DISCUSS TRADE WASTE DISPOSAL

City Likely to Charge Owners for Cartage from Business Environs.

CONSIDERING ENTIRE CHANGE OF SYSTEM

The Council and Some Other Bodies Have Taken Up Cudgels for Landlords.

Should the property owner or the city pay for the disposal of trade waste, garbage, ashes and other rubbish from his premises? This is one of the most vital questions confronting real estate owners, as well as city officials, says the Advisory Council of Real Estate Interests. It was the subject of a hearing before the entire Board of Estimate on Wednesday. The council appeared for property owners.

"The city is anxious to rearrange its entire system of garbage disposal by a proposed amendment to Section 554 of the charter," adds the council. "This amendment would empower the Street Cleaning Department to permit private contractors to use dumping and disposal facilities of the city. In many instances private property owners are compelled to employ private contractors, and these contractors, for whom 1,400 permits have been issued, have no legal means of disposing of the refuse they receive. It would also give the right to the department to charge private individuals for disposal of trade waste delivered by private contractors to the city's dumps and scows, and, moreover, to remove the discrimination that exists between small and large business houses, by permitting the extension of the city's collection service to all classes of property having trade waste, provided the owners desire it. This is now being done in London, Chicago, Minneapolis and Boston.

Present Plea for Office Owners.

This matter has been for some time carefully considered by a committee of the Real Estate Board, coöperating with a committee of the Building Managers' Association. Their conclusions were presented at the Board of Estimate hearing last Wednesday by B. E. Martin, representing both associations.

Mr. Martin said in his plea:

"The Real Estate Board of New York, the New York Building Managers' Association, and many others join in a petition to your honorable board to make the necessary arrangements and appropriations as will enable the proper city department to remove steam ashes from office buildings.

"It may be truly said that other buildings are entitled to this service, but our particular claim at this time refers to office buildings only, as such buildings show a more direct discrimination when compared with the apartment house and others which are receiving this service at the present time. Office buildings and apartment houses have steam ashes as a residue of the same service to tenants; first, eating; second, elevating. Undoubtedly a largely increased amount of steam ash could be moved by the city department with the present appropriations if the department was more efficiently equipped, and if the removal of trade waste was eliminated entirely. At present we are not only paying our share toward the removal of ashes, but we are also sharing the expense of the removal of all kinds of waste, etc., from certain buildings.

"It has been stated that the authorities anticipate a charge to private contractors dumping on the city scows in future. If this is so, it will mean that the already discriminated against office building owner will be compelled to add to the cost of his ash removal. If the authorities claim that we are adding to the budget by asking for this unit of service, we would request that they act literally as the law authorizes, which means discontinue the ash removal service entirely in this city. We have petitions and letters on file, indorsing our action from owners of over $250,000,000 assessed value in Manhattan office buildings, none of which receive removal service of either ash or waste. In justice to these taxpayers we ask that ash removal service be rendered them or discontinued entirely. What they particularly object to is the apparent discrimination which compels them to pay their share for services not rendered—namely, ash and trade waste removal.

"We favor the payment for removal of ashes by the scowload instead of by truckload, as at present. While the trucks may average a fair amount the city is quite sure to get better value if payment is made on the scowload basis. In addition to this a large expense is saved by eliminating the unnecessary keeping of records of city department trucks, etc. In case of contracting for outside trucks on a truckload basis, it might be necessary to record same and see to it that trucks were properly filled. This could easily be taken care of by inspectors at the place of dumping. The very fact that contractors reclaim much of the refuse before it goes on the scows would again bear out our contention of the fairness to the city of payment on scowload basis. For many evident reasons, we might suggest that in non-residential sections the ashes be moved at night.

"Would it be efficient to renew the present ash removal contract for two years, on which, we understand, the city has this option?"

A written statement of these views was also delivered to Mayor Mitchel, Controller Prendergast, Borough President Marks and President Dowling of the Board of Aldermen.

LAURENCE M'GUIRE, PRESIDENT OF REAL ESTATE BOARD.

He Says the Statement of Register Hopper About the Board's Torrens Committee Is Not Worthy of Serious Consideration.

BUDGETARY ESTIMATES FOR BUILDING BOARD

City Employes Will Be Transferred to It When Possible.

