Charles E and Agnes Schramm to Charles R Schramm; $2,000; attorney, Adolph Bloch, 99 Nassau st.

98TH ST, s s, 185.10 ft w of 2d ave, 39.2x100.3; March 1, 1905; Nathan Schancupp to Moses Hochster; $9,750; attorneys, Feltenstein & Rosenstein, 309 Broadway.

The Bronx.

AVE C (Castle Hill ave), n w cor of 9th st (Watson ave), 25x100; March 23, 1909; Elise Schellenberg to Margaret A Acker; $2,500; attorney, Michael C Gross, 271 Broadway.

BELMONT ST, n s, 45 ft e of Monroe ave, 25x95; Feb 25, 1905; Mary J Price to Harlem Savings Bank; $6,000; attorneys, S K & F B Wightman, 229 Broadway.

BROOK AVE, e s, 97.8 ft s of 170th st, 24.4x100; May 25, 1909; Lena Rosen to Eliza Weiss; $1,000; attorney, Meritz Weiss, 149 East 82d st.

BARKER AVE, 3954, 25x100; Jan 6, 1911; Adolph and Josephine Bauer to Hugh and Ellen T Collum; $1,200; attorney, New York Title Insurance Co, 135 Broadway.

FOREST AVE, 892, 23.6x100; Jan 13, 1909; William and Lina Werner to Marie Leumann, esqr; $6,000; attorney Title Guarantee and Trust Co, 176 Broadway.

LOTS 111 and 112, map 1098, of Tremont Heights; Sept 11, 1908; Morris and Philip Kornfeld to Mary Weinstock; $1,000; attorney, A D Levy, 302 Broadway.

LOT 416, map village of Melrose South, 54.3x113.10x50x92.4; March 1, 1910; Marie Ruppercht to the Payne estate; $5,000; attorney, New York Title Insurance Co, 135 Broadway.

MONROE AVE, n e cor of Belmont st, 95x45; Feb 25, 1905; Mary J Price to Harlem Savings Bank; $8,000; attorneys, S K & F B Wightman, 229 Broadway.

MARION AVE, s e cor of 194th st, runs s 79.6x e 22.1x n 80.2 to s s 194th st x w 22.1 to beg; May 20, 1907; Arena A, wife of William H Wright, to the North New York Co-operative Building and Loan Association; $7,000; attorney, J H Hildreth, 3d ave and 148th st.

PARK (Railroad) AVE, s e cor of 183d st, 99x43.8x99x47.1; Dec 9, 1909; Herman N Meyer to Jennie Bernstein; $3,500; attorney, Lawyers Title Insurance Co, 160 Broadway.

ROCHAMBEAU AVE, w s, 146.2 ft n of Gun Hill rd, 51.10x128.7x50.5x133.4; Nov 28, 1911; Gustav H and Rosa Rottgardt to John Sutherland Wilson; $2,000; attorney, Edw McK Whiting, 56 Pine st.

SHIEL ST, s s, being lots 830 and 831, map Lacombe Park, 50x100; Dec 23, 1909; Melrose Realty Co to Nicola Galante; $300; attorney, Title Guarantee and Trust Co, 176 Broadway.

WASHINGTON AVE, 1473; (mtg on fixtures) w b s); Oct 11, 1912; Simon Friedman to Eichenbaum Brothers; $835; attorney, Emanuel Friedman, 42 Broadway.

WILLIS AVE, 228, 25x75; Jan 20, 1911; Christian and Katie Wemsbacher to German Savings Bank in City of New York; $3,000; attorney, Meyer Auerbach, 42 Broadway.

WEST ST, s w s, lot 16, map of Wardsville, 50x182x50x136; April 7, 1909; James T and Elisa C Lyons to Kate A Marsteller; $3,800; attorney, Lawyers Title Insurance Co, 160 Broadway.

2D AVE, w s, 650 ft n from n w cor of 2d st, being part of lot 65, map Olinville, 25x100.4; April 29, 1908; Lucien Kahn to Victor Gerhards; $1,700; attorney, Title Guarantee and Trust Co, 176 Broadway.

