Real Estate News

Realty Boards Ask Investment Of Trust Funds

Seek to Have Law Passed Whereby Part of Savings in Banks Will Be Invested in Realty Mortgages

At the recent eighteenth annual convention of the New York State Association of Real Estate Boards, held in Syracuse, resolutions were adopted calling for the Legislature to pass a bill to compel fire and life insurance companies and other institutions holding public or trust funds to invest an adequate percentage of such funds in bonds of mortgages for real estate.

That loans on improved real estate may now safely be made on the basis of present building costs, leaving the matter of future adjustments to be taken care of by a reasonable amortization plan.

That national measures to relieve the housing crisis be taken as follows:

First, by legislation to authorize investment of savings funds on deposit in national banks in first mortgage loans secured by real estate; second, by reduction of freight rates on building materials; third, by legislation to compel the investment of an adequate percentage of assets of fire and life insurance companies in real estate mortgages; fourth, by legislation which will permit national banks to lend money on real estate to at least an amount equal to the capital and surplus of such institutions.

Follow Untermyer's Ideas

These resolutions were in line with an address made before the convention by Samuel Untermyer, counsel for the Lockwood committee, who pointed out the seriousness of the housing situation and made suggestions for its correction.

A resolution urged that the brokers' license bill to be introduced in the next Legislature by the association should apply to the whole state and not be restricted to first-class and second-class cities. Such a bill was vetoed last year by the Governor. The resolution provides also that petitions be circulated among property owners "interested in maintaining a high standard of conduct in the real estate profession" to secure their support for the bill. The bill is designed to prevent irresponsible and unfair real estate operators from placing the business in disrepute and to protect the public.

Other resolutions adopted were as follows:

Favoring a sales tax of 1 per cent on all sales of merchandise in excess of $6,000 annually.

Favoring an amendment to the Federal Constitution against tax exemption for securities and adding "but while such exemptions exist we believe mortgages should have some exemption."

Urging amendment of the present rent laws so as to provide "fair and readily intelligible rules for the just and prompt determination of what is a reasonable rent" so that the uncertainty and intolerable conditions in the courts may be reduced to a minimum.

Asking the National Association of Real Estate Boards to reconsider its action in indorsing the St. Lawrence canal project, it not having consulted the New York State Board. The state association declared itself strongly in favor of developing the State Barge Canal.

Increase in Membership

Meade C. Dobson, executive secretary, reported that the state association membership had increased 100 per cent in the last year. More than 300 members were in attendance at the convention from every section of the state. Officers elected were:

President, H. H. Garfield, of Rochester; vice-presidents, Albert L. Kinney, of Buffalo, for Buffalo district; F. L. Brownlee, of Geneva, for Rochester district; Raymond E. Porter, of Syracuse, for Syracuse district; Delancey M. Ellis, of Albany, for Utica-Albany district, and J. W. Doolittle, of Long Island, for New York district; Secretary, Frank M. Colwell, of Auburn; treasurer, Charles A. Miller, of Utica.

Mr. Dobson, executive secretary, was continued in office, with headquarters in Rochester.

140 P. C. Increase Rental For Store in Broadway

The Rowantree-Schley Company leased the store at 832 Broadway to the Western Union Telegraph Company at a rental increase of 140 per cent over that paid by the former tenant. The same brokers leased the basement at 154 to 162 West Fourteenth Street to the Whiting Paper Company.

Business to Claim Apartment On Upper Eighth Avenue

W. C. Comerford, of Flynn & Connaughton, sold for the Mutual Trust Company, of Port Chester, N. Y., the five-story apartment with stores at 2918 Eighth Avenue, 20x100, to an investor, who intends to renovate the property for business.

Become Owners of Apartments at Jackson Heights

P. C. Tarleton, superintendent of Lehn & Fink, Inc., of Brooklyn, and Miss A. M. Gardner, a teacher in this city, purchased apartments at Jackson Heights.

Find Suites in Flats

Pease & Elliman leased apartments at 850 Park Avenue to Dr. D. H. Witt, at 958 Madison Avenue to Mrs. M. E. Skinner, at 287 Lexington Avenue to Miss Ruth Taylor, at 305 Lexington Avenue to Miss Mary L. Wilson, Frank Bibb and Mrs. R. M. Fitzpatrick, at 574 Lexington Avenue to Mrs. M. Halloran, at 584 Lexington Avenue to Miss Edith Hair, at 152 West Fifty-eighth Street to Isaac I. Roque, at 140 West Fifty-eighth Street to Mrs. D. Agambau, at 156 East Seventy-ninth Street to W. H. Beers, at 683 West End Avenue to Mrs. S. A. Hunter, at 228 West Seventieth Street to T. A. Ennis, at 126 West Seventy-first Street to Miss Amber A. Truitt, at 128 West Seventy-fifth Street to W. A. Howell, at 140 West Seventy-sixth Street to H. B. Goodstein and at 2 West Ninety-fourth Street to H. Van Brink and J. C. Pflueger.

