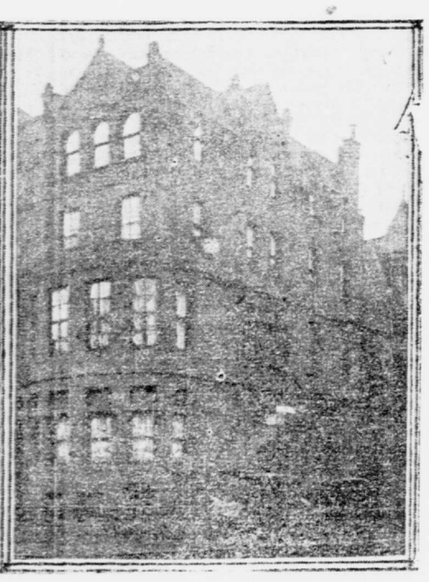
NO. 18 EAST 48TH STREET.
It was sold last week by Tucker, Speyer & Co. for the Acme Building Company.

NO. 6 WEST 56TH STREET.
It was bought last week by Michael Dreicer through Henry D. Winans & May.

IN WEST SIDE DISTRICTS WHERE TRADING IS BRISK.



THE ALLENEL.
No. 310 West 93d street, a six story elevator apartment house, sold last week by A. L. Mordecai & Son.



NO. 342 WEST END AVENUE.
Four story dwelling house, sold last week by Abbotsford Realty Company.

JACKSON AVE. PROJECT.

Work of Changing the Grade of the Thoroughfare Being Rapidly Done.

Under the direction of Engineer Crowell of the Queens Department of Highways, more than half of the work on the elevation of Jackson avenue, beginning at the terminal of the Queensboro Bridge, has been completed in less than three months, and it is likely that the entire improvement will be finished about February 1.

The elevation begins at Skillman avenue and extends to Beebe avenue. The work on the southern half of the thoroughfare, including the gradual raising of one line of the tracks of the trolley road without interruption to traffic, has been finished. The tracks on the north side will also be raised without inconvenience to trolley passengers, and automobile and carriage traffic will be diverted temporarily to the south side of the avenue. The completion of this improvement, together with the opening of the viaduct on Thompson avenue over the tracks of the Long Island Railroad, will give to North Shore residents two unbroken automobile roads, free from grade crossings, connecting with Manhattan by the Queensboro Bridge.

TO ALTER APTHORP APARTMENTS.

Plans have been filed for remodelling the Apthorp Apartments, owned by William Waldorf Astor, on the Broadway and West End avenue block from 78th to 79th street. New staircases in the service court are to be built, the passageway altered, and the ornamental towers of the roof changed by closing the arched openings. The changes are to be made from designs by Clinton & Russell, architects, at a cost of $3,000.

TO TALK ABOUT APPRAISALS.

E. H. Gilbert, of J. Edgar Leaycraft & Co., will deliver an address on "Appraisals" on Tuesday evening before the real estate school of the West Side branch of the Young Men's Christian Association, No. 320 West 57th street.

SALE OF A SEDGWICK AVENUE PLOT.

Bernard Smyth & Sons have sold for the Whitehall Realty Company a plot on the easterly side of Sedgwick avenue, 148 feet south of Depot Place, and extending to 169th street. It fronts 164.4 feet on Sedgwick avenue and 177 feet in 169th street. Its depth is 125 feet.

CONGRESS TO BE FORMED SOON.

Not more than ten new organizations of property owners will need to be formed in Manhattan in order to establish a complete and impartial representation in the Taxpayers' Congress.

Practically all of the old bodies of taxpayers will cover their own territory. Some of them will take in several divisions of the forty-one into which Manhattan has been divided.

Downtown districts and business sections generally are not covered by existing organizations. Chairmen of divisions of the congress in those districts will begin a campaign next week. From their responses already they expect to have local organizations in good working order, with strong membership rolls, within a few weeks.

TRADING IN JEROME AVENUE.

E. H. Ludlow & Co. have sold for a client a plot of five lots on the east side of Jerome avenue, 200 feet north of 183d street, to the Ethelia Realty Company. The buyer will erect two story dwelling houses with stores on the site.

IN THE BROKERAGE MARKET.