The budgetary estimates for the Board of Standards and Appeals, created by the Lockwood-Ellenbogen bill to consolidate building inspection functions, was submitted last week to the Board of Estimate. It was accompanied with a report of the Committee on Salaries and Grades.

According to these budgetary estimates, the chairman of the board will receive a compensation of $7,500 and the five appointed members will receive $10 each session. In addition, there will be one secretary, at $3,600 a year; one chief engineer at $2,400, assistant engineer at $1,800, a stenographer and typist at $1,800, another stenographer and typist at $900 and a typewriting copyist and clerk. The chief clerk, messenger and office boy will be transferred from the present Board of Examiners and the assistant engineer will be transferred from the Bureau of Buildings. Mayor Mitchel says it is the purpose, as far as possible, to transfer to the other positions employes from other city departments, where such employes will be no longer required.

THE PASSING OF A CITY STREET

Appellate Decides When a Public Highway Is Really Closed.

MUST BE PHYSICAL AND LEGAL ENDING

Owners Have Right to Sue for Damages Within Six Years After Closing.

The recent decisions of the Appellate Division of the Supreme Court are of more than ordinary interest to property owners. In an action brought by Augustus Van Cortlandt for damages by reason of closing the Albany Post Road, it held that claims for damages resulting from closing streets are not barred until six years after the physical or actual closing takes place.

The other decision was handed down in a suit brought by Uriah Harris by reason of closing of Albany Post Road. According to the court an open street is no guarantee to a purchaser that it is a public street or that the property he buys has easements over it. In both cases Philip B. La Roche, jr., appeared as counsel for plaintiffs, and Joel S. Squier and John J. Kearney for city.

The court said in its decision in the proceedings of Augustus Van Cortlandt for damages owing to the closing of Albany Post Road:

"By the provisions of chapter 1006 of the Laws of 1895, known as the Street Closing Act, the easements of an abutter on a street omitted from a final map become extinguished on the filing of the final map, in case one of the permanent streets shown on such map as bounding the block within which the discontinued street is situated is open and in public use at the time of such filing.

"The fact that the final map indicated proposed change in the grade of the existing permanent street bounding the block did not operate to postpone the date of the extinguishment of the easements.

"The material facts are that the map shows the continuance of the existing street, and that it was open and in use for its entire width at the time the map was filed.

"The limitation prescribed by section 5 of the act, with respect to the time of filing claims, does not begin to run until the actual closing takes place.

"The construction of one of the permanent streets across the discontinued street at an elevation of five feet above the latter street constituted the physical closing thereof, and the filing of a claim within six years after such physical closing was a compliance with the statute."

The court held in the Harris case that a street omitted from a map filed pursuant to the provisions of chapter 1,006 of the Laws of 1895, known as the street closing act, is legally discontinued and closed and all easements over the same extinguished at the time the map is filed, provided an existing street be continued on the map bounding the block, but if no existing street be continued, then the easements are extinguished at the time a new street is actually opened bounding the block.

"This court did not in its decision in the matter of Mayor (Walton Avenue, 131 A. D., 606, affirmed 197 N. Y., 518), or in other cases construing the street closing act, intend to hold that easements over a discontinued street continue until the opening of a particular street bounding the block, which might be regarded as a substitute for the discontinued street.

"There is no provision in the act of 1895 to the effect that the easements over a street omitted from a map shall be extinguished when such street has been physically obstructed, or when claims for damages on account of the closing have been filed.

"The claim of appellants, based on statements in the opinion of the Court of Appeals in Barber vs. Woolf (215 N. Y., 7), to the effect that private easements are not extinguished until condemned and paid for, was fully considered in the matter of Walton Avenue (131 A. D., 696), and more recently, and since the decision in Barber vs. Woolf, in Astor vs. Thwaites (170 A. D., 624), and it was held, following a long line of authorities, that it is competent for the Legislature to authorize a municipality to appropriate private property for public purposes before compensation is made therefor, provided adequate provision is made for compensation, as was done in the act of 1895.

"When easements are extinguished, under the act of 1895, the city may be compelled to institute proceedings for their condemnation, pursuant to the provisions of section 4 of the act, or the city or the owner of the easements may apply, under section 14 of the act, to have the commissioners of estimate in a pending proceeding to open a contiguous street award compensation to the owners at the time the easements were extinguished.

