COLUMBIA IS HOPEFUL

Wefers Will Try to Build Up Strong Track Team.

BABCOCK THE ONLY STAR

Few Candidates in the Track Events, but Some Promising Ones with Weights.

With the indoor season about to begin, Bernie Wefers is spending all his time in rounding the Columbia track team into shape, and although the material he has in hand is not particularly promising, he has hopes of developing a pair of strong relay teams for the winter season and a fairly good track team for the spring meets. He is most handicapped, however, by the fact that he has very few good middle distance men, and will probably have to build up combinations with new men in nearly every position.

In Bonsib, the sophomore who won the quarter-mile run in the interclass games in 52 1-5 seconds, Wefers thinks he has a good man for the short middle distance and will devote his energies on him in particular. Bonsib came from the University of Illinois a year ago as a freshman and will be eligible to compete for Columbia in the intercollegiate meets next spring. In the West he had very poor training and just took up running seriously since he came to New York. He is the only quarter-miler of any consequence on the squad who has shown anything worth consideration.

Most of the men who ran the half-mile for the Blue and White a year ago ran on the 'cross-country team at Princeton, and although they were well up in the running for the first mile or so they dropped back rapidly and finished in the ruck. Of these Lamb, Anderson and Dorr ran the best races, although they finished several minutes behind K. B. Rowland, a first year man in the Medical School, who led the Columbia team in. Rowland has never run the half, and will probably devote his time to the mile and two-mile events next spring. He is rugged and apparently very strong. His inexperience in 'cross-country work probably counted more against him than anything else in the intercollegiate, and he should do better when the next season comes around. E. F. Verplanck, '12, who won the mile at Annapolis last spring, will be out again this year, and will probably be the best man Columbia will have in the event. Verplanck never did any running in school, and, despite his lack of experience, he has shown up very well since coming to Columbia.

The strength of the team will be in the field events, for in Harry Babcock, captain, the Morningside Heights team has probably the best pole vaulter in the country. His work during the season just closed was very consistent, beginning with a vault of 12 feet in the intercollegiate meet in May last and finishing with the vault of 12 feet 3 inches which won the senior national championships in October at New Orleans. Unfortunately, there is no one in the lower classes who vaults well enough to benefit by the experience of vaulting with Babcock in practice, so that when he is lost by graduation in 1912 Columbia will drop out of the pole vaulting competition.

In the weight events there are two men who should prove valuable as consistent point winners in the indoor games, as well as the outdoor meets. They are W. C. Roos, a sophomore who put the shot in the neighborhood of 44 feet all last season, but who was debarred from taking part in the intercollegiate meet because of the "open meet' regulation. Roos will be on deck this year, however, and in addition W. C. Lawrence, who smashed all kinds of records in the same event at Cornell two years ago as a freshman, will be eligible. Lawrence has a record that is only inches short of Ralph Rose's record breaking performance, and with him Columbia should have no difficulty in cleaning up in the intercollegiates. He was out of Cornell a year before entering Columbia, so that there will be no question as to his eligibility to compete for the Blue and White.

Vance Murray, '11, who captured the low hurdles with surprising ease from both Annapolis and Princeton three years ago, has decided to compete again, so that Wefers will have another almost sure point winner if he runs in anything like his oldtime form. Jim Mackenzie, the oldtime 'varsity caersman, is back in the school of architecture and may be induced to run in the high hurdles if Rice does not capture him for the crew squad.

Jacobs, the Southern boy, who was the find of the year at Columbia last season in the short and long sprints, will be the best Wefers will have in the dashes unless a dark horse crops out in the preliminary practice. Jacobs did exceptionally well last year and in the 220-yard run at the intercollegiates was beaten out by Craig, of Michigan, in his heat by inches.

From the freshman class F. McDonald, the former Clinton mile runner, seems to be about the best Wefers will get. The sophomores will furnish the broad jumpers, with N. B. Ward as the best of the lot, although Babcock, if he chooses to jump, should do better than anything Ward has done so far. In his freshman year Babcock shone as a broad jumper, placing in the intercollegiates after cleaning up in the dual meets.

TO SELL BUSINESS SITE

Big Plot at Worth and Hudson Streets To Be Disposed Of.

THE AUCTION LIST LARGE

Fine Dwelling Houses Among the Offerings This Week in the Vesey Street Rooms.

A valuable business corner at No. 2 to 10 Worth street and No. 62 to 66 Hudson street will be offered at auction for the estate of William T. Garner by Joseph P. Day at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street, on Wednesday. There are 10,000 square feet in the parcel, with a frontage of 129.3¼ feet in Worth street and 141.1 feet in Hudson street. There is also a plot in Worth street, extending through to Thomas street, and containing about 8,500 square feet, with a frontage of 75 feet in Worth street and 24.10¼ feet in Thomas street. The property is in the drygoods and grocery district.