16TH AVE (250th st), s s, being lot 549, Wakefield, 25x114; Feb 26, 1908; Mississippi Realty and Building Co to Thomas Burke; $3,000; attorney, David Arthur, 1029 Tremont ave.

139TH ST, s s, 300 ft e of Willis ave, 25x100; July 1, 1897; Frank and Elizabeth Schmidlein to Anna Albert; $2,700; attorney, Edw P Orrell, 51 Chambers st.

143D ST, s s, 100 ft w of College ave, 20x100; May 25, 1904; Stephen H Burgoyne to New York and Suburban Co-operative Building and Loan Association; $2,000; attorney, Robert H Bergman, 3d ave and 161st st.

143D (Garden) ST, n s, 200.6 w from n w cor 143d st, 20x100.2; Jan 4, 1910; Francis Rogers to Sadie Schaffer et al, trus; $8,000; attorney, M Decker, 271 Broadway.

159TH ST, n s, 100 ft e of Elton ave, 16.10x100; Feb 10, 1906; Andrew and Margaret Miller to Stephen H Burgoyne; $500; attorney, R H Bergman, 3d ave and 161st st.

SAME PROPERTY; Feb 10, 1906; same to New York and Suburban Co-operative Building and Loan Association; $4,000.

207TH ST, 250 East, 25x100; April 28, 1909; Helen M Foley to Bridget McBride; $1,567; attorneys, O'Hara Brothers, 200th st and Webster ave.

ASSIGNMENTS OF MORTGAGES.

Angelo Rezzano to Adele Morrello; $100.
Elizabeth Koch to Augusta Stecker; $9,250.
Lewis S Gochel, jr, exr, to Harvey R Denton; $2,500.
American Real Estate Co to Selma K Lewisohn; $2,000.
Morris B Salzberg to Louis Salzberg; $1.
Barbara Lopard to Flora Siegel; $1.
Flora A Hawkes to George Muller; $1,500.
John Schreyer to Peter Ruge; omitted.
William Mehler to Frank Hasentab; $3,000.
Title Insurance Co to Guaranty Trust Company of New York; $85,000.
Susan Hamilton to Julius B Denicke; $2,503.
Elizabeth M Meyer, admrx, to Louis V Ebert, committee; $1.
Ernest N Adler to Vaclav Palecek; $5,000.
Mary R Goelet and ano, trustees, to Title Guarantee and Trust Co; $30,000.
Margaret Hill to Jacob Schrumpf; $1,000.
Henry Jones to Max Kobre; $4,000.
John Merz to Henry M Schwarz; $7,200.
Philip E Arcularius, trustee, to Adolph Handte; $12,000.
Grand Lodge of the United States of I O F Sons of Israel to John H Henshaw, trustee; $1.
Elsie P Ingraham to Sarah C Waters; $1,000.
Walter Solomon et al to William Ollendorff; $8,000.
Magdalena Vogele and ano to Katharina Heins; $2,000.
Patrick J Owens to Abraham Stolivein; $6,171.
Robert W Schumann to Andrew Liechty; $2,000.
Manhattan Mortgage Co to National Bond Mortgage Insurance Co; $37,000.
Antonio Vernaglia to D Lambiente; $1.
John R Hegeman et al, trustees, to Lawyers Title Insurance and Trust Co; $30,000.
Lawyers Title Insurance and Trust Co to Lawyers Mortgage Co; $9,900.
Same to same; $28,000.
Adolph M Bendheim to American Mortgage Co; $7,000.
Robert Fridenberg, admr, to Albert H Fridenberg; $10,052.
Columbia Knickerbocker Trust Co, trustee, to Adolph M Bendheim; $7,080.

MECHANICS' LIENS.

JANUARY 8.

WEBSTER AVE, 2029 to 2043; North American Wall Paper Co agt Cawston Construction Co, owner and contractor; $146.99.