"There is substituted for the easements in the discontinued street extinguished by the filing of the map a claim for compensation which accrues to the person owning the abutting premises at the time of such extinguishment, but such claim does not pass by a conveyance without an express assignment thereof.

"The petitioners, who acquired the property abutting the discontinued street subsequent to the filing of the map omitting the street, have the burden of showing that they were entitled to the awards, and, having failed so to do, their applications were properly denied."

In the heart of the Dyckman St. section, where another big theatre is to be built at this point.

TORRENS LAW A COMPROMISE

Hopper Says He Hopes R. E. Board Won't Oppose Procedure.

EXPECTS SUPPORT FROM COMMITTEE

High Cost of Initial Registration Chief Defect To Be Remedied.

The Torrens bill, recently signed, was accepted as a compromise, says John J. Hopper, Register of New York County, in a letter to Lawrence McGuire, president of the Real Estate Board. He adds:

"It was the best that we could do this year in view of the opposition presented by your committee, but that the law still contains vital defects is well known."

Continuing, Register Hopper says: "The two important amendments secured this year—eliminating the withdrawal feature and the optional insurance payments—are a great advance, as cutting out provisions which, like the famous 'weasel words,' sucked the life out of the law.

"The chief defect still to be remedied is the high cost of the initial registration due to the cumbersome double lawsuit proceeding that an applicant must go through with.

"Massachusetts and Illinois have succeeded in overcoming this fault, and New York certainly can do the same.

"I would be very sorry to think that your board has decided to oppose the simple procedure that has made the Torrens law successful in other states. In taking such an antagonistic position on points of law you are placing yourself out of accord with such legal bodies as the American Bar Association, the Bar Association of the City of New York and the New York County Lawyers' Association, besides many individual lawyers of prominence.

"On the question of public policy you place yourself out of accord with such civic bodies as the Bureau of Municipal Research and the Citizens Union.

"On the business side you place yourself out of accord with such associations as the Chamber of Commerce of this city, the Harlem Board of Commerce and the State League of Savings and Loan Associations.

"I am loath to believe that the sentiment of the majority of your members is at substantial variance with that of the members of the associations mentioned, all of which have unequivocally indorsed the simple proceedings that are a part of every true Torrens law.

"I am doing everything possible to make the present law a success, and I hope your committee and board will do likewise, so that the year will not go by and no progress shown.

"You know the real object of a Torrens law is to register good titles, not to cure bad ones, although it can be used to remove 'clouds.' I hope whatever titles you and yours do register will be good ones—not those that the title companies will not handle.

"I am surprised to see you say that the law has been 'meddled' with, as the newspapers say that the changes made by the last Legislature were to be credited to your board's two years' work.

"I think you do yourself wrong here, for the changes made were good ones."

JOHN J. HOPPER,
Register, New York County.

UNITED OWNERS' EFFECTIVE WORK

Of Three Thousand Legislative Bills Examined 715 Were Approved.

What the United Real Estate Owners' Association did at the last session of the State Legislature to "lift the load of realty" is contained in a statement issued by that organization.

It examined 3,000 bills. It approved of 715 and disapproved of 806. Of the bills it disapproved Governor Whitman signed seventy-six and vetoed fifty-two. Of the bills it approved the Governor signed 108 and vetoed eighteen. Representatives of the United appeared at forty-one hearings on bills before the Mayor and at five hearings on bills before the Governor.

"The United has no apologies to make for this showing," said the statement. "It admits it made a few mistakes, thereby proving hindsight is better than foresight. It still claims, however, that many bills were vetoed that should not have been, thereby proving that not even a Governor is infallible. On the whole, however, the United extends its congratulations to the Governor for vetoing the large number of bills he did veto."

The organization is conducting a campaign for one thousand new members.

Henry Bloch, former president of the association, says: "Taxpayers have themselves to blame for the high city tax rate. For years they have sat supinely by, while those who make politics their business spent the city's money without the slightest consideration for those who were paying the bills, and as though the city's credit were without limit.