New Tenants for Dwellings

Goodwin & Goodwin leased for Jack Abrahams to Dr. J. A. Hofheimer the three-story dwelling at 127 West 122d Street; for Lizzie Roomberg to Marie Kaye the three-story dwelling at 138 West 120th Street, and to Julia Manning the three-story dwelling, 148 West 122d Street.

Brokers in Bank Deal

Manning & Trunk were the brokers in the lease to the Corn Exchange Bank by George Ehret of the plot on Cathedral Parkway on which the bank has been granted permission by the Board of Appeals to build a bank building, as announced in these columns yesterday.

Westbury Manor Lots Sold

Westbury Manor Company sold three lots at Westbury Manor to Franz Meier.

Business Concerns Take Space in Uptown Zones

Leases in Fourth and Fifth Avenue Buildings and in Side Streets

Carstein & Linnekin, Inc., leased space at 221 Fourth Avenue to Hyman S. Kirsch and Agence De Lipstrie et de Publications, at 142-145 Fourth Avenue to Morris Bonsole at 248 Fourth Avenue to Samuel Schwartz and Morris Bonsole, the store and basement at 806 Broadway to E. T. Burrows Company, space at 229 Fourth Avenue to the Louis Walther Manufacturing Company, space at 341-347 Fifth Avenue sub-leased to Pullman Metal Specialties, Inc., at 509 Fifth Avenue to Bertram A. Unger & Co., at 120 Fifth Avenue to George Englehardt, at 503-509 Broadway to La Forest Lyon in connection with Tannenbaum, Strauss & Co., at 3 West Twenty-ninth Street to Public Dress Company, at 598 Broadway to Morris Hauser and at 71 East Twenty-third Street to Jersey Service Bureau, Inc.

The Cross & Brown Company leased space in the Mecca Building, 1600 Broadway, to the Master Educator Film Corporation.

Charles B. Vanvalen, Inc., rented offices at 110 William Street to Stuart W. Jackson, Inc., and at 51 and 53 Maiden Lane to Max Drucker and Shapiro & Co.

Brady & Bowman leased offices in the Borden Building to the Western Union Telegraph Company, Washburne-Malone-Washburne, attorneys; Dr. Dowd, McKenna Advertising Agency, J. Hall Jones, Karl Becker, Poland American Petroleum Company, Perry & Co., Multiple Storage Battery Corporation and Hill-Conklin-Sandley.

Louis Schrag leased for Fred W. Marks the two buildings at 139 and 141 West Twenty-second Street, 42x100, for twenty-one years, to Horwitz & Karpel, who will remodel the structures into stores and lofts.

Pease & Elliman leased offices in the Trinity Building, at 115 Broadway, to Throckmorton & Co.

Folsom Bros., Inc., leased the parlor floor store at 117 East Thirty-fourth Street to the Jack Horner Thrift Shop, for $3,000 per annum.

Proposes to Eliminate Service of Realty Brokers

Dress Industry Announces It Will Have Bureau to Take Care of Members' Needs

A real estate service will be an added feature for members of the Associated Dress Industries of America about November 1. David N. Mosessohn, executive director of the association, in explaining the purpose of this new service, said that thousands of dollars will be saved for them in the course of the year.

"At the present if a manufacturer desires a loft he notifies a member of real estate brokers" said Mr. Mosessohn. "He usually specifies that he would like a loft in a certain block or within a certain radius. Naturally there is a limited number of lofts in the specified district, and the brokers bid for these lofts. It so happens that one broker will bid higher than the others in order to obtain the property, and in so doing the manufacturer is obliged to pay the highest price for it.

"Our real estate bureau will be conducted at no cost to the manufacturer. If a manufatcurer desires a loft he will make application to the association office. Our bureau will then endeavor to locate the premises for him.

"We will also assist members in subleasing lofts or parts of lofts and will give what aid is necessary where removals are contemplated."

Many Find Homes in Nearby Long Island Places

E. S. and S. F. Voss sold for Waverley Cohen his residence on Burton Avenue, Woodmere, L. I., to Howard A. Darrin; for Joseph S. Auerbach a residence and large plot on Columbia Avenue to Harry Kramer; for estate of R. W. Stevenson a residence and three acres on East Rockaway Road, Hewlett, to Mrs. R. B. Saportas; for S. Eisemann plot on Woodmere Boulevard, Woodmere, to Leo Wolf, for improvement with dwellings; for Michael Keating plot opposite L. I. R. R. station in Cedarhurst, for improvement with office building; for T. J. Cummings residence at Lynbrook to A. Miller. The same brokers anounce leases of homes in Cedarhurst for Stephen Feron to C. Rutter, for A. H. Jenkins to B. Rosenberg, for G. P. Davis to Vas Nunes, for K. J. White to Campbell Locke; in Woodmere for C. W. Caldwell to S. Dryfoos, for H. Rosenberg to H. Louis, for Noel Carpender to F. B. Rives, for H. Dickinson to P. J. Herter, and at Hewlett, for Mrs. W. Voss to A. Cobb, for S. F. Morris to F. P. Seggerman, for A. Vorzanger to A. Russell.

