REAL ESTATE NEWS.

The week in the real estate market has been quietly progressive, and although there have been no sales of sensational proportions the volume of business has been satisfactory. The budget of sales reported during the week contained the class of property which forms the groundwork of the realty of the city. When there is a fair amount of activity in this class of property the tone of the market in general is usually good, and sales of sensational features are not needed in order to prove the sound condition of the market.

The excellent showing made by realty during the week strengthens the belief that the summer quiet is still a thing of the future and that the present good condition of the market will obtain for some time yet and perhaps develop into something even better.

The week has shown two distinct features, or rather has continued two movements which have been noticeable for some time past—the numerous transactions involving unimproved property and the insistent trading in residences of the better kind. The sales of the former have included large tracts of lots in the very top sections of the city and smaller plots and single lots in the upper Fifth avenue and the downtown districts. The dwellings have been located in the best residence sections of the east and west sides, near Fifth avenue and along Riverside Drive.

The past week has also shown the first important transaction in lower west side property which has been reported in many months. The property involved was a block front of houses on West Fourth street, between Horatio and Thirteenth streets. It is of interest that the purchasers are operators who have hitherto confined their attention almost exclusively to the lower east side. This may be the predecessor of many transactions of a like nature, as it is bound to be if the many reasons which make investments in that section profitable are recognized.

There was one transaction which was discussed freely throughout the week, as it came to light piecemeal, and it is not even now complete, according to the broker in the case. The numerous properties on Thirty-second and Thirty-third streets, between Fifth avenue and Broadway, all abutting in the rear, the brokers admit, have been purchased by one person, a Wall street man. It is also practically admitted that an important improvement will be made, involving the entire site purchased. The brokers refuse to give out the buyer's name or the exact nature of the improvement, but they say that the entire deal has been brought up short through the false values placed upon the one parcel yet needed by a morning newspaper, several days ago. The transaction when completed promises to be an important one and may result in the erection of an apartment house similar to the Alpine and Marsinique.

The list of sales for the week contained many important transactions in vacant property. Among these were the sales of thirty-one lots near Lenox avenue and 140th street, twelve lots at Madison avenue and Ninety-ninth street, six lots of the old Columbia College site, on Forty-ninth street; two lots on Fifty-fifth street, a part of the St. Luke's Hospital property; a lot at Fifth avenue and Ninety-seventh street; a plot on Ninety-fifth street, near Fifth avenue, and a number of lots in the neighborhood of Washington avenue and 171st street.

Among the private residences which were sold during the week were No. 576 Madison avenue, No. 71 Park avenue, No. 2 East Seventy-fourth street, No. 41 West Seventy-second street, the Bacon residence at Riverside Drive and 104th street, and the dwelling bought by ex-Postmaster-General Thomas L. James, No. 320 West Eightieth street.

As compared with the activity in the sales-room the week before, last week was quiet as far as the auction market was concerned. A large number of the parcels scheduled for sale were withdrawn, while fully as many were bid in. The only sale to which any interest attaches was that of the seven-story office building at Pearl and Beekman streets. The property was a part of the John Pettit holdings, and was sold to the plaintiff, Lady William Beresford, for $140,000.

A number of interesting sales at auction are scheduled for the next few weeks. They include the Huntington tract, containing ninety-one lots, the realty holdings of the John Bisco estate, and the sale of 132 parcels of Bronx property, improved and unimproved, belonging to the estate of Josephine L. Peyton, deceased.

Following are the comparative tables of the conveyances, mortgages and projected buildings for Manhattan and the Bronx for the corresponding weeks of 1898 and 1899 as compiled by the *Record and Guide*:

CONVEYANCES.	*1899. April 15 to April 20, inc.*	*1898. April 15 to April 21, inc.*
Total number	407	247
Amount involved	$8,634,910	$2,063,958
Number nominal	184	143
Total number of conveyances Jan. 1 to date	5,008	5,036
Total amount of conveyances Jan. 1 to date	$53,559,403	$38,864,265
MORTGAGES.		
Total number	455	383
Amount involved	$6,598,078	$5,084,566
Number over 5 per cent	107	137
Amount involved	$2,130,453	$1,008,197
Number at 5 per cent	152	161
Amount involved	$1,927,815	$2,925,929
Number at less than 5 per cent	188	85
Amount involved	$2,534,810	$2,090,440
Number of above to banks, trust and insurance companies	121	77
Amount involved	$2,141,000	$1,861,650
Total number of mortgages Jan. 1 to date	5,309	5,487
Total amount of mortgages Jan. 1 to date	$107,580,380	$94,895,936
PROJECTED BUILDINGS.		
Total number new buildings	185	75
Total amount	$3,158,815	$1,817,100
Total amount of alterations	$102,157	.....
Total number of new buildings Jan. 1 to date	1,582	1,066
Total amount new buildings Jan. 1 to date	$93,254,357	$34,287,290
Total amount of alterations Jan. 1 to date	$1,856,092	$1,546,546

Private Sales.