An executors' sale for the estate of Eliza W. Balmforth, of No. 563 West 57th street, a three story and basement brick tenement house, on a lot 16.8x100.5 feet; No. 844 Eleventh avenue, a five story and basement brick tenement house, with two stores, on a lot 25x50 feet, and No. 251 West 126th street, a four story and basement brownstone and brick tenement house, on a lot 25x99.11 feet, will be held by Mr. Day on Thursday. The West 57th street property is between Tenth and Eleventh avenues, with good transit facilities all around it. The Eleventh avenue property is between 57th and 58th streets and the 126th street property is between Seventh and Eighth avenues.

On Wednesday Bryan L. Kennelly will sell a number of valuable city properties. No. 12 East 68th street will be sold for the estate of Oren Dennett. This property is close to Fifth avenue and is a four story brownstone dwelling house, with twelve rooms and two baths, on a plot 20.6x100.5 feet. No. 431 West 38th street will be sold for the estate of Henry Karsch. It is a five story brick double tenement house, between Ninth and Tenth avenues.

Mr. Kennelly will sell No. 9 East 30th street, just east of Fifth avenue, now a valuable, fully rented store and office building, three stories and basement, on a plot 21.5x85x irregular. Liberal terms are offered on this property. No. 525 Lenox avenue, near 136th street, five story brick single apartment house, with three stores, steam heat throughout, also hot water, etc., on a plot 16.7x75 feet. The choice building plot of about three and one-half acres located on the northeast corner of Haven avenue and West 169th street. This plot has 73 feet in Haven avenue and 109 feet frontage in West 169th street. On the same day Mr. Kennelly will dispose of, for the estate of James King, Nos. 4342 and 4344 Broadway, at the northeast corner of Broadway and West 185th street. This corner plot is 64.5x127.1x62.3x irregular, with two two story and basement frame buildings and one three story frame building, with liquor store, the license of which can be purchased.

The budget will be as follows:

TO-DAY.
By Joseph P. Day.

70TH ST, 506, s s, 175 ft e of Avenue A, 37x100.5, 6 sty tenmt; State Investing Co agt Simon Uhlfelder et al; Bowers & S, attys; Alexander Brough, ref; amt due, $8,874 09; taxes, etc, $2,145 31; subject to a mtg of $24,000.

70TH ST, 508, s s, 212 ft e of Avenue A, 37x100.5, 6 sty tenmt; State Investing Co agt Louvre Realty Co et al; Bowers & S, attys; C M Beattie, ref; amt due, $7,884 04; taxes, etc, $2,145 31; subject to a mtg of $24,000.

By Hugh D. Smyth.

28TH ST, 146 and 148, s s, 201.8 ft e of 7th ave, 46.6x98.9, 7 sty loft and store bldg; Mathew Micolino agt Quinn & Smith et al; Grassmuck & O, attys; Samson Lachman, ref; amt due, $45,997 65; taxes, etc, $1,350 32; subject to three mtgs, with interest aggregating $102,251.

TO-MORROW.
By Joseph P. Day.

83D ST, 10, s s, 148 ft w of Central Park West, 17.2x102.2x irreg, 3 sty dwg; Flora Nordlinger agt Oakley Myers et al; William Bondy, atty; C W McLennan, ref; amt due, $14,876 75; taxes, etc, $357 35.

WILLETT ST, 91, w s, 220.7 ft n of Rivington st, 30.5x100.3, 5 sty tenmt; also

127TH ST, 132, s s, 65 ft w of Lexington ave, 35.10x99.11, 6 sty brk tenmt and stores; Bradhurst Avenue Co agt E J Welch et al; Krakower & P, attys; R E T Riggs, ref; amt due, $2,665 22; taxes, etc, $2,500.

64TH ST, 218, s s, 275 ft w of Amsterdam ave, 25x100.5, 5 sty brk tenmt and stores; Jennie Freed et al agt G T Dougiass et al; Emanuel Jacobus, atty; G A Newman, ref; amt due, $5,103 86; taxes, etc, $668 07; subject to a prior mtg of $14,350.

By Hugh D. Smyth.

68TH ST, 240, s s, 373.8 ft e of 3d ave, 18.2x100; 3 sty dwg; Samuel Goldsticker agt Louis Goldsticker et al; Guggenheimer, U & M, attys; A W Otis, ref; amt due, $9,584 50; taxes, etc, $1,013 13.

By Bryan L. Kennelly.

104TH ST, 163, n s, 225 ft w of 3d ave, 25x100.11; 4 sty tenmt; P T Kammerer agt Anshel Schwartz et al; J M Rider, atty; Adam Wiener, ref; amt due $14,084 24; taxes, etc, $631 98.

By Herbert A. Sherman.