Dr. L. Pierce Clark Gets Home in East 65th St.

Douglas L. Elliman & Co. leased for Mrs. Anna Wormser, 2 East Sixty-fifth Street, a four story dwelling, to Dr. L. Pierce Clark, who will occupy the house after improvements.

Vasa K. Bracher leased for the estate of Alice P. Leaman the four story house at 32 West Seventy-fifth Street, and has also been appointed agent of the property.

J. B. English leased for Margaret J. Brown to Louise Gard the four story building 129 West Sixty-first Street.

Frederick A. Canney Sells Estate at Croton-on-Hudson

George Howe sold for Frederick A. Canney his estate on Mount Airy Road, Croton-on-Hudson, containing thirty acres, residence and barns, with fine views of the Hudson River. The purchaser is James V. Reddy, of this city.

Operators Buy Dwelling On Lexington Ave. Corner

Otterbourg, Steindler & Houston purchased from Henry Wineburgh the three-story dwelling 1423 Lexington Avenue, at the southeast corner of Ninety-third Street, 16x70.

Recent Buyers of Realty

Abraham Alpert is the buyer of 21-23 West Thirtieth Street; Josephine Bauman, of 17 West Eighty-eighth Street, and L. and R. Caviria, of 243 West 109th Street, all sold recently.

Morris Cohen is the new owner of the apartment house at 1411 and 1415 Watkins Avenue, sold recently. He paid $110,000.

Montclair Store-Flat Sold

The Fidelity & Security Company, Amos L. Prescott, president, sold to Max Biddleman, operator, the property 330-346 Bloomfield Avenue, Montclair, N. J., consisting of a two-story building, 150x249, with eleven stores and apartments. Frank Hugnes Company negotiated the deal.

East Side Buildings Sold

Morris Kulok bought the two business buildings at 151 Canal Street and 14 Bowery, five and four stories, respectively. The former, on site 25.4x89.2x irregular, and the latter 25.6x101.7. John P. O'Brien was the seller of both buildings.

Move to Downtown Section

The Lloyd Winthrop Company, Inc., has leased offices in the Washington Life Building, at 141 Broadway.

Lumber Prices Seem To Be Headed for Higher Levels

Reports Indicate Increased Consumption Has Steadied Cost Figures

Throughout the eastern territory there has been a very noticeable improvement in the lumber market during the last thirty days, and particularly since October 1, and construction woods as a whole are on the upward trend, according to A. R. Kriechbaum, vice-president of "Lumber," the national lumber trade journal.

Lumber manufacturers throughout the country, notably in the Southern pine region and on the Pacific Coast, are speeding up production, and even with the increased output the volume of new business is keeping considerably ahead of the daily cut, he pointed out. "All signs point to the permanency of this improved condition," declared Mr. Kriechbaum recently, "and there is little doubt that wholesale prices will not decline below the present level. On the other hand, many items of soft woods are advancing steadily, and some of them rapidly. Yellow pine flooring of the better grades, North Carolina pine flooring and rooters, spruce lath and Western red cedar shingles are all increasing in price, and many mills are reporting scarcity of stocks. There is a stronger tone to the Douglas fir market, and spruce and cypress are gaining in strength for the first time in months. Even the better grades of hardwoods are firmer, and hardwood flooring is very strong, with a good demand. Virtually the only weak spot in the lumber market is seen in timbers, and this is accounted for by the lack of buying by the railroads and the absence of export demand.

"A factor worthy of note is the tremendous building activity on the Pacific Coast and in the South. In those localities a large volume of the lumber produced is consumed within the territory embraced by the mills. Housing construction all along the Atlantic seaboard also is continuing, and in some localities increasing, and lumber stocks in retailers' hands are rapidly being depleted. Dealers in the rural and suburban communities are the heaviest buyers. Wood consuming industrial plants are gradually resuming operation after the long period of depression, and many of them are beginning to replenish their lumber stocks, which accounts for the stiffening of the hardwood market."

