THE PLAN NOT ABANDONED.

THE PRESENT STATUS OF THE RICHMOND TERMINAL REORGANIZATION.

The Committee Feels That It Has Discharged All Obligations on It to Date—It Does Not Propose to Modify the Plan, Nor Is It Considering Modifications.

Wall street has come to the conclusion that the plan which has been proposed for the reorganization of the Richmond and West Point Terminal Company is a failure, because it has not as yet received the support of any large proportion of the security holders, and also that it will be modified in the immediate future so as to win that support. Both of these conclusions are incorrect. Seven days remain before the Committee on Reorganization will have to decide whether the plan has become operative or not. In the mean time the plan will not be modified. Inquiry at the office of the Central Trust Company yesterday elicited the fact that there will be no meeting of the Reorganization Committee until April 14, the last day provided in the plan for the deposit of securities. Inquiry among members of the committee compels the conclusion that they are not considering any other plan, either with or without an assessment upon the stock, nor even a modification of the present plan to secure the approval of reluctant security holders. One committeeman said:

"All reports that the plan is about to be withdrawn are, to say the least, premature, and doubtless emanate from those whose wish is father to the thought."

In view of the enormous interests involved and the misapprehension that exists as to the financial status of the Richmond Terminal system, a brief review of the efforts to reorganize the concern may be of value to the security holders. About four months ago, when the financial affairs of the Terminal Company became critical, it was proposed to assess the common stock $15 per share, an operation that would have yielded $10,500,000. A meeting of the stockholders was called and Mr. F. P. Olcott was asked to appoint a committee to look into the affairs of the Terminal Company with a view of reorganizing it in the interest of the stockholders.

The result was the formation of a committee consisting of Mr. Olcott as Chairman, Oliver H. Payne, Frederick Tappen, Wm. H. Perkins, and Henry Budge, with G. S. Ellis as Secretary. This committee, after weeks of work upon the affairs of the Terminal Company and its auxiliary corporations, formulated a plan of reorganization. In arriving at its conclusions the committee consulted a large number of the principal owners of underlying securities, and those who represented such holders were also taken into the councils of the committee. Owing to the large floating debt and car-trust obligations of the system as a whole and the maturing indebtedness next January of the Central Railroad and Banking Company of Georgia, the plan contemplated the formation of a guarantee syndicate which should promise to provide over $30,000,000 of new money.

On the eve of the publication of this plan the Central Railroad and Banking Company of Georgia was placed in the hands of a receiver. This necessitated a change in the committee's plan, for the financial needs of the other companies was such that the reorganization could not be delayed pending an adjudication of the issues raised in the Georgia Central receivership litigation. The securities of the Central Railroad and Banking Company of Georgia were therefore eliminated from the plan, and the affairs of that company left to be taken up as a separate reorganization at some future time. Simultaneously with this change new blood was infused into the situation, and Messrs. H. C. Fahnestock of the First National Bank of this city and J. Kennedy Tod were added to the committee. The result was the plan of reorganization now lodged with the Central Trust Company, and under which securities are being deposited.

A condition precedent to the publication of the plan was the resignation of certain directors and officers of the Terminal Company, the Richmond and Danville Railroad, and the East Tennessee, Virginia and Georgia Railroad Company. These resignations were secured, and the places made vacant were filled in a manner which presumably indicates the control of the Southern Railway Company, which is to be the title of the reorganized and consolidated companies. A guarantee syndicate was formed, the members of which pledged themselves to contribute $14,588,000 to pay off the floating indebtedness and car trust obligations of the Richmond and Danville and East Tennessee, Virginia and Georgia Railway Companies, to adjust the interest to March 1, 1892, on securities deposited under the plan, and for other reorganization purposes. This guarantee syndicate is legally bound to take a large amount of the new securities, provided the stockholders of the Terminal Company do not voluntarily subscribe for them, and for every $800 of cash which the syndicate pays in it will receive $1,000 in a new four per cent. bond and $350 of preferred stock. Bankers do not usually go into a syndicate of this kind to provide money for bankrupt corporations unless a fair profit can be figured upon the new securities should the plan become operative.

After the guarantee syndicate had been formed and the plan of reorganization had been submitted to the stockholders for their approval, the new officers of the Richmond and Danville Railroad Company reported that it needed $1,000,000 at once to meet current interest, and that its treasury was empty. It had neither cash nor securities. A receivership, with all its attendant complications, stared the Reorganization Committee in the face just as the plan had been launched and before the security holders had had sufficient time to thoroughly examine it.

The receivership was averted by cash subscriptions amounting to $1,000,000. The subscribers were individuals and banking houses friendly to the reorganization, and the only security they received was a three months' note given jointly by the Richmond and Danville Railroad and the Richmond Terminal companies. The value of that paper may be inferred from the fact that Richmond and Danville paper has been offered recently at 18 per cent. to 25 per cent. discount, while the collateral trust bonds of the Richmond Terminal Company are selling at about 55 cents on the dollar.