BATHGATE AVE, 1826, e s, 169.11 ft n of 175th st, 41.6x99.7x irreg; 5 sty tenmt; M T McCormick et al agt Streebrook Realty Co et al; A S Parmelee, atty; J H Judge, ref; amt due, $33,936 52; taxes, etc, $752 67.

By David Greenwald.

121ST ST, 962, s s, 66.8 ft w of 1st ave, 16.7x104; 3 sty brk tenmt; David Mainzer et al agt Sol Danenberg et al; L & A U Zinke, attys; Samuel Strasbourger, ref; amt due, $7,357 52; taxes, etc, $489 89.

By Samuel Marx.

10TH ST, 57, n s, 166.2 ft e of 6th ave, 21.11x94.10; 7 sty hotel; David Weingarten agt Washington Park Improvement Co et al; W P Buchler, atty; D P Hays, ref; amt due, $15,454 05; taxes, etc, $1,106 24; sub to a first mtg of $56,000.

ON WEDNESDAY.
By Bryan L. Kennelly.

68TH ST, 12, s s, 225 ft e of 5th ave, 20.6x100.5; 4 sty dwg; exrs' sale; estate of Oren Dennett, deceased.

80TH ST, 9, n s, 185.9 ft e of 5th ave, 21.5x85x irreg; 3 sty bldg with stores; vol sale.

38TH ST, 431, n s, 407.6 ft w of 9th ave, 26.7x98.9; 5 sty tenmt; exrs' sale; estate of Henry Karsch, deceased.

LENOX AVE, 525, w s, 49.11 ft n of 136th st, 16.7x75; 5 sty flat; vol sale.

BROADWAY, n e cor of 185th st, 64.5x127.1x irreg; 2 and 3 sty frame bldgs and vacant; estate sale.

HAVEN AVE, n e cor of 169th st, 73.11x109.3 x irreg; vacant; vol sale.

By Joseph P. Day.

HUDSON ST, 62 to 66, s e cor Worth st, 141.1x129.3x irreg; 7 and 4 sty bldgs; trustees' sale; also

WORTH ST, 12 to 16, s s, 129.3 ft e of Hudson st, running through to 94 Thomas st, 75x180x24.10x irreg; two 1 sty bldgs; trustees' sale, estate of William T Garner, deceased.

TRINITY AVE, 990, e s, 219.3 ft s of 165th st, 50x101; 2 sty dwg and 1 sty bldg in rear; Ernest Hall agt Osias Karp et al; R C Dorsett, atty; Leo Leventritt, ref; amt due, $6,470 91; taxes, etc, $501 24.

By Charles A. Berrian.

7TH AVE, 2169 to 2177, s e cor 129th st, 99.11x74.11; 6 sty apt h; Manhattan Life Insurance Co agt Ricka Kaufman et al; Holmes, R & K, attys; D L O'Reilly, ref; amt due, $177,209 92; taxes, etc, $6,310.

By Samuel Goldsticker.

PARK AVE, 1335, on map No 1361, n e cor 102d st, 100.11x27; 5 sty tenmt and stores; L B Lowenstein et al, as trustees, agt Hyman Levin et al; Guggenheimer, U & M, attys; Adam Weiner, ref; amt due, $22,327 77; taxes, etc, $1,225.

ON THURSDAY.
By Joseph P. Day.

57TH ST, 563, n s, 50 ft e of 11th ave, 16.8x75.5; 3 sty dwg.

11TH AVE, 884, e s, 75.5 ft n of 57th st, 25x66.8; 5 sty tenmt.

126TH ST, 251, n s, 300 ft e of 8th ave, 25x99.11; 4 sty dwg; estate of Elizabeth W Balmforth, deceased; sale by order of Surrogate's Court; Sallisburg & Rowe, attys.

96TH ST, 14, s s, 125 ft w of Central Park West, 20x100.8; 4 sty dwg; P A D Boyle et al, exrs, agt H D Pierce et al; Strauss & A, attys; R A Pryor, ref; amt due, $27,333 82; taxes, etc, $870.

121ST ST, 232, s s, 200 ft w of 2d ave, 25x100.11; 4 sty tenmt and stores and 2 sty bldg in rear; S H Jackson agt Mary Grolig et al; J A Kent, atty; M J Bernheim, ref; amt due, $6,328 43.

PLIMPTON AVE, s w cor 170th st, 75x100; vacant; M A Oberlander agt I F Petry et al; Joyce & H, attys; Adam Weiner, ref; partition.

By Charles A. Berrian.

213TH ST, n s, 176.2 ft e of White Plains rd, 50x100, Wakefield; J L Kahls agt Rosalino Le Curto et al; G R Hamburger, atty; James Kearney, ref; amt due, $17,477 39; taxes, etc, $1,039 24.

ON FRIDAY.
By Joseph P. Day.

8TH AVE, 750 and 752, n e cor of 46th st, 50.5x125x irreg; 6 sty loft, office bldg, leasehold; I B Braman agt Metropolitan Mercantile and Realty Co et al; Noble & C, attys; George Hass, ref; amt due, $26,535 32; taxes, etc, $4,186 22.