Large Convention Hall Planned for Atlantic City

Will Also Include Theater and Rink for Skating in Basement of Building

ATLANTIC CITY, Oct. 16.—A large amusement and convention hall project is planned on the Boardwalk in Chelsea. A definite announcement will be made within the next two weeks, it was learned to-day from an authoritative source. The enterprise will entail an investment of $2,000,000 and will be financed by S. W. Straus & Co., of New York, and other heavy investors in Chelsea properties.

The structure, according to plans, will go up on the ocean front adjacent to the Ritz-Carlton. The building will contain a theater seating 1,200 persons, a motion picture theater with 2,000 seating capacity, a convention hall with interchangeable walls and seating up to 6,000. In addition there will be a music hall, where a symphony orchestra will give daily concerts the year around. This auditorium will contain an organ costing $50,000. In the basement will be an ice skating rink.

Buys Jackson Heights House

Howard C. Price, of J. K. Armsby & Co., has purchased an apartment at Jackson Heights.

Buyers Arrived

(Continued from preceding page)

tions, white goods; Edward C. Sanders, knit furnishing goods; G. E. Jones, mfr. shirts and overalls; care H. S. Hart, 320 B'way, Room 1308.

ST. LOUIS

Berugg, Vandervoort & Barney Co.; Miss Jane H. Wade, waists, house dresses, aprons, wraps, corsets and brassieres; 225 5th av.

S. E. Kopelowitz, woolen skirtings; Pennsylvania.

Franklin Furniture House; B. Greenfelder, carpets and furniture; Pennsylvania.

Famous & Barr; J. W. Boston, house furnishings, toys; 37 W. 26th st., 8th floor.

ST. PAUL

M. Cohen, tailor; Martinique.

Macey Co.; Louis Silverstein, coats, suits; 100 W. 32d st.

TERRE HAUTE, IND.

Root D. G. Co.; Mrs. B. J. Ryan, muslin underwear, infants' wear, house dresses; 23 E. 26th st.

Peterdorf's; Sig Peterdorf, fur trimmed coats and dresses; 120 W. 26th st., 1. Harris.

TOLEDO, OHIO

W. L. Milner & Co.; R. M. A. Williams, men's furnishings, women's and children's knit underwear, hosiery, umbrellas; Miss C. Merriman, gloves, art needlework, notions; Alfred Fanti, 116 W. 32d st.

Meyer-Jonasson Co.; W. Miller and Miss Weaver, coats, dresses; 276 5th av.

TULSA, OKLA.

Renberg's, Mrs. C. H. Wuerty, ready to wear, 1184 B'way.

WASHINGTON

Parker-Bridget Co.; M. Low, mdse. mgr.; Harry Wasser, men's clothing; Affiliated Retail Clothiers, 200 5th av.

WILKES-BARRE, PA.

Wyoming Garment Co.; C. Steinfeld, jobs silk dresses; 225 W. 36th st., L. Harris.

WILMINGTON, N. C.

Goodman Bros.; Sigmund Goodman, women's ready to wear; Imperial.

G. Dannenbaum Co.; G. Dannenbaum, jobs dresses, coats, sweaters; S. Solomon, 1372 B'way.

WINSTON-SALEM, N. C.

D. G. Craven Co.; D. G. Craven, women's ready to wear; 47 W. 34th st.

WORCESTER, MASS.

Louise Shop; Miss Mourin, ready to wear; Hart Flanagan, 253 5th av.

S. Seder & Bro.; J. Seder, dresses; waists; J. J. Rittenberg, representing, Breslin.

YOUNGSTOWN, PA.

Strouse-Hirschberg Co.; J. Beacom, mdse. mgr., kimonos, negligees, silk and muslin underwear, corsets and brassieres, knit underwear, dresses, waists, coats and suits; care Baer & Lilienthal, 1150 B'way.