"The practical and sensible way to accomplish the desired result is for the realty owners—the direct payers of taxes—to band themselves together and to concentrate their efforts and power in a central organization which will effectively and truthfully represent their interests before the public authorities. Just such an organization is the United Real Estate Owners' Association, representing thousands of individual owners of realty."

JAMAICA BAY CLUBHOUSE FOR EMPLOYES OF METROPOLITAN TRUST COMPANY.

MANHATTAN BEACH HOME FOR FILM STAR

House for Leah Baird Being Built Near Ocean Front.

Mrs. Arthur Beck, known professionally as Leah Baird, will occupy a home now building at 278 Exeter Street, corner of Hampton Street, Manhattan Beach. She is a star of the Vitagraph Company.

The house occupies a plot 100 x 100 feet. The lower part is built of red brick and the upper half of white shingle, with roof of asbestos shingles. On the first floor is a large living room, 18 x 34 feet, finished in old English oak, with stone fireplace and carved beam ceiling. The dining room on the same floor in Adam Period has white and gray decorative motifs. From this room leads off the breakfast room and conservatory, with an aquarium. At one end the dining room opens on to a dinner porch enclosed in glass. On the same floor is the kitchen and pantry, the servants' rooms and bath.

WILL JOIN QUEENS INDUSTRIAL CENTRE

New Plants for Kindel Bed and Defender Companies.

The Kindel Bed and the Defender Maunfacturing companies will join the colony of industries now located at the Degnon Terminal in the Hunters Point section of Queens Borough. The concerns are two of the largest industries of their kind in the world. Plans and specifications for the future homes of these concerns have been completed by William Higginson, and construction work will begin at once.

Both of these concerns leased recently the buildings which will be erected for them. During the period of twenty-one years, for which the Kindel Bed Company has taken its new structure, it will pay a rental of about $500,000, while the Defender company will pay more than $400,000. The Kindel company will employ about 700 skilful workmen, and the Defender company about 600.

LEASE FORDFIELD HOUSE

Mrs. B. D. Carroll, the Tenant, Also Gets Option to Buy It.

Fish & Marvin have rented for a long term the John H. Shipway estate at Darien, Conn., known as Fordfield House. This is one of the best known and finest country estates near New York and consists of 80 acres of land, a large residence and numerous outbuildings. The tenant is Mrs. Blanche D. Carroll, who has also secured an option to purchase the property.

Fish & Marvin have also rented for F. J. Wilkins a property at Sagamore, Bronxville, N. Y., for a term, furnished to Dr. Dumont, president of the American Law Book Company. This tenant has secured an option to purchase the property.

ENLARGES PARK AVE. SITE

Joseph McNamara Buys Garage Property in 83d St.

Joseph McNamara has enlarged his plot at the southeast corner of 83d st. and Park av. by the purchase of the two story garage, 108 East 83d st., 100 feet east of the avenue. Duff & Conger sold him the property for Mrs. Florence C. Bronson.

Big Mill for New Rochelle

The D. & C. Distributing Company, of 185 Madison ave., has acquired over five acres in New Rochelle for the purpose of erecting one of the largest cereal plants in the country. The site is located on the southerly side of the New Haven Railroad, between Petersville road and Stephenson ave.

SHORE ACRES ACTIVITY

Considerable Building Reported at the Development.

The Hardcliff Realty Corporation, the owners of the Shore Acres, a development in Mamaroneck, has sold to Dr. Charles J. Imperatori a large brick dwelling, and to Joseph M. Creamer a villa plot on Alda Road, facing the Sound, and also one at the intersection of the Parkway and Barry ave.

Contracts have been signed with Meighan & Magill for ten dwellings, to be erected and ready for occupancy October 1. W. G. Massarene has completed plans and begun the construction of two dwellings, one a Swiss chalet and another one of the Italian style, similar to three the same architect has just completed for Mrs. Grover Cleveland Preston.

SALE AT WOODMERE, L. I.

B. Lowenstein Now Owner of Acreage Tract in Park Section.

The Hudson Realty Company have sold to Benjamin Lowenstein a plot of over two acres in the park section of Woodmere, located on the southwest corner of Channel Road and South End Drive, immediately adjoining the palatial residences of James A. McCrea and Arthur N. Peck. E. A. Kavanagh, of Cedarhurst, was the broker.