7TH ST, 148, s s, 250 ft e of Ave A, 25x90.10, 5 sty tenmt and stores; G M Krakover agt Meyer Hurwitz et al; W J Lippmann, atty; R H Clarke ref; amt due, $1,715 61; taxes, etc, $474 63; sub to a prior mtg of $5,500.

By Samuel Marx.

81ST ST, 526 and 528, s s, 223 ft w of Ave B, 50x102.2, 6 sty tenmt and stores; Eugene Cohn et al, as trus, agt G T Lane et al; Julius Levy, atty; William Klein, ref; amt due, $13,833 35; taxes, etc, $2,599 08; sub to a first mtg of $36,500.

By Herbert A. Sherman.

84TH ST, 313, n s, 175 ft e of 2d ave, 25x192.2; 4 sty tenmt; Abraham Rothschild agt Margaret McManus et al; Strasbourger, E & S, attys; L B Case, ref; amt due, $2,298 43; taxes, etc, $837 28.

By Daniel Greenwald.

ST NICHOLAS AVE, 763, w s, 68.4 ft n of 148th st, 20.5x88.9x irreg, 4 sty dwg; sheriff's sale of all right, title, etc, which Louis G Meyer had on Feb 11 or since; Katz & S, attys.

RECORDED LEASES.

(With name and address of lessee.)
NOVEMBER 26.

LUDLOW ST, 75, stable; Theodore Palumbo to Conrad Althoff; 5 yrs from Aug 15, 1910; $8,200; address, 75 Ludlow st.

52D ST, 43 to 47 West, part of above store; Grunert Realty Corporation to Louis Markel; 15 yrs from July 1, 1910; $30,000 to $37,000; address, 47 West 52d st.

59TH ST, 214 East; Richard J Cruice and ano to John W Murphy; 3 yrs and 6 mos from Nov 1, 1910; $1,200; address, 61 East 125th st.

RECORDED TRANSFERS.

(With name and address of purchaser.)
NOVEMBER 26.
MANHATTAN.

MITCHELL PL, n s, 18 ft e of 1st ave, 18x80.10; Francis J Meyer to Grace Meyer; Oct 31; $1; address, 2 Mitchell pl.

MONROE ST, 4 and 6, 8 sty brk, —x—; the R & S Realty Co to the S & F Realty Co (mtg $46,000); Oct 1, $100; address, 320 Broadway.

SAME PROPERTY; the S & F Realty Co to Ella Getzler (mtg $46,000); Nov 23; $100; address, 170 Broadway.

5TH AVE, e s, 63.2 ft s of 120th st, 37.8x100; S Edmund Sladkus, ref, to Pauline L Goodman; Nov 25; $50,000; address, 544 West 136th st.

5TH AVE, 1463, 5 sty brk, 25x83; Arthur Schreiner to Charles Cohen (mtg $34,000); Nov 25; $100; address, 304 West 72d st.

1ST ST, 18 East, 3 sty brk, 18.6x75; Heinrich Gentz to George P and George P Johnson, jr; q c; $1; address, 340 West 72d st.

113TH ST, 4 East, 5 sty brk, 25x100.11; Mina S Weaver to James Neil (mtg $19,000); Nov 25, $100; address, 74 West 131st st.

115TH ST, 3 West, 5 sty brk, 27x100.11; Mina S Weaver to James Neil (mtg $22,000); Nov 25; $100; address, 74 West 131st st.

121ST ST, s s, 268 ft w of 7th ave, 18x100.11; Charles Cohen to Arthur Schreiner (mtg $16,000); Nov 25; $100; address, 365 Lenox ave.

128TH ST, 218 to 222 West, 4 sty brk, 100x99.11; Patterson Realty Co to Jennie E Nicholson (mtg $90,700); Nov 14; $100; address, 842 Classon ave, Brooklyn.

SAME PROPERTY; Jennie E Nicholson to B C D Co (mtg $90,700); Nov 22; $100; address, 503 5th ave.

128TH ST, 211 West, 3 sty brk, 16.8x99.11; 131st st, 244 West, 3 sty brk, 16.8x99.11; Pendant Realty Co to Juliet B Horowitz (mtg $20,500); Nov 25; $100; address, 465 Macon st, Brooklyn.

150TH ST, n s, 175 ft w of 7th ave, 75x99.11; Channel Realty and Construction Co to Celia Uhlfelder (mtg $70,000); Nov 26; $100; address, 1460 Lexington ave.

160TH ST, n s, 212.6 ft e of Broadway, 37.6x99.11; Louis H Perlman to Harry L Block; Nov 26; $1; address, 418 West 130th st.

THE BRONX.