AUDUBON AVE, 404 to 412; North American Wall Paper Co agt H G Realty Co, owner; Henry Guttmann, contractor (renewal); $685.01.

47TH ST, 629 West; Jacob Perlman agt James P Walsh, owner and contractor; $500.40.

AMSTERDAM AVE, s w cor of 96th st, 25.8x89.9; Kawneer Manufacturing Co agt Abraham Goldberg, owner; John H Scheier, contractor; $155.

CONVENT AVE, n w cor of 142d st, 99.11x125; Jamestown Mantel Co agt Benclare Construction Co, owner and contractor; $7,652.50.

LIND AVE, w s, 124 ft n of 168th st, 50x144; Tobruk Construction Co agt Pasquale Lamberti, owner; Lamberti Construction Co, owner and contractor; $522.

47TH ST, 222 to 226 West; John Hankin & Bro agt D Brainard Ray, John E Stimson, Richard C Burke and Joseph W Stinston, executors, etc, and estate of Mary E Ray, owners; Jacob M Seidenberg and Jacob Kostman, lessees and contractors; Seidenberg & Kostman, contractors; $249.50.

SAME PROPERTY; same agt same, owners; same lessees; Frolic Restaurant Co, contractor; $53.25.

HOME ST, s w cor of Fox st, 94x109; Jacob E Levine and Alexander Rosner agt Home-Fox Co, owner and contractor; $800.

8TH AVE, 3758 and 3760; Klock Contracting Co agt Wendover-Bronx Co, owner and contractor; Julius Miller, contractor; $264.50.

3D AVE, 1770 to 1774; Charles A Worthington, trustee, agt New York Elevated Railroad Co and Interborough Rapid Transit Co, owners; Hudson M Mason, Henry L Gillespie and Hygrade Amusement Co, lessees; George Merritt Ward, Inc, contractor; $455.03.

11TH AVE, n w cor of 37th st, 50x100; Thomas Mulry & Son agt Peter McGirr, owner; Terence T McKegney, lessee; Rayne Construction Co, contractor; $885.75.

CENTRAL PARK WEST, w s, whole front between 62d and 63d sts, 209.10x irreg; Isador Gristaldi agt New Theatre, owner; Century Theatre, lessee; Ellison Construction Co, contractor; $210.

SATISFIED MECHANICS' LIENS.

JANUARY 8.

48TH ST, 220 to 228 West; R J Donovan Co agt Frazee Realty Co et al; Nov 30, 1912; $157.50.

SAME PROPERTY; Braunfels, Browning & Co agt same; Dec 3, 1912; $79.07.

184TH ST, n e s, 192.7 ft w of Webster ave; Standard Plumbing Supply Co agt Crosant Construction Co et al; Jan 4, 1913; $2,425.

BROADWAY, s e cor of 9th st; Hull, Grippen & Co agt John Wanamaker et al; Oct 31, 1912; $42.72.

48TH ST, s s, 275.6 ft e of 8th ave; James Kelly agt Frazee Realty Co et al; Dec 2, 1912; $1,302.69.

1ST AVE, 168; Joseph Hammerman agt Edward Rafter et al; Jan 11, 1912; $159.

NEW BUILDING PLANS.

JANUARY 8.

Manhattan.

174TH ST, s s, 100 ft w of Audubon ave; for 8 6 sty storage, 75x94.11; T F McAvoy, 691 West 156th st, owner; P E Glasser, 70 Manhattan st, architect; cost, $75,000.

5TH AVE, s e cor 46th st; for a 6 sty stores, offices and conservatory; 561 Fifth Avenue Co, 149 Broadway, owner; Rouse & Goldstone, architects; cost, $75,000.

ALTERATIONS.

JANUARY 8.

Manhattan.

45TH ST, 38 and 40 West; to a 12 sty hotel; G W Stetson, premises, owner; Tracy & Swartwout, 244 5th ave, architects; cost, $50,000.

LIS PENDENS.