The Reorganization Committee has done all that it is required to do. It has perfected and submitted a plan of reorganization against which, as a whole, there has been comparatively little criticism. It has joined in control of the property men who have without question pledged themselves to forward and carry out the plan of reorganization. They have accepted the trust of managing the largest railroad system in the country in the interest of the security holders. The matter now rests, first, with the Richmond Terminal security holders to approve the plan by depositing their securities; second, with the underlying security holders to determine whether it is to their interest to cement the property and thus give value to the new securities, or to take a narrower view of the situation and sit still upon what they may believe to be first-class securities.

Upon this last point it should be noted that the earnings of the Terminal system as a whole are really what determine the market value of its capitalization. If the system is disintegrated, as it certainly will be if the several companies are put in the hands of receivers, many of the underlying bonds would undoubtedly prove to be of very little value. During the past two days a decided change in sentiment toward the plan has developed in various quarters, which has been reflected in the deposits of securities with the Central Trust Company.

Among the complaints that have been made in connection with the reorganization is one that the committee has not interested itself in promoting dealings in the reorganization certificates, which have been listed on the Stock Exchange. A member of the committee said yesterday in regard to this complaint, that it is not the province of a reorganization committee to take a speculative interest in the securities of the company that it is endeavoring to rehabilitate, while it is usual for those who expect to constitute the new management to become interested in the securities after it has been demonstrated that the plan of reorganization will become effective. The fact that rights representing the new securities have not been dealt in on the Stock Exchange would seem to indicate that the securities of the Terminal Company are not now as widely distributed as they were a few months ago before the committee undertook its work.

Hacker Feeney Convicted of Manslaughter.

James F. Feeney, alias "Sacker" Feeney, who shot and killed Catharine Dowd in Brooklyn on the night of Dec. 12, was convicted yesterday of manslaughter in the second degree. He quarrelled with the woman's husband near the Hamilton avenue bridge over the Gowanus Canal, and the fatal shot was fired while Mrs. Dowd was trying to defend her husband. Mrs. Dowd was the acted in self-defence.

Furniture, Carpets, Bedding, Stoves.
DURABLE GOODS, LOW PRICES.
LONG CREDIT.
ONLY 10 PER CENT. CASH DOWN.
B. M. COWPERTHWAIT & CO.,
192 to 206 Park Row, between Chatham Square and City Hall Stations, N. M. E.

The old saying that "consumption can be cured if taken in time" was poor comfort. It seemed to invite a trial, but to anticipate failure. The other one, not so old, "consumption can be cured," is considered by many false.

Both are true and not true; the first is prudent—one cannot begin too early.

The means is careful living. Scott's Emulsion of cod-liver oil is sometimes an important part of that.

Let us send you a book on CAREFUL LIVING—free.

SCOTT & BOWNE, Chemists, 132 South 5th Avenue, New York.
Your druggist keeps Scott's Emulsion of cod-liver oil—all druggists everywhere do. $1. 33

Brown Still Warden.

SING SING, April 6.—It was said yesterday that Warden Brown of Sing Sing prison had tendered his resignation to Superintendent Lathrop. Warden Brown to-day told a reporter that he had not resigned as Warden of Sing Sing prison and did not intend to. He also said that he had not been requested to resign.

Some women save their time.
" " " " money.
" " " " clothes.
" " " "strength.
The wisest woman saves all.
She uses Pearline.

Art Sales and Exhibitions.

THOMAS E. KIRBY, Auctioneer.

"A Great Art Sale" IN PARTITION, This (Thursday) AND Friday Nights,

BEGINNING AT 8 O'CLOCK,

AT CHICKERING HALL.

ALL THE LARGE AND VALUABLE COLLECTION OF OIL PAINTINGS, WATER COLORS, PASTELS, AND ORIENTAL AND EUROPEAN ART OBJECTS OF THE AMERICAN ART ASSOCIATION TO BE SOLD TO SETTLE THE ESTATE OF THE LATE R. AUSTIN ROBERTSON.

THE SALE WILL TAKE PLACE, BEGINNING THIS (THURSDAY) AND FRIDAY EVENINGS, APRIL 7 AND 8, AT CHICKERING HALL, BEGINNING AT 8 O'CLOCK, AND CONTINUING FROM APRIL 11 TO 27, INCLUSIVE, AT THE AMERICAN ART GALLERIES, WHERE THE COLLECTIONS ARE NOW ON EXHIBITION FROM 9 A. M. TO 5 P. M.

PAINTINGS TO BE SOLD THIS EVENING WILL BE ON EXHIBITION UNTIL 1 O'CLOCK P. M.

JAMES F. SUTTON, THOMAS E. KIRBY, } MANAGERS.

RICHARD A. ROBERTSON, EXECUTOR OF THE ESTATE OF R. AUSTIN ROBERTSON.

Auction Notices.

JAMES P. SILO, Auctioneer,
48 Liberty st.