The Mercantile National Bank has bought the property No. 189 Broadway, a five-story brick building on lot 25.5x100.2, adjoining its present building, for about $430,000. The property will be used in the enlargement of the bank.

Henry Corn is reported to have sold to the Goelet estate the plot, 15x92, on the north side of Seventeenth street, 150 feet west of Fifth avenue.

Samuel Frothingham has sold for Henry Corn the five-story apartment house, No. 635 Lexington avenue, taking in part payment property at Rutherford, N. J.

Abram Perelman has sold to Elizabeth Schlesinger the four six-story tenements on plot 103.7x100, Nos. 129 to 135 Greene street, and the lot, 25x100, 175 feet south of Houston street. He takes in part payment Nos. 120 and 122 Lewis street.

Boehm & Boehm have sold to a builder the old buildings, on plot 65x86.6, No. 42 to 46 East Twenty-eighth street. The property is a part of the Stephenson Car Works secured at auction by the seller.

Ashforth & Duryee have sold the four-story dwelling, on lot 16x100, No. 31 West Thirty-first street.

John Dwight has sold thirty-six lots, with an old factory building on them, at 41st avenue and 112th street. The buyer is Sanford Gray.

W. J. Roome has sold the three-story brownstone dwelling, 16.8x50x100, No. 310 West Forty-eighth street.

Miles A. Heller have sold for Anson Phelps Stokes the three five-story double flats Nos. 456 to 460 West 142d street. The buyer is Mary E. Plummer, who gives in exchange the six-story business building No. 228 Pearl street.

J. W. & A. A. Teets have sold for a client the three-story brownstone dwelling No. 358 West 126th street.

Weil & Mayer have sold the six-story tenement, on lot 28x100, No. 76 James street.

The Ernst-Mars-Nathan Company has sold, through David Stewart, to James B. Gillespie seven lots, 16.11x175, on the northeast corner of Broadway and 122d street. The sellers take in part payment the Broadway brownstone apartment houses Nos. 261 and 263 West 122d street.

Philip Farmer has sold to Mrs. M. E. Malvihill the five-story brownstone flat, on lot 19x100.11, No. 10 East 111th street.

Louis Lese has sold to S. Kahn the four-story brownstone dwelling, on lot 20x100, No. 346 East Fiftieth street.

Monday's Auction Sales.

BY WILLIAM M. RYAN.

Seventy-sixth street, Nos. 109 and 111, north side, 125 feet east of Park avenue, 40x102.2, two five-story brick flats; Yette and Henry Katzenberg vs. Isabella E. Randall, individually and as executrix and trustee under will of Emma Appellet et al.; Moses Goodman, attorney; Nathaniel A. Elsberg, referee; amount due $4,361; subject to mortgage, $34,000, and taxes, &c., $700.

BY S. DE WALTTEARES.

Twenty-seventh street, Nos. 40 to 55, north side, 100 feet east of Sixth avenue, 100x98.9, ten-story brick hotel, Gerlach; the trustees of the Peabody Educational Fund against Charles A. Gerlach et al.; Sherman Evarts, attorney; Edward Schenck, referee; amount due, $413,-905; subject to taxes, &c., $3,111.50.

BY PETER F. MEYER & CO.

St. Nicholas avenue, Nos. 828 to 832, east side, 35 feet south of 152d street, 76.9x— to St. Nicholas place x75x—, three five-story brick flats; Arthur J. Foster vs. Moses A. Hoppock et al.; Forster & Spier, attorneys; John Delahunty, referee; amount due, $10,-621; subject to mortgages, $114,000, and taxes, &c., $34.27.

BY WILLIAM KENNELLY.

Franklin avenue, No. 1391, west side, 73.6 feet south of 170th street, 20x100; two-story brick dwelling; Henry Vogel vs. Josephine A. Smith et al.; Dittenhoefer, Gerber & James, attorneys; Thomas F. Donnelly, referee; amount due, $6,355; subject to taxes, &c., $46.05.