Smith & Phelps and J. Clarence Davies have sold the three story three family frame house No. 542 East 151st street, on lot 22x118 feet; also sold for George Higgins No. 360 East 137th street, a two story and attic frame dwelling house, on lot 23x100 feet.

E. Sharum has sold for the Armor Realty Company No. 274 East 156th street, a four story triple tenement house, 27.6x86.6 feet.

Alexander D. Duff has bought from a client of J. Romaine Brown & Co. two lots on the south side of 182d street, 125 feet east of St. Nicholas avenue. Mr. Duff owns an adjoining lot. He now has a plot 75 feet front, on which he will build an apartment house as an investment.

J. Arthur Fischer has leased for Roby & Taylor the three story dwelling house No. 136 West 44th street to Palatroni & Renigada, to be used as a French-Italian restaurant; also sold the lease and furnishings of No. 241 West 38th street to Daniel A. Williams; also leased for S. May to H. Ralles the south store in No. 641 Sixth avenue to a trunk firm.

The Irving Judis Building and Construction Company sold the new six story apartment house at the southwest corner of Cathedral Parkway (110th street) and Amsterdam avenue. The house fronts 70.10 feet in Amsterdam avenue and 100 feet in the parkway.

De Blois & Eldridge sold for Mrs. Kate Cullen to Robert E. Kelly No. 219 East 39th street, a three story dwelling house, lot 19.6x100 feet.

Daniel Birdsall & Co. have sold for the estate of Clarence L. Stephens No. 113 Greene street, a five story building, on a lot 22x100x30x irregular.

Isidore L. Levine and M. Eltner have sold for Herman D. Robin to Harry Schwartz No. 512 to 520 West 130th street, five three story dwelling houses, on a plot 130.5x100 feet.

William Wolff's Sons have sold for the J. Charig estate to a client of H. N. Kohn a four story double flathouse, with store, No. 1626 Second avenue, on a lot 25x80 feet, to Edelmuth Brothers.

BUILDING LOAN CONTRACTS.

Washington ave, n w cor 166th st, 72x97.7; Greenwich Mortgage Co loans Jacobs Construction Co $39,500

THE BRONX BUILDING PLANS.

Boston Road, e s, 100 ft s of 179th st, 1 story frame signal tower, 31x16; Interborough Rapid Transit Co, lessees; George H Pegram, architect; cost $750

Undercliffe ave, w s, 371.39 ft s of Washington Bridge, 2 story frame dwelling, 21x52; John F Kaiser, owner; James P Rice, architect; cost 6,000

149th st, s s, 349.89 ft w of St Ann's ave, 5 story brick tenement, 25x87.8; George Ott, owner; Charles Stegmayer, architect; cost 15,000

Simpson st, e s, 761.941 ft s of Westchester ave, 5 5 story brick tenements, 40x95.6 each; American Real Estate Co, owner; S Shumway, architect; total cost 180,000

Instruction.

MARVELLOUS NEW SYSTEM OF SHORTHAND just introduced from Europe; no signs, plain letters; any one can read; 250 words per minute; operators can double usual salary; all languages. Call day, evening, Sunday. 146 West 127th st.

SKILFUL TUTOR, DISENGAGED; ART OF STUDY; college preparation; former pupils in Yale, Harvard, Columbia; would travel. "YALE," Tribune Uptown Office, 1364 Broadway.

Swimming.

Swimming Scientifically Taught.
Heated pools. PROF. DALTON, 23 West 44th.

ADVERTISEMENTS AND SUBSCRIPTIONS FOR The Tribune received at their Uptown Office, No. 1364 Broadway, between 36th st. and 37th st., until 9 o'clock p. m. Advertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 264 8th ave., s. e. cor. 23d st.; 153 6th ave., cor. 12th st.; 104 East 14th st.; 257 West 42d st., between 7th and 8th aves.; 263 West 125th st.; 1035 3d ave.; 1626 3d ave., near 61st st.; 1708 1st ave., near 89th st.; 157 East 125th st.; 756 Tremont ave.; 650 3d ave., and any American District Telegraph Office.

BROOKLYN BANK TO INCREASE CAPITAL.

Albany, Jan. 2.—Superintendent Williams of the State Banking Department announced to-day that he had granted permission to the Broadway Bank of Brooklyn to increase its capital stock from $150,000 to $200,000 and to open a branch office at Myrtle avenue and Bleecker street, Brooklyn.