THIS DAY (THURSDAY), ALSO FRIDAY NEXT, each day at 1 o'clock.

TREMENDOUS SALE OF FINE SECOND-HAND FURNITURE, REMOVED FROM 138 EAST 54TH ST.

SUPERB CHICKERING PIANO, ALMOST NEW; Irish Table and Bed Linen, South American Hair Mattresses, Rich Glassware, Old French China, Rare Tapestry, Etchings, Old Silverware, &c., &c.

Pianofortes, Organs, &c.

A SPECIAL OFFER.

200 elegant upright pianos, with plush cover and stool, at $250; $10 down and $8 monthly until paid. Also a lot of bargains in second-hand pianos, as follows:

Choice of 5 upright pianos	$100
Choice of 10 upright pianos	125
Stoddard piano	150
Weber piano	175
Walter piano	175
Chickering piano	175

Your choice at $10 down and $5 monthly until paid. WHEELOCK & CO., 23 and 25 East 14th st.

THE WISSNER PIANO

excels in tone, beauty of finish, and durability; sold $10 down and $8 monthly; warranted 10 years. Factory and warerooms 294, 296, 298 Fulton st., Brooklyn. Open evenings.

A.—FISCHER PIANOS.
FISCHER PIANOS.
Large assortment Upright, Grand, and Square Pianos at moderate prices, cash, installments, and exchanged; also Pianos to rent; several bargains in second-hand Pianos, different makers, at low prices.
FISCHER PIANO WAREROOMS, 110 5th av., corner 16th st., New York.

AN ASSORTMENT of second-hand grand, upright, and square pianos of our own make, in perfect condition and fully warranted; also a number of second-hand pianos of other prominent makers at very low prices.
WM. KNABE & CO., 148 5th Ave., near 20th St., N. Y.

COTTAGE ORGANS, 12 stops, $65; $3 monthly; guaranteed five years. WISSNER, 296 Fulton st., Brooklyn. Open evenings.

ELEGANT UPRIGHT PIANOS to rent, from $3 upward. WISSNER, 296 Fulton st., Brooklyn. Open evenings.

F. CONNES, 4 East 42d st.
Upright and Square Pianos for sale and rent on easy terms of payment; second-hand, $50, $75, $100 upward.

LADY sacrifices elegant upright piano; cost $500 six months ago; sell $150; stool, cover. 236 East 84th st.

W. LOHMANN, 1,234 3d av., near 72d st.—Pianos for sale, rent, or exchanged; tuning, repairing.

Dentistry.

ELEGANT gold fillings, guaranteed; moderate prices. Dr. Fuller's Dental Parlors, 74 Varick st., cor. Canal.

Select Board.

East Side.

FIRST-CLASS TABLE BOARD. 20 EAST 43D ST.

THE RATCLIFFE,
Just opened, 12 East 43d st.; private family hotel; elegant rooms, single or en suite; private baths; unsurpassed table; first-class accommodations.

3D AV., 1,077.—Two rooms newly furnished, with or without board, for men, also women. Mrs. CALLAGHAN.

11TH ST., 28 EAST, block from Broadway.—Pleasant square room; married couple; gentlemen. Excellent table; moderate.

11TH ST., 214 EAST.—Furnished rooms; good board; gents $5.50 and up; early breakfast.

12TH ST., 118 EAST, near 4th av.—Large and small front rooms; excellent board; table boarders taken.

Select Board.

East Side.

ONE WAY TO SAVE TIME WITHOUT ADDITIONAL COST. YOU MAY LEAVE YOUR ADVERTISEMENT at an AMERICAN DISTRICT MESSENGER Office, if in our list of Advertising Agencies you do not find one convenient.

18TH ST., 114 EAST.—Desirable rooms, nicely furnished; with or without board.

19TH ST., 243 EAST.—First-class board; also table board; nicely furnished rooms, double and single; reasonable.

30TH ST., 100 EAST.—Large and small furnished rooms, with board.

43D ST., 20 EAST.—Handsome rooms with first-class board; transients accommodated; also table board; terms very reasonable.

47TH ST., 12 EAST.—Square room, handsomely furnished, with first-class board; select house; references exchanged.

48TH ST., 242 EAST.—Desirable furnished rooms, excellent board, home comforts, very moderate to permanent parties.

55TH ST., 207 EAST.—Elegant furnished rooms in private boarding house, for families and single people. M. HOENIG.

59TH ST., 69 EAST.—Handsomely furnished rooms, en suite or singly, with excellent table; Jewish family.

63D ST., 168 EAST.—Sunny back parlor; first-class board; $13 for two; hall room, $5.

105TH ST., 112 EAST.—Furnished front room with board; couple or two gents; refined Jewish family.

West Side.

14TH ST., 849 WEST.—Large and small rooms; folding bed, bath; $5 to $6; 9th av. L. station.

16TH ST., 31 WEST.—Desirable rooms for parties appreciating cleanliness; good attendance and excellent home table; references.

33D ST., 303 WEST.—Two small, pleasant rooms; moderate prices; references exchanged.