TELLER AVE, 1061 and 1063; two actions; Henry D Westfehling agt Edward Vacsy et al (foreclosure of two mtgs); attorney, H W Kiralfy.

LOT 7 to 10, block 50, map of Section 1, Morris Park, The Bronx; Washington Savings Bank agt Edward Schmidt et al (foreclosure of mtg); attorney, F M Patterson.

CONVENT AVE, 433; Abel King et al agt Wilhelmina How et al (foreclosure of mtg); attorneys, Lesse & Connolly.

SETON AVE, w s, 400 ft s of Randall ave, 25x100; Anna K Adams agt Annie Metzler et al (foreclosure of mtg); attorney, C P Hallock.

115TH ST, 50 West; Esther Fisher agt Ludwig Freund et al (foreclosure of mtg); attorneys, Kantrowitz & Esberg.

ST PETER'S AVE, n e cor Walker ave, 148.4x29.4; Washington Savings Bank et al agt Marie Brasse et al (foreclosure of mtg); attorney, F M Patterson.

ROAD from West Chester to East Chester, w s, adjoining land of Lydia A Bliss, —— x —— The Bronx; Caroline S Wilson agt Sarah F Sullivan et al (foreclosure of mtg); attorneys, Lord, Day & Lord.

171ST ST, 408 East; Lawyers Mortgage Co agt Max Tannenbaum et al (foreclosure of mtg); attorneys, Cary & Carroll.

HEATH AVE, 2888; Julius Brenzinger et al agt Peach Realty Co et al (foreclosure of mtg); attorney, F A O'Neill.

120TH ST, 22 East; Metropolitan Savings Bank agt Harry J Smith et al (foreclosure of mtg); attorneys, A S & W Hutchins.

BOWERY, 209; Augusta W Meinell agt Marguerite M O d'A de Romante (partition); attorney A N Hand.

BUILDING LOAN CONTRACTS.

JANUARY 8.

SOUTHERN BOULEVARD, e s, 254.5 ft s of Aldus st, 20.11x94; City Mortgage Co loans Oval Construction Co, inc, $40,000.

EDGECOMBE AVE, w s, intersection s l of 155d st, runs s 75x w 100x n 75x e 100 to beginning; Montrose Realty Co loans Great Centres Realty Co $75,000.

DALY AVE, w s, 231.7 ft s of 180th st, 31x114.7; Rockland Realty Co loans Ozark Realty Co $26,000.

PROPOSALS.

FORT TOTTEN, N. Y.—SEALED PROPOSALS for constructing macadam roads, cement walks, etc., at Fort Totten, N. Y., will be received here until 2 P. M. Jan. 15, 1913, and then publicly opened. Information furnished upon application to Quartermaster.

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TIME TABLES.

American Line Pier 62, N. R. 9:30 A. M.
Plymouth—Cherbourg—Southampton
St. Paul.....Jan. 11 *Majestic.....Jan. 25
Philadelphia...Jan. 18 New York.....Feb. 1
*White Star Line Steamer from Pier 59, N. R.

Red Star Line Pier 61, N. R. 10 A. M.
London—Paris via Dover—Antwerp
Zeeland.....Jan. 15 Vaderland.....Jan. 29
Finland.....Jan. 22 Finland.....Feb. 5

White Star Line Piers 59 and 60, N. R.
Plymouth—Cherbourg—Southampton
*St. Paul.Jan. 11, 9:30 am Majestic....Jan. 25
*Philad'a..Jan. 18, 9:30 am *New York...Feb. 1
*American Line Steamer from Pier 62, N. R.
New York—Queenstown—Liverpool
Baltic....Jan. 23, noon Baltic.....Feb. 20
Celtic....Feb. 6, noon Celtic.....Mar. 6

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Feb. 12, 1 A. M. Feb. 26, 1 A. M.
Carmania Campania Caronia
Queenstown—Fishguard—Liverpool.
JAN. 11 Ivy, Jan. 29, 1 A.M. May 3, 10 A.M.
A.M. April 9, 1 A.M. May 31, 10 A.M.
Feb. 22, 10 A.M. May 7, 1 A.M. June 28, 10 A.M.
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J. NORMAN WHITEHOUSE, FREDERIC F. CAREY, WALTER LEDYARD THOMPSON, CHARLES K. PHIPARD, General Partners.
JAMES HENRY WHITEHOUSE, Special Partner.
Dated New York, December 31st, 1912.