BUSINESS TROUBLES.

Petitions in bankruptcy were filed yesterday in the United States District Court as follows:

Voluntary. Moses Wolf, of Ellenville, Ulster County, N. Y. Liabilities, $10,498 47; no assets other than wearing apparel, which he values at $25. He owes Henry Newman, of No. 309 Rutledge street, Brooklyn, $7,521 for goods sold and delivered and on notes.

Involuntary against the Hartig & Beinhauer Candy Company, of No. 617 to 623 West 47th street, by Florence Beinhauer, Gustave H. Beinhauer and Matilda B. Beinhauer, whose claims exceed $28,000. Transfer of money to creditors and admission of insolvency in writing by Edward Beinhauer, treasurer of the company, are alleged in the petition. Frederick C. McLoughlin was appointed receiver.

The schedules of Muhlendorf & Weintraub, of No. 79 Wooster street, give the firm's liabilities as $9,939 34, unsecured, with assets of $8,415 80. The individual liabilities of Kalmen Weintraub are $7,500, secured, and his assets $250.

The schedules of Alexander H. Langer, furniture dealer, give liabilities of $14,682 46 and assets of $7,832 10. Of the liabilities claims aggregating $13,882 46 are unsecured. Langer owes Henry Gutman, of No. 127 West 24th street, $1,838 14.

The schedules of the Thomas E. Smith Company, of No. 67 Park Place, manufacturers of machinery, with a factory at Bradley Beach, Asbury Park, N. J., give liabilities of $56,738 68 and assets of $29,406 83. Of the liabilities, claims amounting to $30,204 02 are unsecured. The principal creditors are the Asbury Park Building and Loan Association, $12,000; Martin L. Bamman, of Asbury Park, $12,200, and Walter D. Grisson, of No. 915 Spring Garden street, Philadelphia, $3,699 34.

MANY AUCTION SALES

SITES WELL LOCATED.

Over $56,400,000 Paid for Parcels Sold Last Year at the Exchange.

The total sum of the prices paid for properties disposed of at auction last year in the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street, was $56,407,902, as against $40,679,763 in 1907.

Many well located properties are to be sold in the rooms this week. The offerings include the Yerkes art gallery, in Fifth avenue, near 68th street; the Empire Theatre, at 40th street and Broadway, and a number of modern dwelling houses.

The list of offerings is as follows:

TO-MORROW.

By Joseph P Day: 203 33d st, n s, 69.10 ft w of 7th ave, 15x98.9, 3 sty tnmt; Lewis Phillips et al, exrs, agt J D Murphy et al; M H Regensburger, atty; C L Hoffman, ref; amt due, $5,941 97; taxes, etc, $2,571 67; sub to a prior mort of $20,000; 606 to 612 178th st, s s, 100 ft e of St Nicholas ave, 100x99.10, two 5 sty flats; Tremont Construction Co agt Adelson Realty Co et al; M S Hyman, atty; C L Hoffman, ref; amt due, $12,896 37; taxes, etc, $1,945 26; sub to four morts aggregating $98,500.

ON TUESDAY.

By Joseph P Day: 61 Norfolk st, w s, 745 ft s of Broome st, 25x50, 6 sty tnmt and store; B M Gruenstein et al agt Judah Pinas et al; Jacob Gordon, atty; William Klein, ref; amt due, $16,726 53; taxes, etc, $444 69; sub to a first mort of $22,000; 238 and 240 111th st, s s, 140 ft w of 2d ave, 40x100.11, 6 sty tnmt and store; Max Lipman et al agt Sarah Finger et al; Lachman & G, attys; J F Joyce, ref; amt due, $8,030 39; taxes, etc, $1,105 43; sub to a first mort of $34,000; 630 and 632 Prospect ave, e s, 62.6 ft s of Kelly st, 37.6x100, 5 sty flat; Benjamin Levy agt Moses Leavitt et al; Nathan Friedman, atty; H H Bottome, ref; amt due, $2,920 70; taxes, etc, $1,000; sub to two prior morts aggregating $39,000; 746 Oakland Place, s s, 100 ft w of Prospect ave, 25x100, 3 sty dwlg; F De Lorenzo agt Gennaro Menna et al; Hichings & P, attys; W M Ivins, jr, ref; amt due, $2,294 74; taxes, etc, $467 02; sub to a first mort of $6,000; Park ave, w s, block front bet Alden Place and 179th st, 101.2x100x100x115.2, vacant; also Park ave, s w cor Allen Place, 105.3x125x86.7x125.4, vacant; August Limbert, trus, agt Charles Lowe et al; Bowers & S, attys; H W Bridges, ref; amt due, $20,253 20; taxes, etc, $314 73.