38TH ST., 221 WEST.—Large front and back rooms, together or separate, with board.

42D ST., 225 WEST.—Second flat, handsomely furnished, parlor, bedroom, and dining room, to rent.

47TH ST., 126 WEST.—Rooms to let, nicely furnished, with or without board.

48TH ST., 216 WEST, near Broadway.—Nicely furnished rooms, with board, single or double, at moderate terms.

48TH ST., 307 WEST.—Large and small rooms, with good board; $5 week; gas and bath.

50TH ST., 212 WEST.—Rooms with or without board; reasonable; table board.

53D ST., 208 WEST.—A widow would let an elegantly furnished back parlor, with board, at $15 (good value for $20); suitable for gentleman and wife or two gentlemen; table very choice; good references.

Furnished Rooms & Apartments To Let

East Side.

PARK AV., 849.—Furnished room in private family; bath; ring Duffy's bell.

STUYVESANT ST., 35.—Nicely furnished large front rooms for gentlemen, or gentleman and wife; all conveniences; moderate.

12TH ST., 64 EAST.—Newly furnished double rooms; all improvements.

22D ST., 149 EAST.—Nicely furnished parlor; bay window; kitchen; bedroom adjoining; together or separate; terms reasonable.

22D ST., 45 EAST.—Large and small front rooms furnished; southern exposure; references.

23D ST., 162 EAST.—Comfortable room; breakfast if desired; for gentlemen.

23D ST., 222½ EAST.—Handsomely furnished second-story front room; also other rooms.

24TH ST., 134 EAST.—Large square rooms, beautifully furnished; closets, hot and cold water, bath, gas; heated; references.

27TH ST., 110 EAST, near Madison square.—Handsomely furnished front and back parlors; private house.

28TH ST., 14 EAST, between 5th and Madison avs.—Handsome parlor floors; private bath and best attendance; breakfast optional; gentlemen, physician, or dentist; references.

31ST ST., 249 EAST.—Rooms, large and small; house and appointments first class.

84TH ST., 241 EAST, near L station.—Large and small rooms; all conveniences; gentlemen or light housekeeping.

96TH ST., 288 EAST.—Furnished rooms and use sitting room; breakfast if desired; second floor, east.

118TH ST., 115 EAST.—Two nicely furnished rooms; kitchen privileges; private family; $4; near station. FAMMIE.

349 PARK AV., near 51st st.—Hall room, neatly furnished; bath; terms $2 per week. Ring 3d bell.

West Side.

A LARGE PARLOR and bedroom to let in Harlem; bath, running water, &c.; good neighborhood; board optional; private family; references. Address J. D., box 172, Sun up-town office, 1,265 Broadway.

ELEGANT FRONT PARLOR, one or two folding beds; all conveniences; rent moderate; also hall room with folding bed. 119 Washington place, between 6th av. and W. 4th st.

HORÁTIO ST., 11.—Two large front rooms; first and second floors; suitable for one or two gentlemen; moderate.

LARGE ROOM for housekeeping; all conveniences; if not moderate. 119 Washington place, between 6th av. and West 4th st.

4TH ST., 66 WEST (Washington square).—Furnished rooms for housekeeping or gentlemen; rent $2.50 up.

19TH ST., 350 WEST.—Large square room, with board; all conveniences; private family; suitable for two gentlemen; $5.50 each.

21ST ST., 166 WEST.—Large furnished room to let for gentlemen.

22D ST., 127 WEST.—Hall rooms, with hot and cold water; ample closets; private family; gentlemen preferred; references.

22D ST., 153 WEST.—Nicely furnished front parlor and other rooms; all conveniences. Ring MACPHERSON'S bell.

23D ST., 328 WEST.—Large sunny room, all improvements, with excellent table board; central location; references.

25TH ST., 316 WEST.—Front parlor for man and wife or two gentlemen, with use of piano; references.

25TH ST., 247 WEST.—Very desirable rooms, with board; no May moving.

26TH ST., 39 WEST (MILLER'S), FAMILY HOTEL.—Suite, first floor, two single rooms, with first-class board.

26TH ST., 54 WEST.—Nicely furnished rooms, with or without board; cuisine Francaise; terms moderate.

29TH ST., 106 WEST.—Small furnished room to let in private family; for gentleman only.

29TH ST., 422 WEST.—Nicely furnished hall bedroom; ring bell twice.

31ST ST., 350 WEST.—Elegant back parlor, private bath room; also front alcove room, handsomely furnished; terms moderate.

33D ST., 218 WEST.—Nicely furnished room; quiet house; to respectable people only; terms very moderate.

34TH ST., 135 WEST, near Broadway.—Handsomely furnished second floor rooms, bath adjoining, whereas an invalid lady or gentleman can have first-class board; meals served in rooms; highest references given and required; boarders wanted.

34TH ST., 223 WEST.—Nicely furnished large square room; ample closets; hot and cold water; also small room.