Equipment Bonds

Name.	Rate.	Maturity.	Bid.	Ask.
Atl Coast Line	6½	1922-36	6.25	5.94
Balt & Ohio	4½	1922-27	6.35	6.00
do	6	1921-23	6.35	6.30
Buffalo R & P	4½-5	1921-33	7.05	6.80
do	6	1921-33	6.35	5.80
Canadian Nat.	7	1925	6.85	6.70
Canadian Nor.	4½-5-6	1921-30	7.25	6.60
Canadian Pac.	6	1921-32	6.35	6.00
do	4½	1922-28	6.35	5.95
C C C & St L.	5	1922-29	6.25	5.90
do	6	1921-27	6.50	5.90
Ches & Ohio	4½	1924-30	6.25	5.97
C R I & P	4½-5	1921-27	7.15	6.90
Chic & N W	4½	1921-33	6.35	5.90
do	6	1925-36	6.35	5.90
Cl. C. C. & O.	5	1921-24	6.50	5.90
Del & Hudson	4½	1922	6.10	5.70
Erie	4½-5	1921-27	7.75	6.75
do	6	1922-28	7.75	6.75
Ill Central	4½	1921-27	6.35	5.90
do	5½	1923-36	6.30	5.90
do	6	1921-31	6.30	5.90
Kan City So.	5	1921-24	6.50	6.00
Louis & Nash	5	1921-23	6.25	5.90
do	6½	1922-36	6.25	5.90
M S P & S S M	4½-5	1921-26	6.60	6.00
do	6½	1921-36	6.60	6.00
do	7	1922-30	6.35	5.90
Mich Central	6	1922-30	6.30	5.90
N Y C Lines	4½	1922-28	6.30	5.90
N Y N H & H	4½	1922-32	6.30	5.90
N Y C & St L	4½	1921-26	6.50	5.90
do	5	1931	6.25	5.90
N Y N H & H	4½-5-6	1921-23	7.50	6.50
Norfolk & W	4½	1921-24	6.25	5.75
Nor Pacific	7	1922-30	6.40	5.90
Pennsylvania	4-4½	1922-23	6.35	5.90
Pitts & L. Erie	5½	1921-26	6.30	5.85
Reading Co.	4½	1922-27	6.25	5.90
Seaboard	4½-5-6	1921-27	7.50	6.75
Southern Pac.	4½	1922-34	6.40	5.90
do	7	1922-35	6.30	5.90
Southern Ry.	4½-5	1921-28	6.60	6.00
Union Pacific	7	1921-25	6.25	5.85
Virginian Ry.	6	1922-39	6.25	5.90

FURNISHED APARTMENTS TO LET

PARK AVE., 815

Most attractively furnished 7 or 8 room apartment, 2 baths. Rent reasonable. AGENT ON PREMISES.

TRIBUNE CLASSIFIED ADVERTISING

REAL ESTATE—SALE OR RENT

New Jersey

NEW HOUSES AT $6,500 UP

81 Bogota Heights, built of stucco and frame, steam, parquet floors, electricity; plots 40x100. Michael Bros. & Christiansen, Maplewood and Palisade aves. Tels. Phone Hackensack 533-R.

Connecticut

38 ROOM SANITARIUM, 14 acres, Berkshires, less than $10,000. GEO. ROLL FLETCHER, REAL ESTATE, 10 EAST 43D ST.

APARTMENTS TO LET—FURNISHED

Manhattan

46TH ST., 13 WEST—BEDROOM, LIVING ROOM, KITCHENETTE AND BATH, WITH TELEPHONE; ATTRACTIVE; REED, BRYANT 1130.

60TH ST., 42 EAST—Second floor, exquisitely equipped. Mrs. Eastman Johnson, Plaza 2974.

72D ST., 126 WEST (Hotel Sobelton)—Newly decorated and furnished one, two, three outside rooms, bath, elevated surface cars, subway; room, bath, $30 monthly and up; full hotel service, restaurant.

81ST ST. (Columbus av.) (Hotel Colonial)—Newly decorated, furnished, one, two, three outside rooms, bath, elevated surface cars, subway, $60 room, bath; full hotel service, restaurant.

93D ST., AT MADISON AV. (Hotel Ashton)—Newly decorated and furnished, one, two, three outside rooms and bath, buses, surface cars, subway; $45 room, and bath up; full hotel service, restaurant.

BEAUTIFUL SUITES of 2 or 3 rooms and bath; hotel service, high ceilings, outside light, rates most reasonable. Hotel Chelsea, 222 West 23d st.; phone Watkins 6200.

CORNER fully furnished, overlooking Hudson, southern exposure, 7 outside rooms. Audubon 2517.

ELEGANTLY FURNISHED APARTMENTS 9 TO 16 ROOMS, OUTSIDE; SPACIOUS TELEPHONE 3782 SCHUYLER.

FURNISHED or unfurnished 4-room apartment, electric light and hot water. Chelsea 1937.

4 ROOMS—Furnished; southern exposure; $150. B. Barton, 419 West 118th st. Morningside 7700.

APARTMENTS TO LET—UNFURNISHED

Manhattan

48TH ST., 22 EAST, at Madison av.—Valet and maid service; 3 rooms and bath; $2,700 to $2,400. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

36TH ST., 25-27, between 5th and 6th avs.—Unusually large rooms with high ceilings; 2 rooms and bath, $2,000; 3 rooms and bath, $3,600. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

60TH ST., 146-7 EAST at Lexington av.—Two rooms and bath, $1,000 to $1,200. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

FIFTH AVE., 61—Splendid new apartments, 2 and 3 rooms, bath; quiet refined neighborhood; immediate possession; superintendent on premises, 11 A. M. to 12 Noon. Wm. A. White & Sons, 46 Cedar st. Telephone John 5700.