Official Recorded Transfers.

Amsterdam av, s w cor 143d st, 99.11x71.2 to Hamilton pl x100.8x28.9; Jacob P Solomon, ex, to Isaac Stiebel $53,000
Av C, n w cor 7th st, 100x205; Av A, s w cor 10th st, 25x100; 11th st, s s, lot 25.6 map Unicorpet, 100x100; Robert W Albert to Mary M Bickford 1
Broome st, 100 and 111 and 24 Front st; Joan C Schaus to Edw H Tenbroeck and ano 1
Bogardus av, n e cor Leggett st, runs e 128.9 x s 80 x n 4.2 x e 15 x s 138.6 to 1 st st x w 94; James Buckhout, sr, to C A Belcher 1
Fox av, e s, at s e c 149th av, 4.7x0x irg x 94.4; Max Kerz to Albert E Kerz n 2,500
Lind av, w s, 553.8 s Wolf st, 40 x 90; Lind av, w s, 753.6 s Wolf st, 40 x 95x 225.5x100; Chas H Brown to Maximilian Morgenthau 12,000
Oakes av, n w cor Wall pl, 30.9x100; 35 ft 102; Land Co Dr Edenwald to Albert E Anderson 500
Oakes av, w s, 30.9 n Wall pl, 12.6x100; Land Co B of Edenwald to same 350
Oakes av, n w cor Wall pl, e s 3x100x89x 102.1; Albert E Anderson to Mary Kelly 1,500
Part plots 3 to 8, map Highbridgeville, lying east of Sedgwick av, with all title to Ellis H; also Wolf or 165th st, s w s, 75 n Land av, 100x125x irreg; Mary A Brown to Maximilian Morgenthau 138,000
Willis av, 263 n s, 50x94.6, ¼ part; Ludlow st, 41 and 43, e s, 18 n rt; Bertha Jacobs et al, exrs, to Joseph Fox 1
5th av, n e cor 118th st, 5.5x110; D W Wehrenberg to David Rickes and ano 1
7th av, s e cor 122d st, 25.2x100; Wm J Brown et al to Dietrich W Wehrenberg 100
27th st, 27 and 29 E, 28.9x—x28.9x24.9; Louis de Plasse to Auzene Mignot $1
49th st, 234 E, 16x100.5; Mary Donaldson to Reinhard Gemmerich 18,250
51st st, n s, 343.4 e 8th av, 18x100.5; Ella Smith to Wm G Robinson 1
74th st, s s, 305 e 6th av, 20x100; Henry S Ely to James Lowery, q claim 1
9.4x74 st, 37 e Park av, 42.11x100.11x 33x100.11; David L Newborg, exr, to Leopold H Gies 28,000
90th st, 67 E, 25x100.8; Frank Payne to Lillie Chien 1
136th st, n s, 250 w Home av, 50x100; Wm H Lake to Chas S Hibbard 1
140th st, n s, 346 w Broadway, 15x99.11; Mary McEwen to Park H Lynch 1
183d st, 70 e 11th av, 4.4x94.11; Gerhard Tietjen to John Jederson 11,500
183d st, s s, 40 e 11th av, 30x104.11; John Jefferson to Gerhard Tietjen 11,500
187th st, n s, 200 e 11th av, 25x189.9 to 188th st; Sheldon W Ball to Wm H Beam 100

Recorded Leases.

8d av, 1836; Walter F Kingsland to James Miller, 5 yrs $2,000
8d av, 2450 and 2452, store, &c; Hannah M Hurlbut to Max Lindemann, 10 yrs 1,500
6th av, w s, 75 n 140th st; Wm H Hall to Adriana Anderson, 1½ mos 1,080
523 st, 337 W; Kate M and Kate L Squibb and Charles W Treadwell to the Consolidated Brick Co, 3 yrs 200
75th st, 114 E; Edward Clarke to the Hotel St Lorenz Co, 12 yrs 1,100
Same prop; Leon S Myers to same, 25-12 yrs 1,000

Recorded Mortgages.