AUCTION SALES.

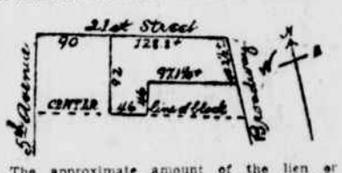
BY VIRTUE of a certain chattel mortgage executed by Henry M. Knudsen and delivered to Christina Knudsen on the 13th day of July, 1912, and filed in the office of the Registrar of the County of New York on the 15th day of July, 1912, I will sell at public auction all the goods, chattels and property in the Merchant Tailoring Establishment at No. 152 Broadway, New York City, including all stock, fixtures, bills and accounts receivable and other assets connected with said business, including the goodwill thereof, on Thursday, January 9th, 1913, at 9:00 A. M. MOE FRY, Auctioneer. PHILIP ROSE, Attorney for the Mortgagee.

FORECLOSURE SALES.

SUPREME COURT, COUNTY OF NEW York.—Metropolitan Life Insurance Company, Plaintiff, against Broadway & Twenty-first St. Co., and others, Defendants.—In pursuance of a judgment of foreclosure and sale, duly made and entered in the above-entitled action and bearing date the 21st day of December, 1912, I, the undersigned, the referee in said judgment named, will sell at public auction, at the Exchange Salesroom, Nos. 14-16 Vesey Street, in the Borough of Manhattan, City of New York, on the 28th day of January, 1913, at 12 o'clock noon on that day, by Henry Brady, Auctioneer, the premises directed by said judgment to be sold, and therein described as follows: All those certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows: Beginning at the corner formed by the intersection of the Southerly side of Twenty-first Street with the Westerly side of Broadway, running thence Westerly along the Southerly side of Twenty-first Street, one hundred and twenty-eight (128) feet, eight (8) inches more or less, to a point distant ninety (90) feet Easterly from the Easterly side of Fifth Avenue; thence Southerly, parallel with Fifth Avenue, ninety-two (92) feet to the centre line of the block; thence Easterly, along said centre line and parallel with Twenty-first Street, forty-six (46) feet; thence Northerly, again parallel with Fifth Avenue, forty-six (46) feet; thence Easterly, again parallel with the Southerly side of Twenty-first Street, ninety-seven (97) feet one and one-quarter (1¼) inches, more or less, to Westerly side of Broadway; thence Northerly along the Westerly side of Broadway, forty-eight (48) feet two and one-half (2½) inches, more or less, to the corner aforesaid, the point or place of beginning. Being the same premises conveyed by Eufrasia Leland and Emma L. Wesson to Broadway & Twenty-first St. Co. by deed bearing date the 15th day of August, 1911. The above described premises lie in Section 3, Block 849, on the Land Map of the City of New York.

Dated, New York, January 8th, 1913.
JOSEPH M. EDELSON, Referee.
WOODFORD, BOVEE & BUTCHER, Attorneys for Plaintiff, No. 1 Madison Avenue, Borough of Manhattan, New York, N. Y.

The following is a diagram of the property to be sold; its street Numbers are 10, 12 and 14 East 21st Street, and 917 and 919 Broadway:



The approximate amount of the lien or charge, to satisfy which the above-described property is to be sold, is $482,100, with interest thereon from the 9th day of December, 1912, together with costs and allowance amounting to $348.60-100, with interest from December 21st, 1912, together with the expenses of the sale. The approximate amount of the taxes, assessments and water rates, or other liens, which are to be allowed to the purchaser out of the purchase money, or paid by the Referee, is $22,532.56-100 and interest.