34TH ST., 162 WEST.—Handsomely furnished large front room, with every convenience; single room; southern exposure.

35TH ST., 61 WEST.—Elegantly furnished parlor floor, suitable for physician or dentist; other rooms; gentlemen preferred; moderate rates.

35TH ST., 72 WEST.—Nicely furnished sitting room and bedroom connecting; private family; gentlemen only.

35TH ST., 56 WEST.—Large 2d floor, together or separately; skylight room, desirable for artist; reasonable.

35TH ST., 147 WEST.—Nicely furnished rooms by the day or week. Apply or address Mrs. GEORGE.

36TH ST., 245 WEST.—Two or three neatly furnished connecting rooms to rent to gentlemen in private house with owners; southern exposure; $5 by 10$.

70 BEDFORD ST.—Neatly furnished room, suitable for one or two gentlemen, at very reasonable rates.

105 BEDFORD ST.—Hall rooms $1.50, without board; with board, $4.50 per week; ring 3 times.

Furnished Flats to Let.

A FLAT OF NINE ROOMS (sublet), furnished or unfurnished, in the Brockholst, 101 West 85th st. Apply to POWER, 532 Columbus av., open nights.

Flats and Apartments To Let.

EXTRA LARGE ROOMS.
Seven and bath, handsomely decorated. All light rooms; steam heated, hard wood trimmed, private halls, butler's pantry, ice box, refrigerator, porcelain wash tubs, marble basins; rents $40 to $65; only a few more left.
Apply 120 or 122 West 84th st.

FREE TO MAY 1.
7 rooms and bath; nicely decorated; all improvements; near L station and parks.
F. G. ENSTE, corner 94th st. and Columbus av.

FREE TO MAY 15.
All light rooms, 5 and 6 rooms and bath, $17 to $24.
316 West 145th st., near L station.
COLLIN H. WOODWARD, 304 West 145th st.

FREE TO 157H—Elegantly decorated four-room flats; halls carpeted; improvements; $19.
345 East 41st st.

FLATS AND APARTMENTS, unfurnished and furnished, in all parts of the city.
FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

FLATS AND ROOMS, furnished and unfurnished, in all parts of the city; all prices. FLAGG, 103 West 20th st.

LEXINGTON AV., 1,809.—Elegant flats, all improvements; steam heat; rooms light; no shaft; rents moderate; small families.

NEAR 23D ST. ELEVATED STATION.
80 West 71st st., corner Columbus (9th) av.—Seven extra large and sunny rooms and bath, steam heat; rents $25 to $65. Apply to janitor on premises or GUNON & MACDONALD, 39 West 31st st.

ON WEST 94TH ST., seven rooms and bath; nicely decorated, well kept, all improvements; near parks and L station. F. G. ENSTE, Columbus av., cor. 94th st.

STEAM HEATED CORNER FLATS.
44 Bradhurst av., cor. 144th st., five rooms and bath, $20 to $26. COLLIN H. WOODWARD, 304 West 145th st.

"THE ROSEVELT," 330 to 336 West 59th st.—Seven and eight rooms and bath; steam heat; present vacancies undergoing thorough renovation; ready for occupancy April 15. Inquire on premises or HOMER BOSTWICK, Agent, Park av. and 86th st.

VICTORIA FLATS, 11TH ST., near 6th av.—Handsomely decorated; ranges, baths, wash trays, &c.; rents from $30. Apply to janitor, 67 West 11th st.

Flats and Apartments To Let.

ONE WAY TO SAVE TIME WITHOUT ADDITIONAL COST. YOU MAY LEAVE YOUR ADVERTISEMENT at an AMERICAN DISTRICT MESSENGER Office, if in our list of Advertising Agencies you do not find one convenient.

RARITIES.
One apartment left in Essex, first st. and Columbus av., two blocks from station. Apply to janitor.

ONE
left in BROCKHOLST, 101 West 85th st. Nine rooms and bath. Elegance and refinement. Apply to POWER, corner Columbus av. and 86th st.

ONE
seven-room and bath in Scarboro, 86th st. and Amsterdam av. POWER, Columbus av. and 86th st.

A.—

THREE HANDSOMELY DECORATED FLATS TO LET; SEVEN AND EIGHT ROOMS AND BATH; ALL LIGHT. CALL ON AGENT, 219 WEST 125TH ST., BETWEEN 7TH AND 8TH AVS.

MANHATTAN, 244 EAST 86TH ST.

A FEW APARTMENTS ARE TO LET IN THIS MODERN APARTMENT BUILDING, EVERY CONVENIENCE.

CALL AND INSPECT OR INQUIRE AT OFFICE OF RUHNELANDER ESTATE, 155 WEST 14TH ST.

Near 104th st. "L" Station.
Cosey flats of 4, 5, and 6 rooms at reduced rents. Inquire CHAS. F. WHITE, 852 Columbus av.