Av B, e s, 51.4 s 84th st; Catharine D Seidenburg to Charles Totsben, 3 yrs $5,000
Fox av, n e cor 149th av; Edenwald; Albert E Anderson to John Kelly, 3 yrs 1,500
Lots 3 to 8, map Highbridgeville, also Wolf pl or 165th st, s w s, 75 n Lind av, Maximilian Morgenthau to Mary A. Brown, 2 yrs 110,000
Lot 28 and part of lot 284, map Wilton, Harlem, Morrisania, and East Morrisania; Tony Alteri to Winthrop A Chanler et al, exors, &c, 5 yrs 9,500
Manhattan av, 89; John W Murphy to Bernheimer & Schmid, saloon lease, demand 1,900
Madison av, s w cor 38th st; Emilie Havemeyer to Frank H Presby, 3 yrs 210,000
St Mark's pl, n s, 75 w 1st av; Adam Trillich to Jessie Weisheimer, 3 yrs 18,000
3d av, 1340; James Miller to Bernheimer & Schmid, saloon lease, demand 8,500
3d av, n e cor 40th st; Isabel B. Tyte to Manhattan for the Savings of Merchants' Clerks, 5 yrs 1,000
6th av, n e cor 118th st; David Richey and Wm J Brown to Jonas B Kissam and ano, 1 yr 80,000
Same prop; same to Jonas B Kissam, 1 yr 22,000
35th st, n s, 285.8 w 8th av; Rachel Murray to Charles E Duross, 1 yr 800
7th st, 304 W; Caroline S Ward to S Maria Roberts, 1 yr 5,000
106th st, s s, 148.8 w Park av; Louis Lippman to Frederick A O Schwarz, 3 yrs 20,000
Same prop; same to German American Real Estate Title Guarantee Co, demand 6,000
116th st, n s, 115 e 1st av; Alexander Klinkowstein to Ida Loewy, 3 yrs 8,000
119th st, s s, 37.2 e Lenox av; Johanna Lalor et al to Ella W Mills and ano, exrs, &c, 3 yrs 25,000
119th st, s s, 300 e Lenox av; Johanna Lalor et al to Edith H Williams, 3 yrs 10,000
151st st, n s, 125 w Park av; John A Picken to the Germania Life Ins Co, 1 yr 64,000
156th st, n s, 950 e Home av; Chas S Hibbard to Edward W Davis, exr, &c, 3 yrs 15,000
156th st, n s, 975 w Home av; same to Wm C Renwick et al, trus, &c, 3 yrs 15,000
178th st, n e cor Burnside av; Adelbert O Becker to James Buckhout, sr, 3 yrs 7,800
187th st, n s, 200 e 11th av; Wm H Beam to Sheldon W Ball, 5 yrs 4,000

Assignments of Mortgages.

Bennett, Jesse C, exr, &c, to Clarina Cushman $3,000
Bach, Lewis Z, to Timothy Donovan, ¼ part 6,440
Lowerre, Jas, exr, &c, to Jas Lowerre ..... nom
Lawton, trus, to Newbury D Lawton ..... nom
Schmuck, Herman, and ano to Chas Masoth 1,516

Mechanics' Liens.

Amsterdam av, 1660; Hamilton pl, 111; Fredk Brandt vs Geo F Purrington $70.60
Wales av, w s, 112.7 s Westchester av, 50x 100.8x irreg; Wm Walsh vs Jose Rodriguez $488.00
7th st, 225½ E; Carl Schooss vs Thomas Brodie & ano 17.00
76th st, n s, 113 w Columbus av, 57.3x88.6; Frederick Brandt vs W B Smith 960.00
100th st, s s, 73.8 w Park av, 50x100; Henry Lippmann vs Minnie Schleuter 785.00
110th st, n s, 200 e 7th av, 75x100.11; Wm B Bell vs Thomas K Moore 1,471.66
117th st, Nos 46 to 52 W; Orrin D Person vs Elmund Farbach ..... $,178.61
182d st, n s, 150 w Amsterdam av, 50x79.9; E B Freeve vs Fred'c S Robinson 721.90

Foreclosure Suit.

71st st, n s, 121 e West End av, 18x92.2; Lawrence Wells, trust, vs Wm V Newman et al, atty G V N Baldwin.

Plans Filed for New Buildings.