BRONX AVE, s e cor 207th st, 56.5x90; lot 137, map St Raymond Park; Charles S McGarry to North Bronx Realty Co; Nov 23; $1; address, 120 Williamsbridge Square.

CAULDWELL AVE, 913, 18x100; Anna M Decker to Anastasia V Lynch (mtg $5,000); Nov 23; $100; address, 314 Washington ave, Seaside, N Y.

LOT 25 to 28, map party Barnum estate, Morrisania; James Neil to Harry Weaver (mtg $16,000); Nov 25; $100; address, 154 West 118th st.

LOT 29, revised map Seneca Park; Melrose Realty Co to Domenico Cassamassimo (mtg $325); June 29; $100; address, 326 East 11th st.

LONGFELLOW ST, w s, 250 ft n of Lafayette st, 153x100; Henry E Johnson to Ray Bernstein; Nov 18; $100; address, 214 West 104th st.

PROSPECT AVE, s e cor Fox st, 61.5x114.8; Georgina Rendall and ano to Broad Realty Co (mtg $48,500); Nov 23; $100; address, 784 East 156th st.

165TH ST, 663 East, 37.6x100; Patrick J Dobson to Charles A Albert; Nov 1; $31,000; address, 413 East 140th st.

233D ST, n s, 125 ft w of Laconia ave, 25x106.9; 233d st, n s, 200 ft w of Laconia ave, 50x109.6; Robert N Quinn to Melrose Realty Co; Nov 1; $100; address, 2775 Melrose ave.

RECORDED MORTGAGES.

(With name and address of lender's attorney.)
Interest 5 per cent unless otherwise stated.
NOVEMBER 26.
MANHATTAN.

COLUMBUS AVE, 994, 5 sty brk, s w cor of 109th st, 25.5x100; Nov 1; due Jan 1, 1912; 6 per cent; William O and Otto C Egner to Annie R Bauerdorf; $4,300; address, 625 West End ave.

GREENWICH ST, w s, 50 ft s of Jay st, 25x80; Nov 7; due Dec 16, 1913; 6 per cent; Henry J Fink to Anna M Fink; $15,000; address 34 West 88th st.

LEXINGTON AVE, 993 and 995, 3 sty brk, 30x80; Nov 25; due Dec 1, 1913; Celesta M Bozeman and ano to Union Trust Co; $6,500; address, 80 Broadway.

LEXINGTON AVE, e s, 20.5 ft n of 48th st, 20x70; Nov 26; due as per bond; John M Kyle to New York Savings Bank; $4,000; address, 81 8th ave.

MADISON ST, 273 and 275, 6 sty brk, 29.4x100 (prior mtg $33,000); Nov 17; 6 yrs, 6 per cent; Oscar Dobroczynski to Morris Klein; $10,000; address, 24 East 79th st.

WEST END AVE, s w cor of 80th st, 102.2x100 (prior mtg $35,000); Oct 29; 1 yr, 6 per cent; Mary W Eels to Howard P Eels; $50,000; address, 1404 New England Building, Cleveland.

16TH ST, 333 and 335 East, 6 sty brk, 44.9x92 (prior mtg $61,400); May 11, 1909; due July 10, 1912; 6 per cent; Morris Stalewotz to Joseph Josephson; $2,200; attorney, Henry B Mitchell, 280 Broadway.

73D ST, 171 East, 3 sty brk, 20x102.2; Nov 25; due as per bond; Jonathan H Southward and ano to Josiah O Ward; $6,000; address, East Orange, N J.

THE BRONX.

COLUMBUS AVE, s w cor of Taylor st, 25x100; Nov 26; due as per bond; Bernard McLaughlin to Theodore J Chabot; $8,500; address, 1208 Washington ave.

LOTS 76 and 77, map of 54 lots at Tremont; Nov 25; 3 yrs, 5½ per cent; John E Burns to Antonio Hegeman, guardian; $2,800; address, 1010 Stebbins ave.

176TH ST, 55 East, 25x125 (prior mtg $8,000); Nov 25; due June 8, 1911; 6 per cent; Timothy W McKeever to Jacob Marx; $1,100; address, 2102 Broadway.

176TH ST, 981 to 985, 75x129.3 (prior mtg $10,000); Nov 23; instalments, 6 per cent; Esther M Townsend to Esperanto Mortgage Co; $1,200; address, 37 Liberty st.

SATISFIED MORTGAGES.

(With name and address of lender's attorney.)
NOVEMBER 26.
MANHATTAN.

AMSTERDAM AVE, w s, 51.2 ft n of 82d st, 100x25; Nov 23, 1894; Albert E Wesslau to George W. Thedford, $25,000; attorneys, Frayer & Stotesbury, 141 Broadway.

AMSTERDAM AVE, 484, 5 sty brk, 25.6x100; Nov 15, 1905; Josephine Lederer to George W Thedford; $6,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

FULTON ST, 121, 5 sty brk, 119x25; April 30, 1903; Philip L Wilson, guardian, to the Brooklyn Savings Bank; $35,000; address, 141 Pierrepont st, Brooklyn.