MANHATTAN BEACH HOME BEING ERECTED FOR LEAH BAIRD, VITAGRAPH STAR.

BUILDING $14,000 CLUBHOUSE ON BAY

Will Be for Employes of Metropolitan Trust Company.

A clubhouse for the Metco Club, composed of employes of the Metropolitan Trust Company, is being built at the Howard Beach Estates. It is going up under the direction of the trust company. George C. Van Tuyl, jr., president of the trust company and honorary president of the club, is taking a keen interest in the welfare of this club.

The clubhouse, with its tennis courts, garages, etc., will occupy a frontage of 200 by 100 feet at the northeast corner of Nolins and Vanderveer avs., with a full sweep of Jamaica Bay in front and the 300-foot wide Shellbank Basin on the west. Nolins av. is the bay front street, being separated from the beach only by the waterfront park, 200 feet wide, and the beach walk, now under construction.

The club building, according to the plans of Holmes & Winslow, its architects, is to cost $14,000, and will be of Dutch Colonial type, two story and attic, white clapboard exterior, with green roof and trim.

The officers of the Metco Club are Thomas W. Dynan, president; J. Walter Benson, vice-president; George F. Sibley, treasurer, and William J. Murphy, secretary.

Suburban Land Co. Sales

The New York Suburban Land Company sold last week at its development in the 4th Ward, Borough of Queens, a plot 60x100 feet on Park Boulevard, to Arthur J. Corning, and a plot 40x100 feet on President av. to Anna Schumacher.

At Central Park, Long Island, it sold a plot 60x100 feet on 11th st. to John L. Casano.

PAY $34,090 FOR 90 SHEEPSHEAD BAY LOTS

Highest Prices Realized for Ocean Avenue Sites.

The auction sale of 115 Sheepshead Bay lots, held by the Jere Johnson, Jr. Comapny, in Brooklyn Real Estate Exchange last week, resulted in the sale of ninety lots, for $34,090, the balance being reserved by the estate with the homestead.

Lots on Ocean av., between Avenues U and V, brought from $410 to $750; lots on Ocean av., between Avenue V and Neck Road, from $520 to $750; lots on Avenue U, $460; lots on East 21st st., between Avenues U and V, from $210 to $240; lots on Avenue V, between East 21st st. and Ocean av., from $280 to $320; lots on Neck Road, between East 21st st. and Ocean av., $460 to $550.

Among the buyers were James J. Lahey, Rosella McDonald, A. W. J. Pohl, John C. Langan, B. H. Farrell, Patrick V. Lynch, O. W. Walter, Mary L. Shea, Ginsberg & Moss, Alexander Marr, Nellie Stokes, Arthur A. Quinn and Neil M. Curtin.

Englewood's At-Home Day July 4

Programme of Festivities Being Arranged by Committee.

"Englewood's at Home Day" will take place on July 4. The Board of Trade of Englewood is busy arranging the programme for this gala occasion. It hopes that every person who was a resident of this delightful New Jersey suburb will revisit the place on Independence Day and enjoy with the present townspeople the festivities of the day. Englewood has long been noted for its civic spirit, and this fact accounts for the cleanliness and attractiveness of the town and, moreover, for its progressiveness.

A feature of the afternoon celebration will be a parade in which all the local organizations will take part. There will be many floats, decorated autos and uniformed bodies of marchers. Six prizes of $25 each are to be awarded to the most attractive floats and autos and to the organizations having the largest number of marchers, as well as for fine appearance. Mayor Blake will speak in Mackay Park after the parade. Arrangements are being made to have the town brilliantly illuminated at night.

The Englewood Board of Trade extends to prospective homeseekers a hearty invitation to visit the town on this occasion.

"Unusual efforts are going to be made to please all," says a leading resident of the town.

The officers of the Englewood Board of Trade are:

Joseph H. Tillotson, president; George H. Payson, vice-president; Edward J. Sheridan, vice-president; D. F. Sweeney, treasurer, and H. Bell, executive secretary. Among the directors are: M. Birthwhistle, David Brown, Lewis Brown, Charles Brucker, Daniel D. Hoag, Frank H. Moloney, J. F. Prentice, Robert Tipping, L. E. Tuttle and Ferdinand Vorsanger.