Broadway, 877; improvements to offices; Ewen McIntire, owner; F. D. Gheen, architect; cost 1,000
Chrystie st, 30; six-story flat and stores; Bernard Kling, owner; G F Pelham, architect; cost 426,000
Boulevard Lafayette, w s, 85 n 159th st; three three-story and basement dwellings; Emma Fish, owner; L F J Weiher, Jr, architect; cost 448,000
Houston st, 274 E; six-story flat and stores; S J Pizer, owners; G F Pelham, architect; cost 28,000
Monroe st, 285; improvements to tenement; Charles Stutz, owner; Fred Ebling, architect; cost 1,200
Pike and Monroe sts, n e cor; six-story flat and stores; Lottie Rattner, owner; M. Bernstein, architect; cost 20,000
Rivington st, 105; six-story flat and stores; Horenburger & Straub, architects; cost 80,000
Thompson st, 144; six-story flat and stores; Harris A Solomon, owners; M. Bernstein, architect; cost 25,000
2d av, 320; improvement to tenement; Henry Gentzler, owner; Henry Regelmann, architect; cost 1,000
4th st, 105 W; improvement to dwelling; Jenny Levy, owner; William C Frohne, architect; cost 1,200
7th st, 108 E; six-story flats and stores; Charles Weinstein, owner; Schneider & Herter, architects; cost 22,000
7th av and 22d st, s w cor; five six-story flats and stores; Leopold Kaufmann, owner; Schneider & Herter, architects; cost 140,000
8th av, w s, 25 n 112th st; two five-story flats and stores; William Clrown, owner; G A Schleicher, architect; cost 34,000
8th av, n e cor 126th st; three five-story flats and stores; Alfred Fabbri, owner; N Serle Passano, architect; cost 75,000
8th av, one five-story flat and stores; Alan Hudnutt & Lorne, owners; Israel A Heath, architect; cost $20,000
22d st, 24 W; six-story and basement flats; James Dwyrne, owner; G F Pelham, architect; cost 28,000
East River, foot 9th st; five-story storage warehouse; James Meehan, owner; George H Griebel, architect; cost 5,350
59th st and Central Park West, n w cor; six-story flat; Matthew S Fulgenziti, owner; Thomas W Lamb, architect; cost 100,000
59th st, 105 E; improvement to tenement; Henry Winkler, owner; cost 1,000
10th st, 229 E; six-story flat and stores; F J Lederle, owner; F Herter & Son, architects; cost 26,000
Bouloist, 40 to 46; two five-story flats and stores; F J Herter, owner; F. Herter & Son, architects; cost 56,000
Lewis st, 251; six-story flats; Leopold Kaufmann, owner; Schneider & Herter, architects; cost 25,000
115th st, s e cor Pleasant av; generator building; Manhattan Gas Company, owner; G L Weeds, architect; cost 18,000
127th st, n s, 50 e 5th av; improvements to factory; James F Welsh, owner; George W Spitzer, architect; cost 6,000
135th st, n s, 100 w Amsterdam av; two five-story flats; John Davis, owner; Henry Fouchaux, architect; cost 60,000

REAL ESTATE BOARD OF BROKERS

Real Estate.

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64 Cedar St. 27 West 30th St.

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Borough of Manhattan—For Sale.

Above 14th St.—5th Av. to East River.

A PLOT, 75x100, ON 3D AV.,

near 116th st., can be sold on easy terms to a builder.

THOMAS & ECKERSON, 35 West 30th St.

Above 14th St., 5th Av. to North River.

Good House! Reasonable Price.

We are selling some unusually attractive houses on Edgecombe avenue and 138th street, near 140th street elevated station, 18 to 20 feet wide, newly decorated, tiled bathrooms, situated in restricted private house neighborhood on West Side. Prices, $14,000 to $18,500, $3,000 or more down, mortgage to suit. Full commission to brokers. Call at premises, 94 Edgecombe avenue.

Further particulars of the Agents,

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A Choice Investment.

Mercantile Building. Long Lease.

PAYING 5 1-2 PER CENT. NET.

CHAS. H. EASTON & CO.,

116 WEST 42D ST.

EVERY DAY THIS WEEK.

Look for our special bargain "ad." For to-day $12,000—3-STORY PRIVATE DWELLING, $8,000 below price; low rate mortgage; fine residence location; all private houses; hardwood throughout; $400 per year covers interest, mortgage and all expenses; $600 per year saved; these houses rent for $1,200. CHAS. S. KOHLER & BRO., 906 Columbus av. (104th).

93D ST., near Central Park West.—4 story and basement brownst ne dwelling, 19x50x100; price, $16,500; free and clear.

65TH ST., near 2d av.—Brick dwelling, 18.9x100.5; price, $8,000; free and clear.

BRYAN L. KENNELLY & CO., 66 Liberty st.