By Herbert A Sherman: 2244 to 2248 Amsterdam ave, s w cor 172d st, 47x84.4, 5 sty flat and store; J H Haggerty et al, trs, agt A L Libman et al; Strauss & A, attys; F V S Oliver, ref; amt due, $20,204 29; taxes, etc, $2,750; sub to a first mort of $43,000; Hughes ave, n w cor 178th st, 101.4x28x101.3x28, vacant; Albro Akin et al, exrs, etc, agt Hyman Axelrod et al; Bowers & S, attys; W B Walker, ref; amt due, $3,422 17; taxes, etc, $89 12.

By Charles A Berrian: 690 and 692 187th st, s s abt 100 ft e of Belmont ave, 50x100x47.9 to Crescent ave x3.5x97.3, 5 sty flat and store; John Friedrich agt P J Moffatt et al; C H Friedrich, atty; Alexander Thaln, ref; amt due, $17,215 97; taxes, etc, $1,474 73; sub to a mort of $30,000.

ON WEDNESDAY.

By Bryan L Kennelly: 860 5th ave, e s, 60.5 ft s of 68th st, 40x100, 1 and 2 sty gallery; Mutual Life Ins Co agt Mary Adelaide Yerkes et al; James McKeen, atty; J H Judge, ref; amt due, $242,770 05; taxes, etc, $20,090; 56 and 58 35th st, s s, 204 ft e of 6th ave, 41x98.9, 3 and 4 sty bldgs and stores; David Hochstadter et al agt R S Smith et al; David McClure, atty; J R Knapp, ref; amt due, $95,179 91; taxes, etc, $6,264 07; sub to a prior mort of $110,000.

By Joseph P Day: 36 40th st, s s, 130 ft w of Park ave, 25x98.9; 4 sty brk and granite dwelling, with extension; bankrupt sale; 284 10th ave, e s, 74.3 ft n of 26th st, 24.8x100, 4 sty tenement and store; Aaron Buchsbaum agt H F Fox et al; Isaac Fromme, atty; Guy Van Antwerp, ref; amt due, $7,290 45; taxes, etc, $325; 42 136th st, s s, 138.9 ft e of Lenox ave, 38.9x99.11, 5 sty flathouse; Strauss Building & Realty Co agt L M Cohen et al; action 1; Rose & P, attys; Joseph Fischer, ref; amt due, $7,644 69; taxes, etc, $1,700; sub to a prior mtge of $30,000; 40 136th st, s s, 177.6 ft e of Lenox ave, 38.9x99.11, 5 sty flathouse; same agt same; action 2; same attys; M S Bevins, ref; amt due, $7,645 04; taxes, etc, $1,700; sub to a prior mtge of $30,000; 114 163d st, s s, 96 ft e of Park ave, 16x100.11, 3 sty dwelling; Otto Horwitz agt David Broder et al; Frederic Wiener, atty; Benjamin Patterson, ref; amt due, $2,761 86; taxes, etc, $125 05; 378 Pleasant ave, n e cor 120th st, 16.9x71.3, 4 sty dwelling; C W Hochstaetter agt Rebecca Stein et al; B M Kaye, atty; G Griffin, ref; amt due, $11,871 76; taxes, etc, $351 33; Walton ave, e s, 25 ft n of 179th st, 50x100, vacant; United Real Estate & Trust Co agt James Kessner et al; G A Collins, atty; Franklin Grady, ref; amt due, $5,403 21; taxes, etc, $484 71.

By Samuel Goldsticker: 762 and 764 Hewitt Place, e s, 285 ft s of Longwood ave, 50x99.10, 1 sty synagogue; Caroline Hanlein, exrx, et al, agt Montefiore Hebrew Congregation et al; W F Kinber, atty; Robert Goeller, ref; amt due, $2,111 74; taxes, etc, $307 13; sub to prior mtges aggregating $38,350.