A.—TO LET—ELEGANT NEW FLATS, NORTHWEST CORNER COLUMBUS AV. AND 77TH ST., NOW READY; SEVEN ROOMS AND BATH; MODERN IMPROVEMENTS; STEAM HEATED; SUPERIOR LOCATION, OPPOSITE MUSEUM NATURAL HISTORY, CENTRAL PARK. APPLY ON PREMISES.

HALF RENT TO SEPTEMBER!!
$24 to $30. Six light rooms and bath, steam heated; decorated; private halls and newest improvements. Apply to janitor or HAVENS & BEEBE, Attorneys, 18 Wall st.
336 W. 134th st.

ELEGANT NEW APARTMENTS,
112 East 71st st.; four-story, box stoop, circular front single flat; 9 rooms and bath; every improvement; steam heat; hardwood finish; every room light; rents $1050, $1,020, $1,100. T. JUDSON KILPATRICK & CO., 640 Madison av., corner 59th st.

A.—A.—$50—178 WEST 81ST STREET.
Seven large, all light rooms and bath; private halls; hall-boy attendance; steam heated; handsomely decorated; will also rent furnished; possession May 1. Apply FRANK L. FISHER, 446 Columbus av., corner 81st st.

ONE MONTH FREE.
134th st., 592 to 596 East. Elegantly decorated and heated flats; 5 large, light, airy rooms and bath; half block from L station; $17 to $20. See janitor.

A.—A.—COLUMBUS AV., 119th and 120th sts.—Elegant steam-heated flats, seven and eight rooms; hardwood finished and richly decorated; overlooking Morningside Park; delightful location; rents varying from $38 to $60. Apply on premises or to THOMAS L. REYNOLDS & CO., 262 West 125th st.

A.—FLATS of seven and eight rooms, one a parlor; rooms all light, overlooking handsome yards; heated, decorated.—160 East 60th st., near Lexington av.; choice location; rents, $50 and $65; possession; rent free till May 1.

A FEW OF THOSE SUPERIOR, all light, corner apartments; steam heat; decorated; rents $40 to $45. 100 West 77th st.
C. K. BILL, Columbus av. and 78th st.

CHOICE seven large light rooms; closets, bath; near station. WILLIS, 650 Columbus, 9th av., 92d st.

COSEY FLATS OF 5 ROOMS,
10 to 14 Bradhurst av., near 143d st., $14 to $17.
COLLIN H. WOODWARD, 304 West 145th st.

CLINTON PLACE, 83, 85, 87, adjoining 5th av.—Eight extra large, light rooms; every improvement; moderate rent.

DARDANELLES, 47 MORTON ST.—Choicest neighborhood 9th ward; pronounced by experts most elegant flats in New York; seven rooms; every improvement known to modern architecture, including passenger elevator; $40; look and be convinced.

ENGLAND, LONDON, PICCADILLY.—Overlooking Green Park; unsurpassed position; self-contained flat; two bedrooms, large reception room, bathroom, servants' room, &c.; recently and elegantly furnished; rent 10 guineas week for year or longer; 12 guineas week for half year. Apply MARTIN & CO., 16 King st., Guildhall, London, E. C.

ELEGANT FLATS, 6 rooms; separate dining room; bath; $20, $23. Janitor, 438 East 89th st.

16TH ST., 219 WEST.—Elegant apartments, three rooms; all improvements; $13 and $14.

20TH ST., 227 WEST.—Flat to let, five large rooms on second floor; rent cheap.

23D ST., 239 WEST.—Room and bedroom to respectable tenants only, $7 per month. Call at room 8, 239.

25TH ST., 310 AND 312 EAST.—Apartments, 3 and 4 rooms; all improvements; rent $15 to $20.

27 WEST 11TH ST., FIRST FLAT, 9 ROOMS.—$1,200
200 West 14th st., third flat, 7 rooms.... 60
151 West 10th st., third floor, 6 rooms.... 32
46 Grove st., third flat, 6 rooms.... 50
78 Christopher st., third flat, 5 rooms.... 24
34 Greenwich av., second flat, 7 rooms.... 40
209 West 21st st., 3 and 4 rooms.... $19 to 24
38 Morton st., 4 rooms and bath.... $19 to 21
JOHN H. DYE, 73 West 11th st.

32D ST., 316 WEST.—Choice decorated flats, four rooms and bath; all improvements; stationary stoves, &c.; reduced to $23 and $26. Janitor.

33D ST., 239 WEST.—Room and bedroom, to respectable tenants only, $7 per month. Call at room 8, 239.

34TH ST., 155 WEST.—Large parlor floor, adapted for doctor, dentist, or any light business; terms reasonable.

40TH ST., 312 WEST, NEAR 8TH AV.—2d floor, 4 rooms, high ceilings, light and pleasant; rent $14.

57TH ST., 441 WEST.—Choice decorated flats, consisting of seven rooms and bath; special inducements to select families. JOS. E. STECKLER, 171 Broadway.

59TH ST., 511 AND 513 WEST, near Amsterdam av., one block from elevated station.—Three and four nice, convenient rooms; rents $9 to $13.