GREENWICH ST, 394, n w cor Beach st, 4 sty brk, 79.8x25x79.10x25; June 24, 1904; Isaac Helfer to City Real Estate Co; $15,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

WEST ST, 260, 261, 262 and 263, s e cor Vestry st, running s 75 ft to property now or late of Archild Davie x e 100.6 ft to property late of Frances Cochran, etc x 75.2 ft x w 100.7 ft to beginning; 7 sty brk; April 5, 1897; John Kehoe to Patrick J Frederick W and John J Carlin; $54,650; address, 16 East 23d st.

3D AVE, 2156; 5 sty brk; July 12, 1907; Herman M Weaver to Rosetta and Jacob Wolf, exrs; $15,000; attorneys, Rose & Putzel, 128 Broadway.

37TH ST, n s, 195 ft w of 5th ave, 75x98.9; March 11, 1910; Henrietta Ingher to Emma C Linson and Sadie I Carlew; $23,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

37TH ST, 7 and 9 West; 4 sty brk, 50.6x98.9; Sept 20, 1909; Henry Corn to the Mutual Life Insurance Co of New York; $200,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

37TH ST, 5 West; 4 sty brk, 98.9x24.6; Sept 20, 1909; same to Lawyers Title Insurance and Trust Co; $90,000; address, 160 Broadway.

45TH ST, s s, 460 ft e of 6th ave, 60x100.5; March 7, 1910; Philip Krauss to Henrietta Kahn; $15,000; attorneys, Arnstein & Levy, 128 Broadway.

47TH ST, n s, 225 ft w of 11th ave, 50x100.5; Dec 15, 1909; Emil, George, William and Christina Eselborn to John C Forster; $1,100; attorney, Joseph J Harris, 99 Nassau st.

59TH ST, 34 and 36 West, 6 sty brk, 50x100.5; Aug 8, 1910; Norman L Munro estate, a corporation, to Charles A Moran, trustee; $30,000; attorneys, Woodford, Bovee & Butcher, 1 Madison ave.

71ST ST, s s, 200 ft w of 1st ave, 50x100.5; March 4, 1892; August F W Schmidt to German Savings Bank; $19,000; address, 157 4th ave.

75TH ST, 509 East, 5 sty brk, 25x108.11x25.4x112.3; Nov 1, 1905; Morris Schwartz to Joseph Flancher; $4,500.

76TH ST, 306 West, 5 sty brk, 102.2x25; Jan 13, 1905; Gilbert Colgate to Binghamton Savings Bank, Binghamton, N Y; $40,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

79TH ST, 114 East, 4 sty brk, 102.2x19; May 1, 1902; Nancy Bear to the Bowery Savings Bank and Dayton Barrils, Summit, N J; $20,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

82D ST, 229 East, 4 sty brk, 25.6x102.2; Sept 21, 1905; Leopold Hutter to Framers' Loan and Trust Co and Nathan A Slagle; $14,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

96TH ST, n s, 100 ft e of 3d ave, 37.6x100.11; May 14, 1907; William B Thom to Robert L Margolyes; $10,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

102D ST, 302 West; 4 sty brk, 50.11x25; March 9, 1906; Grace Montgomery Birdsall to Dr. Alfred F Hess; $10,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

124TH ST, 154, 156, 158 and 160 West; 4 sty brk, 100x100.11; Nov 25, 1899; John J Quinn to Walter F Kingsland, of Paris, France; $60,000; attorneys, De Witt, Lockman & De Witt, 88 Nassau st.

134TH ST, 307 West; 4 sty brk, 25x99.11; June 29, 1886; Walter S Price to Mabel S Agassiz; $13,000; attorney, Title Insurance and Trust Co, 160 Broadway.

THE BRONX.

FINDLAY AVE, s w cor of 165th st, 90.5x25.6x88.8x26.11; May 5, 1910; the Mountain Construction Co to William V Simpson; $3,000; address, 41 Park Row.

OAKTREE PL, n s, 128.4 ft w of Hughes ave, 16.8x115; Oct 30, 1906; Abraham Kaminstein to Peter Slane; $1,500; attorney, Siegmund Rosenthal, 26 Court st, Brooklyn.

ROGERS PL, e s, 350.1 ft n of Westchester ave, 50x90; Feb 8, 1910; Christian Vorndran's Sons, Inc, to Edward Stelter; $6,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

ROGERS PL, e s, 350.1 ft n of Westchester ave, 50x90; Feb 8, 1910; Christian Vorndran's Sons, Inc, to Edward Stelter; $6,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

VALENTINE AVE, s w cor of 187th st, 138.4x100; May 29, 1906; the Valentine Realty Co to Mary E Tappin; $11,775; attorney, Title Guarantee and Trust Co, 176 Broadway.