Washington Heights—Above 125th st., West of 8th av.

THE RUSH

Is beginning to come on Washington Heights, and the buyers and renters are now racing up the bargains. The eight-cent fare combination between the cable and the L goes into operation in a few days. We still have a few "snaps," such as No. 614 West 147th st., a splendid 3-story house, at $14,000; No. 23rd st., near 8th, $10,000, &c. Although last week cut down our list of houses to rent considerably, we still have two beautiful houses in 140th st. and some in Audubon Park that combine all the advantages of city and country houses. Call and see us.

Chas. Griffith Moses & Bro.,

157th st. and Amsterdam av.

Miscellaneous.

PLOTS of 4½, 5 and 2 lots; corners for sale. CYRILLE CARREAU, 235 Grand st., near Bowery.

Real Estate—Out of the City.

Westchester County—Sale or Rent.

Riverdale on Hudson.—House, stable and garden; rent $1,500; season or year; fine view of river. WM. HENRY FOLSOM, 239 5th av.

A SELECT FINE OLD COUNTRY SEAT.—Scarsdale; large dwelling; abundance of fruit and shade; near station; good train service. SWARTWOUT & CO., 157 East 125th st.

Long Island—Sale or Rent.

At Lloyd's Neck, L. I.,

FACING LLOYD'S HARBOR.

The manor house of the Alden estate for rent furnished; a handsome, well preserved, and comfortable residence, containing fifteen rooms. Stable, carriage-house, laundry, boathouse, and outbuildings. Very reasonable rent to desirable tenant.

For further particulars, apply to agents.

McVickar & Company,

1368 Broadway and 24 Nassau Street.

New Jersey—Sale or Rent.

TO RENT AT BERNARDSVILLE, N. J., on Mine Mount, a fully furnished house of ten rooms; bath, hot and cold water, stable, icehouse, &c. Apply to GERALD E. BROWN, Equitable building, 120 Broadway, N. Y.

Miscellaneous—Sale or Rent.

Fine Summer Seaside Resort Residence, cost $25,000, overlooks York Harbor, Me., and the sea. New house, all furnished, stable with horse, carriage and hired man, garden full of vegetables, stored ice, beautiful front field, abutting tide water, safe bathing on estuary and tide water of York River. Twelve acres; house has modern improvements, sixteen rooms, elegant place overlooking sea and York River. Two thousand wealthy summer residents all around you. Long distance telephone in library. Party expects to be away and will rent for the summer season, including horse, carriage and hired man who cares for the estate. Photographs will be loaned for examination only. Address YORK COUNTY NATIONAL BANK, York Village, Maine. Send for descriptive book on "Old York by the sea" as a Summer Resort.

Cyrus Field Judson

31 Nassau St. and 503 Fifth Ave.

BAR HARBOR SPECIALTIES.

All the desirable residences along the Sound and Hudson River; also Norfolk and Litchfield, Conn. Cottages for sale and rent. Telephone 1071 Cortlandt.

Real Estate to Exchange.

MADISON AV., near 130th st.—4 full, fine 5-story flats, for clearer property. CYRILLE CARREAU, 235 Grand st., near Bowery.

TO EXCHANGE.—Corner plot lots, Manhattan, for flat or tenement. SWARTWOUT & CO., 157 East 125th st.

116TH ST., near Lexington av.—5-story fine flat, 25 fully rented, for lower priced property. CYRILLE CARREAU, 235 Grand st., near Bowery.

Real Estate at Auction.

RICHARD Y. HARNETT & CO., Auct'rs.

WILL SELL AT AUCTION,

WEDNESDAY, APRIL 26,

At 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway,

By order of FRANK MOSS [illegible] and THOMAS NELL, Esq., Referee in the Estate of JOHN [illegible]

141 EAST 60TH ST.—Lot 22x100; 3-story brick double tenement with stores; 5-story brick tenement in rear.

245 EAST 22D ST.—Two 3-story brick tenements (front and rear); lot 22x99.

345 AND 347 EAST 22D ST.—Two 3-story brick double tenements, 1-story extensions, 2 stores in each; lots 20x100 each.

244 AND 246 EAST 23D ST.—3-story and basement single flats; lots 24 by 97.5 each.

238 AND 240 EAST 23D ST.—3-story and basement brick residences; lots 20x100.5 each.

232 EAST 6TH ST.—3-story and basement brick flat; lot 18x90.

STEPHEN B. BRAGUE, Esq., Attorney, 95 Nassau St.