71ST ST., 312 EAST.—Four large light rooms, newly painted and papered; closed house; all improvements; kept clean; $11.50.

84TH ST., 118 WEST.—Attractive entrance; only one block to 81st st. L station; comfortable flats of six rooms and bath; steam heat; decorated; only $28 to $34. WILLIAM R. WARE, 457 Columbus av., near 81st st.

89TH ST., 90 WEST.—Seven large light rooms and bath, elegantly decorated, close to L stations; all modern improvements; rents from $38 to $50. Apply KAHN, SCHOLFIELD & CO., Columbus av. and 88th st.

92D ST. AND LEXINGTON AV.—Cheerful, sunny, corner flats of five rooms and bath; house and neighborhood first-class in every particular; all improvements; rents $26 to $32. JANITOR, 1,407 Lexington av.

92D ST., 145 EAST.—Top flat of eight large rooms, bath and store room; appointments perfect; rent $50. JANITOR, in basement.

96TH ST., 147 WEST.—New house, single flat, 9 rooms; steam heat and all improvements; newly decorated; good view, near Park and L station; rents from $45 to $60. Apply on premises. 147 West 96th st.

125TH ST., 248 EAST.—Apartments of three and four rooms, all light; cheap rent.

165TH ST., MOTT AV., near Jerome.—House, ten rooms and bath; new and in good order; sewer and all improvements; 25 by 105. Apply GEO. W. McADAMS, 51 Chambers st.

$13.—Three rooms and bathroom; owner supplies hot water; all improvements; small families. 634 East 77th st.

Rooms and Apartments Wanted.

THREE ADULTS, mother and two sons, want four or five rooms in respectable house, east side; $14; can give good reference; or would take care of house for summer or longer. G. Y., care of Earle, 62 East 105th st., N. Y.

Flats and Apartments To Let.

TWO RENT—FLATS AND APARTMENTS.—Four, five, and six rooms; inside halls; hot and cold water; bathroom; axminsters to windows; within two minutes' walk elevated railroad; horse cars to all ferries; healthy location and centre of the city; price $16 to $50; fifteen minutes from New York.
N. T. SPRAGUE, 124 Flatbush av., Brooklyn.

Dwelling Houses To Let.

A.—A.—TO LEASE.—An extra well-built handsomely fitted up and decorated medium sized four-story house, 61 West 97th st.; rent $1,500; key with janitor, at 69, or CHARLES BUEK, owner, 264 Columbus av., cor. 72d st.

DESIRABLE HOUSES, unfurnished and furnished, in all parts of the city.
FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

HOUSES AND FLATS, all prices, west side.
H. STEVENS, 9th av., cor. 53d st., 8th av. and 104th st.

TO LET—A superior modern four-story high-stoop dwelling; dining room and butler's pantry extension; all modern improvements; hardwood cabinet finish; 50 East 64th st. JAMES BIRCHETT, 62 Wall st.

TO LET—By the owner, a nice little house; nine rooms and bath; finely frescoed; one block 116th st. station; one block Morningside Park, 297 Manhattan av.

32D ST., 317 WEST.—Elegant 4-story brown-stone; 22 mirrors, decorations, &c.; all improvements. Inquire on premises.

Furnished Houses To Let—Country.

NYACK ON HUDSON.
Beautiful places to rent, furnished, for the summer; full particulars inquire at 10 East 14th st., room 40.

Suburban Real Estate.

SUBURBAN REAL ESTATE EXCHANGE (Incorporated), 177 Broadway; the New York office of 80 leading agents of 80 suburban places; particulars of over 5,000 properties within an hour of the city for sale and to rent.

Real Estate For Sale—New Jersey.

EXCURSION AND SALE CLEVELAND ON THE HILL.

THURSDAY AND SATURDAY.

TRAINS 9:45, 11:30, AND 1:20. POSITIVELY NO EXCURSION OR LAND SALES ON SUNDAYS, BUT PARTIES WISHING TO VISIT THE PROPERTY MAY DO SO. FREE TICKETS ON WEST SHORE R. R.

Our INDUCEMENTS are WITHOUT A PARALLEL. LOTS FREE TO BUILD, FREE PASS over the N. R. to those who BUILD and LOCATE, and two-thirds the MONEY advanced. OUR PROPERTY is most beautifully situated. It lies between Haworth station on the great West Shore R. R. and Demarest, on the Northern R. R. distance of either, and having 60 trains daily. The property is high, rolling country, sandy loam soil, affording excellent natural drainage. Two beautiful natural parks, sufficient shade and fruit trees, beautiful mountain scenery to diversify the views and lend additional attractions. Lots near the large hotel and beautiful place you will see the wondrous advantages. FREE FREE maps, plans, passes, &c., call at office of the

BOSTON LAND CO., 258 Broadway.