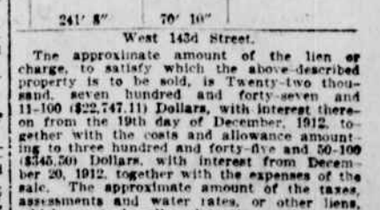
Dated, New York, January 6th, 1913.
JOSEPH M. EDELSON, Referee.

SUPREME COURT, COUNTY OF NEW York, William J. Ehrich, Plaintiff, against Joseph H. Davis, et al., Defendants.

In pursuance of a judgment of foreclosure and sale, duly made and entered in the above-entitled action and bearing date the 20th day of December, 1912, I, the undersigned, the referee in said judgment named, will sell at public auction, at the Exchange Salesroom, Nos. 14-16 Vesey street, in the Borough of Manhattan, City of New York, on the 16th day of January, 1913, at 12 o'clock noon on that day, by Joseph P. Day, Auctioneer, the premises directed by said judgment to be sold, and therein described as follows: All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the Borough of Manhattan, City, County and State of New York, and described as follows: Beginning at a point on the northerly side of 143d Street, distant 241 feet 8 inches easterly from the corner formed by the intersection of the easterly side of Broadway with the said northerly side of West 143d Street, running thence northerly and parallel with the easterly side of Broadway, 99 feet 11 inches to the centre line of the block; thence easterly along the said centre line of the block, 70 feet 10 inches; thence southerly and again parallel with the easterly side of Broadway, 99 feet 11 inches to the northerly side of 143d Street, and thence westerly along the said northerly side of 143d Street, 70 feet 10 inches to the point or place of beginning. The easterly and westerly lines running for part of the distance through party walls.

Dated, New York, December 23, 1912.
SAUL E. ROGERS, Referee.
ERNST, LOWENSTEIN & CANE, Attorneys for Plaintiff, 31 Liberty Street, Borough of Manhattan, New York City.

The following is a diagram of the property to be sold; its street number is 521-523 West 143d Street.



The approximate amount of the lien or charge, to satisfy which the above-described property is to be sold, is Twenty-two thousand, seven hundred and forty-seven and 11-100 ($22,747.11) Dollars, with interest thereon from the 19th day of December, 1912, together with the costs and allowance amounting to three hundred and forty-five and 50-100 ($345.50) Dollars, with interest from December 20, 1912, together with the expenses of the sale. The approximate amount of the taxes, assessments and water rates, or other liens, which are to be allowed to the purchaser out of the purchase money, or paid by the Referee, is Two thousand and seventy and 50-100 ($2,070.50) Dollars and interest. Said premises will be sold subject to a first mortgage of Eighty-three thousand ($83,000) Dollars, with interest at five (5) per cent. from October 1, 1912.

Dated, New York, December 23, 1912.
SAUL E. ROGERS, Referee.

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ROOMS AND BOARD

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An additional list of Furnished Rooms and Boarders Wanted will be found in the Tribune's Free Room and Board Register, which may be obtained at Advertising Agencies and 320 Tribune Building. If more convenient, write or telephone, New-York Tribune, 320 Tribune Building. Phone Beekman 3000 for free copy.

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22D ST., 450 WEST.—Newly renovated double and single rooms; improvements; telephone.

27TH ST., 139 EAST—Parlor, steam heated, for one or two; also single room.

27TH ST., 140 EAST—Two rooms, single and double, with excellent table board; $3.50.

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70TH ST., 269 WEST.—Two neatly furnished rooms; telephone; board optional.

77TH ST., 301 WEST.—Two and three room suites, with private bath; modern house; electricity, 'phone; references.

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84TH ST., 40 WEST.—Attractive, homelike second floor front; permanent party; men preferred; references; telephone.

85TH, 140 WEST.—Well-furnished, large, small rooms; southern exposure; private; telephone; Subway, 86th "L."

85TH ST., 343 WE