MADISON AV., 691-692-695 — Bachelor apartment, service; 2 rooms, bath, $900 to $1,400. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

PARK AV., 435, corner of 56th st.—All rooms unusually light and facing Park av.; 5 rooms and 2 baths, $4,500. Harris, Vought & Co., 6 E. 46th st. Vanderbilt 31.

8 ROOMS AND BATH $145
7 ROOMS AND BATH $145 to $164
Immediate possession, in the fashionably located elevator apartment houses, 17 and 19 East 95th st., near 5th av. Apply on premises or William Crutkshank's Sons, Singer Building.

New Jersey

NEW 8 ROOM APARTMENT—Porch, gas, electricity, steam; $75. Van Winkle, Rutherford, N. J.

BRONX REAL ESTATE

HOME SITES
"Sunny Brae"
White Plains Road and Ponfield Avenue
Mt. Vernon—Bronxville.
Apply
J. CLARENCE DAVIES
Office on property, or
149th St. and 3rd Avenue

UNFURNISHED APARTMENTS TO LET

815 PARK AVE.
S. E. CORNER 75TH ST.
7 & 8 Rooms
RENTS REASONABLE
Immediate Possession
AGENT ON PREMISES

LONG ISLAND REAL ESTATE

NORTH SHORE Country
One of the finest on Long Island Sound; sandy beach, deep water. Spacious modern buildings. For sale at great sacrifice.
S. OSGOOD PELL & CO. Tel. Vanderbilt 5410. 17 West 44th St., N. Y.

STORAGE NOTICES

WAREHOUSE SALE OF GOODS FOR UNPAID CHARGES

In accordance with the provisions of law, there being due and unpaid charges for which the undersigned, The Columbus Storage Warehouse, Inc., is entitled to a lien as warehouseman on the goods hereinafter described and due notice having been given to all parties known to claim an interest therein, and the time specified in such notice for payment of such charges having expired, there will be sold at public auction at the warehouse, 62-64 West 134th St., New York City, on

MONDAY, NOVEMBER 7TH, 1921,

AT 10.30 A. M.,

and if the sale is not completed on said date the sale will be continued at 62-64 West 134th St. on each and every Monday thereafter, beginning at 10:30 a. m. on each day, and continuing until all goods are sold, to wit: Household furniture, consisting of parlor suits, bedroom suits, dining room suits, library furniture, pianos, Victrolas, musical instruments, carpets, rugs, trunks, boxes, barrels, suitcases, contents, consisting of clothing, linen, books, papers, stationery, pictures, sewing machines, iceboxes, cutlery, curios, bric-a-brac, china and glassware, silverware, bedding, draperies and materials and other personal effects, as enumerated in the warehouse inventory issued by this warehouse, and held for the charges of the following parties concerned: ANNIE HENDERSON, ELIZA MOSES, MRS. SUSIE LINDSEY, PRICE, AGATHA MILLS, MRS. MORGAN, MORGAN, SALLIE MORGAN, RAYMOND WEST, MARGARET BURGH, L. J. HUBBARD, SARAH WISE, FRANCES or FLORENCE FORD, MRS. J. GREEN, RUFUS OVERTON, MRS. C. PORTER, BEN MINTON, MITCHELL, MAICHA JACKSON, GEORGE KETCHAM, MRS. DANIEL MATTHEWS, HEMMIE JEFFERSON, NORMAN DEVONISH, MRS. R. C. SKEETE, RICHARD L. PLATER, HENRY H. McCORKLE, RICHARD J. BALTIMORE, MARY LANE, JAMES ASHLEY—ALL BEING NOW STORED IN SAID COLUMBUS STORAGE WAREHOUSE, INC., AND ALL TO BE MORE SPECIFICALLY ANNOUNCED AND DESCRIBED AT TIME OF SAID SALE. THE GOODS WILL BE ON EXHIBITION AT THE TIME AND PLACE OF SALE.

COLUMBUS STORAGE WAREHOUSE, INC.,
62-64 WEST 134TH ST.

SURROGATES' NOTICES

PORTER, HORACE—In pursuance of an order of Honorable John P. Cohalan, a Surrogate of the County of New York, NOTICE is hereby given to all persons having claims against HORACE PORTER, late of the County of New York, deceased, to present the same with vouchers thereof to the subscriber at his place of transacting business, No. 140 Broadway, Borough of Manhattan, City and State of New York, on or before the 30th day of January next.

Dated, New York, the 15th day of July, 1921.

GUARANTY TRUST COMPANY OF NEW YORK, Executor.

HAYDEN & RYAN, Attorneys of Executor, 68 William Street, Borough of Manhattan, New York City.

REAL ESTATE AT AUCTION

TO-NIGHT

At 8 o'clock, rain or shine, in a comfortable, well heated and well lighted Hall at the Property, on Junction Ave.