REAL ESTATE. BOROUGH OF BROOKLYN. | REAL ESTATE. BOROUGH OF BROOKLYN. | REAL ESTATE. BOROUGH OF BROOKLYN.

IN SPITE OF THE LOW PRICE

There Are No Assessments to Pay at Manhattan Beach

THE PRICES I have put on these lots are NECESSITY PRICES to liquidate the holdings of the Manhattan Beach Realty Co. and Manhattan Beach Estates.
IF YOU HAVE HELD BACK from taking advantage of these prices for fear of *assessments*,
IF THE OPPORTUNITY seemed *too good* to be true,
DIGEST THIS FACT:
THERE ARE NO ASSESSMENTS
to pay at Manhattan Beach Estates. It is the best profit promising investment in New York Real Estate.

ABSOLUTELY EVERY IMPROVEMENT
is IN and PAID for.

Manhattan Beach Lots at $1,000 have EVERYTHING that you would expect in lots at $2,000 or $3,000,
AND YOU CAN BUY THEM ON EASY PAYMENTS
"Easy to Reach"

MANHATTAN BEACH ESTATES

"Swept by Ocean Breezes"
IS IN THE CITY OF NEW YORK—Borough of Brooklyn.
It has the OCEAN on one side and SHEEPSHEAD BAY on the other.
It has 114 homes, worth $700,000.
It has a magnificent esplanade on the Ocean Front—a gigantic bathing beach and pavilion.
It is restricted until 1935, with title guaranteed by Title Guarantee and Trust Co.
It has "L" and trolley service all hours of the day or night.
It is 35 minutes from the heart of Manhattan—NO TIME TABLE NEEDED.
Write for details or visit the property.
The Property Is Restricted Until 1935, With Titles Guaranteed
Write for booklet to

Offices on Property Open Every Day. 'Phone Coney Island—188.
Joseph P. Day Sales Agt.
Address Your Communication for Booklet to 31 Nassau Street.
31 NASSAU ST., N. Y. CITY. Telephone 744 Cortlandt.

NEW JERSEY.

ARE YOU ONE
of the few owners of Bergen and Rockland County Real Estate whose titles are not insured? Our Booklet H will tell you some things you should know. Write for it.
North Jersey Title Insurance Co., Hackensack, New Jersey.
N. Y. Rep.: Glenn K. Carter, 59 Wall St.

Rutherford, N. J.
MODERN 7 ROOM HOUSE.
Garage; fine shade trees; oak floors; tile bath, with shower; steam; gas kitchen; electricity; excellent neighborhood; convenient to Main Line Station; $5,350; easy terms, or rent, $40. Write VAN MATER, Owner, Shafer Bldg., Rutherford.

Essex Fells.
BEAUTIFUL property in Essex Fells; large Elizabethan house in stone, brick and stucco; all modern conveniences; over 7 acres in lawn, shrubbery, and woodland; elevation 600 feet; clubhouse, golf and tennis, ice skating; fine schools; dry, clean, quiet and select; price $60,000.00; $40,000.00 may remain on mortgage. Address F. M. CRAWLEY & BROS., Montclair, N. J.

Oranges Send for free handsome "Booklet of New Homes" 7-12 rooms; 1-2-3 baths; $6,500 to $12,500. PHILIP B. BOWERS & CO., Newark, N. J.

NEW JERSEY. NEW JERSEY.

$3,500, EASY TERMS and First Mortgage of $5,000 Buys This Artistic Home
Near Water. 49 Minutes on Train. Express Service.

9 ROOMS, 3 BATHS—Shaded Grounds, 100 by 187 Feet
Fine neighborhood, high elevation, charming water views. House is new, has tremendous open fireplace; six master bedchambers; finely equipped baths; one bedchamber with sleeping porches; huge return verandas; every facility for outdoor sport, golf, country club, lake. Send for photo.
R. F. BARNES, 170 Broadway. Tel. 1521 Cort.

BOROUGH OF QUEENS. BOROUGH OF QUEENS.