WASHINGTON AVE, w s, bet 167th and 168th sts, 150x25; May 24, 1908; Ada E Tappen to Leslie McDaniel; $1,500; attorney, Edwin M Daniel, 70 Wall st.

133TH ST, n s, 475 ft e of Willis ave, 25x100; Nov 10, 1904; Nelly Henschel to Alvin Buechner and ano; $7,000; attorney, Seth Sprague Terry, 66 Broadway.

150TH ST, 231 to 237 East, 23x95.5x100x118.5x99.11; Nov 12, 1908; the Marrazzi Construction Co to Giuseppe Franco; $6,750; attorney, Alfred U Glaliorenzi, 320 Broadway.

ASSIGNMENTS OF MORTGAGES.

Simon Silverman to Adolf Mandel; $1.
Lawyers Mortgage Co to Warwick Savings Bank; $19,000.
United States Trust Company of New York to the United States Trust Co and ano, trus; 2 assts; total, $40,000.
Twelfth Ward Bank to Henry Jaen and ano, trus; $9,000.
John J Hackett to Jacob Marx; $100.
Bronx Borough Bank to John Rendall; $1.
Gerson Roth and ano to Joseph G Engel; $650.
Emma Pawel et al to Samuel Williams; $10,000.
Leo Cohn to James Gear; $5,000.
John Rendall to William L Clark; $100.

MECHANICS' LIENS.

27TH ST, 235 East; William Klenert agt Samuel J Rosendorf, owner; Louis J Rosendorf, contractor; $22 75.

128TH ST, 58 West; same agt Samuel M Rosendorf; same contractor; $10 25.

16TH ST, 114 and 116 East; Bernard McGuillan agt Second Manhattan Office Building Co, owner; Bliss & Griffiths, contractors; $174.

116TH ST, 210 and 212 West; Antonio Lalli agt Engelberg Bros, owners; David Mandeldorf and George Blumenthal, contractors; $225.

34TH ST, 516 to 520 West; Max Blumberg agt Heywood-Wakefield Building Co, owner; Charles Mildner, contractor; $442 29.

191ST ST, s s, 50 ft w of Hughes ave, 75x84x—x60; Louis Mazza agt Orwell Realty Co, owner and contractor; $100.

SAME PROPERTY; Anthony Mussler agt same; $60.

WEBSTER AVE, w s, 150 ft n of 182d st, 80x100; Dimock & Fink Co agt Schultz Realty and Improvement Co, owner; George Leler, contractor; $2,249 42.

SATISFIED MECHANICS' LIENS.

150TH ST, 271 and 273 West; Raisler Heating Co agt Channel Realty and Construction Co et al, Nov 7, 1910; $1,700.

SAME PROPERTY; Church E Gates & Co agt same; Nov 22, 1910; $207 34.

WEST FARMS RD, n e cor 167th st; National Gas and Electric Fixture Co agt Friedman Construction Co et al; Aug 17, 1910 (by bond); $117 13.

NEW BUILDING PLANS.

THE BRONX.

HOE AVE, e s, 125 ft s of 173d st; 2 5 sty brk tenmts, 37.6x88; East 167th Street Realty Co, A Miller, 142 West 118th st, president, owners; Henry G Harris, 882 Southern Boulevard, architect; cost, $60,000.

182D ST, s s, 210.97 ft e of Belmont ave; 2 sty brk stable, 120x100; A Di Benedittо, 541 East 182d st, owner; M W Del Gaudio, 401 Tremont ave, architect; cost, $60,000.

WALTON AVE, w s, 123 ft 2 in s of 182d st; 2 sty frame dwg, 17.2x35; Harry J Douglas, 2377 Jerome ave, owner; J J Vreeland, 2019 Jerome ave, architect; cost, $3,000.

WALTON AVE, w s, 123 ft 2 in s of 182d st; 1 sty frame stable and shop, 25x25; Harry J Douglas, 2377 Jerome ave, owner; J J Vreeland, 2019 Jerome ave, architect; cost, $800.

LIS PENDENS.

MAPLE ST, e s, 50 ft n of Ave A, 25x100; Warren B Sammis agt Benjamin H Irving et al (foreclosure of mortgage); attorney, W E Sammis.

MONROE ST, s s, 264.2 ft w of Corlears st, 37.2x97.10; Leon Tuchman agt New Realty Co (foreclosure of mortgage); attorneys, Manheim & Manheim.

135TH ST, n s, 260 ft e of Lenox ave, 75x99.11; two actions; Joseph Wittner agt Hyman Horwitz et al (foreclosure of two mortgages); attorney, L A Jaffer.

LEGGETT AVE, s w cor of 145th st, 100x75; Michael J Sullivan agt Greenwich Mortgage Co et al (foreclosure of mortgage); attorney, M J Sullivan.