CONTINUATION
ABSOLUTE AUCTION SALE
of all the remaining unsold
New York City
Waterfront-Bungalow Lots
TO BE SOLD SEPARATELY AT YOUR OWN PRICE
with a large frontage on Flushing Bay, Astoria Ave., Ditmars Ave., Junction Ave. and adjoining streets in Elmhurst, N. Y. C.
25 Minutes from 42nd St., 5-cent Fare
TROLLEY RUNS RIGHT THROUGH PROPERTY

10% on Day of Sale
10% in Thirty Days
80%
In Monthly Installments of 2%
50% at 6% may remain on mortgage
Title Guarantee & Trust Company Title Policies Free
Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, accepted as deposit.

HOW TO GO. Take Interborough Subway to 42nd St. (Grand Central Subway Station). Transfer to Queensboro Subway (Corona Line) to Junction Avenue Express Station, the Junction Avenue surface line running through the property (north five minutes). Jackson Avenue surface line from 59th Street, Manhattan, to Junction Avenue, within three blocks of property.

67 Liberty St.
New York City
Joseph P. Day Auctioneer
Telephone
Cortlandt 0744

W. H. RUEECKER, Auctioneer

OWNERS OF REAL ESTATE do not assume the risk and expense of an auction sale unless: 1st—they are obliged to sell legally; 2nd—they have no use for the property; 3rd—they need the money and must sell at any reasonable price.

That's why you can pick up bargains at an auction sale.
Examine the following properties today and go to the sale tomorrow.

J. Clarence Davies will Sell
AT PUBLIC AUCTION
TUESDAY, OCT. 18TH, AT NOON
At the REAL ESTATE EXCHANGE, 14 Vesey St.,

By order of Walter E. Johnson, Executor. Southern Boulevard, S. W. Cor. Brown Place & 132nd Street. 12 lots, suitable location for factories.

By order of Acker, Merrall & Condit Co. 138th St. 834 feet east of Southern Boulevard. 9 lots on the North side of the street. Suitable location for apartment houses or factories.

By order of Frederick Snare Corp. 147th St., N. W. Cor. Wales Ave. 5 lots. Excavated cellar depth, foundation rock on property. Ready for construction of apartment houses.

238th St., N. W. Cor. Tibbetts Ave. 2 blocks west of B'way. 66 ft. x 100 ft. Ripe for improvement with an apartment house.

Broadway, West Side. 3 lots, 75 feet North of 230th St. 5 lots North side of 230th St., 120 feet west of Broadway. Suitable for apartment houses, stores or garage. One of the heavy traffic centers for autos in the city. By order of Bell Land Corp.

177th St., Elm & Olmstead Aves. 14 lots. Unionport section. Suitable for immediate improvement with private houses or apartments. Tax exempt if started before next April. 3 blocks from subway station on Westchester Ave. branch.

Nos. 1432, 1434, 1500 and 1502 Rosedale Ave. Unionport, Bronx. Four 2 and 3 family houses with stores and garages.

1 Lot Rosedale Ave., near 177th St.

Send for Booklet.
EASY TERMS

J. CLARENCE DAVIES, 149th St. and 3d Ave., 32 Nassau St.

REAL ESTATE BROKERS

BUSINESS HESS PROPERTY INC.

For Real Estate in GRAND CENTRAL ZONE
Henry Hof
507 5th Ave. Murray Hill 5994-5474

SUMMONS

SUPREME COURT, NEW YORK COUNTY.—THERESA F. HEIDELBACH, Plaintiff, against UNITED STATES TRUST COMPANY OF NEW YORK, as Trustee under the Last Will and Testament of Helene Sommerhoff, Deceased; HANS SOMMERHOFF (also known as Hans Sommerhoff, Jr., and Hans Daniel Sommerhoff); "MARY" SOMMERHOFF, his Wife; DOROTHEA SOMMERHOFF (also known as Dorothea von Bonin); REINHARD SOMMERHOFF and "JANE" SOMMERHOFF, his Wife; OTTO SOMMERHOFF and "GERTRUDE" SOMMERHOFF, his Wife (the names "Mary," "Jane" and "Gertrude" being fictitious, the real first names of said defendants being unknown to plaintiff); and if any be dead, their heirs, devisees and successors in interest, and the issue, if any, of said Hans Sommerhoff, Dorothea Sommerhoff or Dorothea von Bonin, Reinhard Sommerhoff and Otto Sommerhoff, and the wives or widows, heirs, devisees, next of kin and successors in interest of such issue, all of whom and whose names are unknown to plaintiff, and Thomas W. Miller as ALIEN PROPERTY CUSTODIAN, Defendants. Amended Summons.