Forest Hills Gardens
"A Forward Movement in Suburban Development"
The company has published a booklet of facts not only interesting and readable, but containing information of real value to any one contemplating now or in the future investing in a home or building plot.
FOREST HILLS GARDENS
is a suburban development in a class by itself; it represents the best type of construction and improvements.
In point of time, it is nearer the centre of the city (15 minutes from Penna. Sta.) than any other suburban development, and the prices of houses and plots compare favorably with other high class developments much further from the city.
Booklet mailed upon request. Address Dept. R.
SAGE FOUNDATION HOMES COMPANY,
47 West 34th St., New York.
15 MINUTES FROM PENNA. STATION
FOREST HILLS, LONG ISLAND.

REAL ESTATE AT AUCTION.

Supreme Court Partition Sale
AMGERNON S. NORTON, Esq., Referee.
Next Thursday, June 29
At 12 o'clock noon, at Exchange Salesroom, 14 Vesey St., N. Y. City.
23 West 89th Street
Bet. Central Pk. W. & Columbus Av.
A 4 story and basement brownstone front brick Dwelling, with a 3 story and basement brick extension, 22 rooms, 4 baths, parquet floors, hardwood trim, superb fixtures, heat, modern plumbing, artistically decorated throughout. In perfect condition. Immediate possession may be had. Furnace heat and electricity. Size of lot 20x100.5.
RICHARD J. DONOVAN, Esq., Atty. for Plff., 233 Broadway, N. Y.
'Phone 744—Cort. 31 Nassau St., N. Y. City. Joseph P. Day Auctioneer.

CONNECTICUT.

ATTRACTIVE, DESIRABLE COUNTRY PLACE in Western Connecticut; 15 minutes' walk to railroad station; lawns, shade, garden, fruit, flowers; ice house; steam heat, electric light, laundry, with set tubs, bath, &c. P. O. Box 44, Broosfield, Conn.

FOREIGN AUCTIONS.

NIGERIA PROPERTY of ENEMY FIRMS
NOTICE (PRELIMINARY).
GERMAN AND AUSTRIAN FIRMS.
SALE of FREEHOLD and LEASEHOLD PROPERTY, GOODWILL, and TRADE MARKS of ENEMY FIRMS in NIGERIA.
BY ORDER OF THE SUPREME COURT, arrangements are being made for the SALE of all the FREEHOLD and LEASEHOLD PROPERTY of enemy firms in NIGERIA, including lands, houses, offices, shops, warehouses, stores, sheds, wharves, piers, and all other buildings or fixtures whatsoever, as well as the TRADE MARKS and GOODWILL of the various BUSINESSES, which are now vested in the Receiver.
The sale will be carried out by tender or public auction, and will be held in London on October 21st, 1916.
The firms carried on a very extensive business as shipping agents, import and export merchants, commission agents, &c. They were established at all the trading centres of any importance in Nigeria, in some cases for over a quarter of a century, and in the case of G. L. Gaiser for over 60 years.
The properties are most favorably situated for business purposes, and in some places it is difficult for the public to obtain other sites.
Full descriptions and a report on titles of the various properties are being obtained, and when particulars are available further notice will be issued for the information of the public.
T. F. BURROWES, Receiver.
Receiver's Office, Lagos, 8th May, 1916.

WESTCHESTER COUNTY.

More Than a Bargain!
All-Year-Round Home ON THE SOUND
Best Section of Westchester County.
$1,000 Down, Balance Easy Terms
40 minutes from Grand Central, 19 miles by motor. New house, four large master bedrooms, two baths, large living room with open fireplace, dining room and kitchen, butler's pantry, maid's room and bath. Large size plot. Price $19,500.
SHORE ACRES, Room 302, 51-T East 42nd St., N. Y.
Tel. 2326 Murray Hill.

NEW ENGLAND.

Essex County, Mass.
FOR SALE—Estate of 200 acres under cultivation—Old Colonial House—Stables—Stock Barns, etc.—100 Head live stock, income producing property, located midway between Myopia Hunt Club and Essex County Club and commands unsurpassed view of Ocean and adjoining Country. Owner leaving state—Must be sold. Particulars of L. E. Williams & Co., Ames Bldg., Boston.

BOROUGH OF BROOKLYN.

BEL AIR
88 to 94 Decatur st., near elevated, surface cars; first and second apts.; large rooms, well ventilated. Apply resident janitor or WRAY, 189 Montague St. Tel. 119 Main.

For other real estate advertisements see Page 12, Part 1.