ON THURSDAY.

By Joseph P Day: 1428 to 1432 Broadway, s e cor of 40th st, 51.3x216.8x98.9x irreg; 3 sty bldg and store and 5 sty Empire Theatre; R W Freedman, trustee, agt Al Hayman et al; Henry Thompson, atty; M G Palliser, ref; partition; 287 98th st, n s, 125 ft w of 2d ave, 25x100.11; 5 sty ten; Samuel Mayers agt M H Feder et al; Arnstein & L, attys; M S Bevins, ref; amt due, $16,303 31; taxes, etc, $436 37; 1418 Avenue A, e s, 51.7 ft n of 75th st, 25x98; 3 sty ten and store; Teresie Zika agt Abraham Nevins et al; S H Hummerglück, atty; M H Ellison, ref; amt due, $8,885 91; taxes, etc, $500; 216 133d st, s s, 340 ft w of 7th ave, 27x99.11; 5 sty flat; Lena Kohn agt A D M Deffendorf et al; Max Stern, atty; T F Morton, jr, ref; amt due, $3,893 33; taxes, etc, $471 51.

By Herbert A Sherman: 66 82d st, s s, 168 ft e of Columbus ave, 19x102.2; 4 sty dwlg; A W Griswold et al agt J A Roberts, admr, et al; C H & J A Young, attys; J De W Warner, ref; amt due, $28,020 59; taxes, etc, $2,573 99.

By William Kennelly, jr: Beaumont ave, n w cor of 183d st, 50x25; 3 sty ten and store; Roxbury Realty Co agt K A Head et al; Harold Taylor, atty; F S McAvoy, ref; amt due, $1,177 25; taxes, etc, $136.

ON FRIDAY.

By Joseph P. Day: 301 97th st, n s, 74.6 ft e of 2d ave, 25.6x100.11, 4 sty tnmt and store; C H Phelps agt Sophia Clug et al; J P East, atty; W J Bolger, ref; amt due, $9,534 29; taxes, etc, $245 49; 760 and 762 Fox st, e s, 100 ft n of 156th st, 80x100, two 5 sty flats; V A Rotholz agt Bronx Borough Realty & Construction Company et al; Hays & H, attys; Hal Bell, ref; amt due, $17,122 82; taxes, etc, $2,600; subject to two prior mtgs aggregating $50,000; 184th st, s s, 100 ft e of Park ave, 100x100, vacant; H D Brewster agt M M Condon et al; E H Tatum, atty; M S Bevins, ref; amt due, $8,241 34; taxes, etc, $1,234 30; 451 19th st, n s, 250 ft e of 10th ave, 25x91.11; 2 sty dwlg; sheriff's sale of all right, title, etc, which Ellen Hillery had on October 7, 1908, or since; J K Ellenbogen, atty.

Country Board.

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In one season from 1,150 trees. Send for Virginia List 21, that gives the details; also fully describes this 49 acre farm, with spring water pasture for 100 head, big apple orchard; estimated to be 5,000 cords of wood; 50,000 feet of timber; 7 room house; stable and outbuildings; to settle affairs immediately, only $4,500. See details page 21. E. A. STROUT CO., Scottsville, Va.

WILL SELL YOU 500 ACRES THAT SHOULD PAY for itself in two years; made 50% on $20,000 from 1908 crops; dwelling, six tenant houses and three barns, and other improvements; raises cotton, corn, tobacco, hay, and has 150 acre peach orchard that shipped 10,080 crates, 1908 crop; two railroads and station ¼ mile off, church and schools 1½ miles; Americus, Ga., 12,000 population, and fine country and especially improved for dairy and cattle feeding; sacrifice at minimum cost. Numerous applicants now, so write by first mail to W. E. GARTH, Attorney, Bowling Green, Ky. Cannery now started on this farm, and will form company for all of it if desired.

WANTED.—OWNER GOING ABROAD WISHES A purchaser for his suburban residence. Situated about ten miles from New York City. Excellent train service. An ideal home, with park surroundings, fine old hedges, fruits and shrubbery. Needs only to be seen to be appreciated. Address OUTWATER, 13 Exchange Place, Jersey City, N. J.

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