To the above-named Defendants: YOU ARE HEREBY SUMMONED to answer the amended complaint in this action, and to serve a copy of your answer on the Plaintiff's Attorneys within twenty days after the service of this amended summons, exclusive of the day of service, and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the amended complaint.

Dated, August 29, 1921.

MACK & TAYLOR, Attorneys for Plaintiff, Office and Postoffice Address, 342 Madison Avenue, Manhattan Borough, New York City.

To HANS SOMMERHOFF (also known as Hans Sommerhoff, Jr., and Hans Daniel Sommerhoff); "MARY" SOMMERHOFF, his Wife; DOROTHEA SOMMERHOFF (also known as Dorothea von Bonin); REINHARD SOMMERHOFF and "JANE" SOMMERHOFF, his Wife; OTTO SOMMERHOFF and "GERTRUDE" SOMMERHOFF, his Wife (the names "Mary," "Jane" and "Gertrude" being fictitious, the real first names of said defendants being unknown to plaintiff); and if any be dead, their heirs, devisees and successors in interest, and the issue, if any, of said Hans Sommerhoff, Dorothea Sommerhoff or Dorothea von Bonin, Reinhard Sommerhoff and Otto Sommerhoff, and the wives or widows, heirs, devisees, next of kin and successors in interest of such issue, all of whom and whose names are unknown to plaintiff, and Thomas W. Miller as ALIEN PROPERTY CUSTODIAN.

The foregoing amended summons is served upon you by publication pursuant to an order of HON. VERNON M. DAVIES, Justice of the Supreme Court of the State of New York, dated the third day of October, 1921, and filed with the amended complaint in the office of the Clerk of the County of New York, at the County Court House, in the Borough of Manhattan, City, County and State of New York.

This action affects an interest in real property situated on the Easterly side of Second Avenue, in the Borough of Manhattan, City, County and State of New York, distant 50 feet 5 inches Southerly from the Southeasterly corner of 57th Street and Second Avenue, being 25 feet front and rear by 65 feet deep and known as No. 1074 Second Avenue, and is brought to clear the title thereto and to compel the defendant, UNITED STATES TRUST COMPANY OF NEW YORK, as Trustee under the Last Will and Testament of Helene Sommerhoff, Deceased, to execute a conveyance thereof to the plaintiff.

Dated, New York, October 7th, 1921.

MACK & TAYLOR, Attorneys for Plaintiff, Office and Postoffice Address, 342 Madison Avenue, Manhattan Borough, New York City.

WESTCHESTER COUNTY REAL ESTATE

BARGAIN

Cosey home, 6 rooms and bath, with glass inclosed porch, parquet floors, open fireplace, electric lights, steam heat; ideal location; beautiful trees on grounds; $1,000 cash, balance $50 monthly.
PHONE YONKERS 3935.

SUMMONS

SUPREME COURT, NEW YORK COUNTY.—Rollin H. Fisher and Julius H. Wakefield, as Joint Trustees executing the trusts created by and under the Last Will and Testament of Henry M. Peyser, deceased, in so far as said trusts relate to property situate within the State of New York, Plaintiffs, against Herbert F. Peyser, Percy A. Peyser, Herbert Cincinnati, individually and as Administrator of the goods, chattels and credits of Theresa Cincinnati, deceased; Anna Friedberg, Richard Gottstadt, Fritz Gottstadt, Ethel B. Mayall, Dorothea Peyser Kelly, formerly Dorothea Peyser Smith; Charles A. Drost, Augusta Margaret de Zeller, individually and as Executrix of the Last Will and Testament of Max Mahlstedt, sometimes known as Max Richard Hector Mahlstedt, sometimes known as Henry Mahlstedt, Hedwig Mahlstedt, Fritz Schutz, Marie Gertrude Servaes, Jules Gullet, Francis Frederick William Schutz, Elvire Hubertine Margarite Schutz, Jules Albert Schutz, Mrs. Hedwig Bracsel, Jason H. Emerson, as Executor of the Last Will and Testament of Marcus O. Farrar, deceased, Old Colony Trust Company, as Trustee of the trusts created by and under the Last Will and Testament of Marcus O. Farrar, deceased; Alma Thenen, Fritz Spranger, Hubert Herbrandt, Eulalie Herbrandt, Adolph Thiran, Charles G. Zielley, as Executor of the Last Will and Testament of Rose Hall, deceased, Jonathan Bowditch, Francis R. Foster, Perkins Institute and Massachusetts School for the Blind, Boston Floating Hospital, Children's Hospital, National Surety Company, Allen Property Custodian of the United States of America, Trustee, Trust Company, as Trustee under the Last Will and Testament of Henry M. Peyser, deceased; Felix Jaffen, Executor, Estate of Lida M. Peyser, deceased, and Jane Doe and Richard Roe, fictitious names of certain parties interested as credit