179TH ST, s s, 100 ft w of Prospect ave, 72x95; Edward W Boker et al agt Nora Realty Co et al (foreclosure of mortgage); attorney, R M Bruno.

MINFORD PLACE, w s, 200 ft s of 172d st, 25.9x100; East River Mill and Lumber Co agt Arthur W Wall Building and Construction Co et al (foreclosure of mortgage); attorney, J Kearney.

7TH ST, 241; Hyman Thumen agt David Goodman et al (action to set aside conveyance); attorney, S Goodelman.

4TH AVE, s s, ¾ of 611, map of Williamsbridge, Bronx; Joseph B O'Neill agt Michael Brennan et al (foreclosure of mortgage); attorney, T L A Britt.

80TH ST, 228 East; State Bank agt Hirsch D Jahre et al (foreclosure of mortgage); attorney, J A Kohn.

48TH ST, 625 to 629 West; three actions; Rosa Peck, extrx, agt Elbert Wakeman et al (foreclosure of three mortgages); attorney, J Ullman.

KELLY ST, e s, 325 ft n of 156th st, 25x100; Otto Sinauer et al agt Sarah D Naylor et al (action to establish lien); attorney, E G Kremer.

FORDHAM AVE, n w s, Lot 51, map of village of Morrisania, 25x125, Bronx; John T Nelon et al agt Church of St Augustine of New York City et al (partition); attorney, J M Zurn.

BLEECKER ST, 188; Macdougal st, 87 and 89; leasehold; Antonio Cagliostro agt Nicola Galgano et al (action to declare mortgage); attorney, R B Knowles.

BUILDNG LOAN CONTRACT.

59TH ST, s s, 270 ft e of 8th ave, 50x100.5; Metropolitan Life Insurance Co loans Norman L Munro estate $400,000.

MANHATTAN ALTERATIONS.

NASSAU ST, 60 and 62; to a 5 sty brk store and offices; Sarnoff Brothers, 36 East 23d st, owner; E Roth, 20 East 42d st, architect; $6,500.

MILWAUKEE GIVES A DANCE

First City Ball Was Attended by About Four Thousand Persons.

Milwaukee, Nov. 27.—Milwaukee's first municipal dance, given last night by the Public Play and Social Education Association, was a decided success. Juneau Hall, one of the halls of the city Auditorium, in which it was held, proved too small, and an adjoining hall was thrown open to accommodate the crowd. Conservative estimates place the number of those attending at four thousand.

The grand march, in which 250 couples took part, was led by Louis W. Vizay, eighty-two years old, Milwaukee's oldest dancing master. His partner was Mrs. C. B. Whitnall, wife of City Treasurer Whitnall, one of the leading figures in the Public Play and Social Education Association. Prominent socialist city officials and their wives attended.

The Play Association is not a municipal organization, but the city has promised to pay for any possible deficit.

PIANOS AND ORGANS.

USED PIANOS and PIANO PLAYERS

that have been taken in exchange for new Pianos and TEL-ELECTRIC PLAYERS

UPRIGHT PIANOS
Steinway, Weber, Chickering, Knabe, Ivers & Pond, Kranich & Bach
and a variety of other makes.

Prices from $75 to $200

Several MINIATURE & BABY-GRAND PIANOS in mahogany cases at prices much below their intrinsic value.
CONVENIENT TERMS IF DESIRED.
NEW YORK SALESROOMS FOR
Ivers & Pond Pianos
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An asortment of PIANOLAS, ANGELUS, CECILIAN and other Piano Players that have been taken in exchange for TEL-ELECTRIC PLAYERS. Prices less than half their original cost. Easy payments accepted.

THE TEL-ELECTRIC CO.
(Tel-Electric Building)
299 Fifth Avenue, cor. 31st St.

REAL ESTATE AT AUCTION.

Executors' Notice

The following properties of the M. W. Bruce Estate will be disposed of at

Absolute Auction Sale

Thursday, December 8, 1910

at 12 o'clock noon, at Exchange Salesroom, 14-16 Vesey St., N. Y. C.

1 Platt and 229 Pearl St.
5 Platt St.
176 William St.
84-86 Chambers St.
368 B'way, to Cortlandt Alley.
304-306 Canal St. to 57-59 Lispenard St.
259 Bowery.
152-154-156 Sixth Ave.
661 Sixth Ave.
481 B'way, to 54 Mercer St.
223 West 22d St.
402 W. Broadway and 166-168 Spring St., S. W. Cor.
537-539 West Broadway.
341-347 Third Ave. & 207-211 E. 25th St., N. E. Cor.
416 Broadway and 276 Canal St. S. E. Cor.
254-256-258 Canal St. & 112 to 116 Lafayette St., S. W. Cor.
42-44 East Houston St., N. E. Cor. Mulberry St.
101-105 W. 125th St. and 307