E. H. HARRISON, Brooklyn Agent, 186 Ralph av. J. McGINNIS and F. STERN, Managers.

GIVEN AWAY FREE.
At Germania, the elegant suburb of Atlantic City, we will give 50 choice lots away to increase the value of our other property; applicants must pay $6.50 for warrantee deed; no restrictions to build. Call or address owner, ALONZO SABEY, 401 West 22d st., cor. 9th av.

OWN YOUR OWN HOME.—$100 down and $20 a month will buy a desirable house at Bayonne, N. J. J. D. ROAKE, 508 Av. D, near 23d st.

ORANGE, N. J. (this vicinity specialty).—Bargains for sale. E. P. HAMILTON & CO., 96 Broadway, N. Y.

ROSELLE, N. J.—Handsome Queen Anne dwelling, 16 rooms, running water, electric lights and bells; improvements thoroughly modern; large barn, stable, and carriage house; plot 200x180; choicest location in town; exchange for city property; excellent opportunity to acquire a fine country seat at a moderate figure. THOS. J. HAYDEN, owner, 320 West 145th st., N. Y.

HASBROUCK HEIGHTS.—To rent, handsome 9-room house; elegant lawn; shade; fruit; $25 monthly. E. M. ANSON, Hasbrouck Heights.

HASBROUCK HEIGHTS.
Finest street in town, 60 feet wide, with sidewalks, shade trees, school, church, and handsome residences. New house, 10 rooms and bath; furnace, range, stationary tubs, hot and cold water; double floors, cemented cellar, handsome trim; plot 50x144. Ready for occupancy May 1. Very little cash down; $32 monthly thereafter. Can be seen Sunday if desired.
HASBROUCK HEIGHTS LAND & IMPROVEMENT CO., Hasbrouck Heights, N. J.

HASBROUCK HEIGHTS.
A few very choice lots; central; highest ground; near churches, schools, stores, depot; cash or installments; shown Sundays. E. M. ANSON, Hasbrouck Heights.

GEM OF THE JERSEY PINES.—Lots absolutely free. Famous location, between Lakewood and Grand Barnegat Bay, on Central Railroad, N. w Jersey; engrossing deed, &c., $3. LOTS ABSOLUTELY FREE. PINE VIEW COMPANY, 171 Broadway.

Real Estate at Auction.

ONLY 100, BUT STRICTLY CHOICE.

Wm. E. Taylor, Auctioneer,

Announces an early sale of STRICTLY CHOICE BUILDING LOTS at HIGHWOOD, N. J., on the Northern Railroad of N. J., on beautiful Tenafly road, opposite Highwood Depot. This property belongs to the estate of EX-SENATOR THOS. H. HERRING, a former President of the Northern road, and is in the heart of the millionaire district, which includes Englewood. The lots are on nearly every street in the village. The sale will take place on SATURDAY, April 9, 1892, at 2 P. M. sharp, rain or shine. A large tent, with a fine band of music, and special train on the Northern Railroad. Terms 10 per cent. down on day of sale, balance in monthly payments.

For FREE TICKETS, MAPS, &c., call at J. S. Coward's shoe store, 270 Greenwich st.; at H. M. O'Neill's drug store, 463 Hudson st.; at Ahrens & Whitehead's cigar store, 1013½ West 14th st., N. Y., and at the office of T. H. Narowsky, 41 and 43 Wall st., N. Y., or write to the auctioneer.

WILLIAM E. TAYLOR, Hackensack, N. J.

JAMES L. WELLS, AUCTIONEER,
at Real Estate Exchange Auction Room, 59 to 65 Liberty st., MONDAY, April 18, noon.

PEREMPTORY SALE.
By order of Smith Williamson, Esq., Attorney.

72 CHOICE LOTS,
being a portion of the well-known
McCONVILLE ESTATE,
149TH TO 152D ST.,
PROSPECT AND UNION AVES.,
23D WARD, NEW YORK CITY.

Finely located near horse car lines and electric railroads, now building on Westchester ave. and Southern Boulevard, convenient to 149th st. Latting; sewers in 149th st. and Prospect ave.; 149th st. paved; water and gas in 149th and 152d sts.; near city public school; rapidly improving neighborhood.

TITLE PERFECT AND GUARANTEED FREE OF COST
to each purchaser by policy of Title Guarantee and Trust Co.; 60 per cent. may remain on mortgage at 5 per cent.
Maps with Smith Williamson, Esq., Attorney, 344 Alexander ave., near 143d st., and with JAMES L. WELLS, Auctioneer, 59 Liberty st., New York.

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LUCK IS ELUSIVE,
But real estate is substantial. Ardsley is the growing place now. A few miles north of New York on line of Manhattan L and Northern, 60 minutes from Rector st., construction fare, 12c.; high land, open lots, 25x125; magnificent views; houses going up; streets graded, &c.; right at depot. Think of it, only $175 if you pay all cash; $190 on monthly installments; titles insured by the Title Guarantee and Trust Co. Come to office or write. CYRUS P. JONES & CO., 1,265 Broadway, in Sun up town office.

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