WEDNESDAY, MAY 3.

11TH AV., S. E. CORNER 63D ST.,

5 VERY CHOICE LOTS

25x100 each. 70 FEET CLOSE, map plan on mortgage at 4½ PER CENT.

AMSTERDAM AV., N. W. COR. 159TH ST.

4 VERY CHOICE LOTS

3 on avenue, 25x100 each; 1 in street, 20x99.11.

WILLIAM A. SEAY, Esq., Attorney, Corlies Building, 90 and 92 West Broadway.

Maps at Auctioneers', 71 and 73 Liberty st.

Real Estate.

WM. HENRY FOLSOM,

REAL ESTATE,

Agent, Broker, Appraiser,

239 5TH AV., NEAR 27TH ST.

Real Estate at Auction.

WILLIAM M. RYAN, Auctioneer,

will sell at auction at Real Estate Salesroom, 111 Broadway, N. Y., at 12 o'clock noon,

Wednesday, May 10, 1899,

SUPREME COURT PARTITION SALE,

Estate of

SAMUEL J. TILDEN, Dec'd,

under the direction of

Thomas F. Donnelly, Esq., Ref.,

14 & 15 Gramercy Park,

THE BEAUTIFUL RESIDENCE AND GROUNDS OF THE LATE

Hon. Samuel J. Tilden,

SITUATED ON 19TH AND 20TH STS., BETWEEN 4TH AV. AND IRVING PLACE, FACING GRAMERCY PARK, AND IN LOOKING GRAMERCY PARK RIGHTS. HAS A FRONTAGE OF 50.3½ FEET ON 20TH ST. A DEPTH OF 184 FEET RUNNING THROUGH TO 19TH ST., WITH A FRONTAGE OF 50.3½ FEET ON 19TH ST. The house is a magnificent 4-story high stoop basement and cellar, brown and red stone front, with gray and red granite trimmings, has two ranges, contains 20 rooms, 5 bathrooms, laundry, drying room, &c. Hardwood trim, carved ceilings, parquet flooring, open fireplaces, carved mantels, tapestry walls, 2 steam heaters, French range, elevator, &c. Coal vault in rear with capacity for 100 tons, inclosed tank on roof. The 19th st. front is a fine coach house and stable.

CARTER & LEDYARD, Esqs., Pltff's Att'ys, 54 Wall st.

Maps at office of Auctioneer, 111 Broadway, N.Y. city.

WILLIAM M. RYAN, Auctioneer,

will sell at auction at the New York Real Estate Salesroom, 111 B'way, N. Y., at 12 o'clock noon,

THURSDAY, APRIL 27, 1899,

EXECUTRIX'S SALE, WITHOUT RESERVE,

By order of EMMA F. CALLANAN, Executrix of Estate of CATHERINE CURRAN, deceased,

133 AND 135 EAST 70TH ST.,

N. S., 20 FT. WEST LEXINGTON AVE.,

2 3-story high stoop, basement and cellar brick dwellings, size of each 17x102.2.

This property will be sold one house with privilege of other at same price, to accommodate purchasers who may desire a single house or builders who may desire a valuable building lot.

RUTHERFORD, N. J.

On HACKENSACK ST., corner of ORCHARD ST., and convenient to THE ERIE DEPOT,

VALUABLE PLOT OF GROUND 87x ABOUT 175.

JAMES S. CAMPBELL, ELKUS & McGUIRE, Esqs., Attorneys for Executrix, 50 Pine st.

Maps, &c., at Auctioneer's office, 111 Broadway, N. Y.

WILLIAM M. RYAN, Auctioneer,

will sell at auction at the New York Real Estate Salesroom, 111 Broadway, N. Y., at 12 o'clock noon,

TUESDAY, APRIL 25, 1899,

PARTITION SALE, BY ORDER OF OWNERS,

MAGNIFICENT INVESTMENT PROPERTY,

Southwest Corner West End Av. and 79th St.,

being substantial modern 7-story and basement brick and stone apartment hotel; equipped with electric elevator, tiled halls, hardwood trim, exposed plumbing. The building is most substantially built and excellently arranged. Size of plot 48.8x100.

FERDINAND HIRSCH, Esq., Attorney,

Maps at Auctioneer's office, 111 Broadway, N. Y.

WILLIAM M. RYAN, Auctioneer,

will sell at auction at the New York Real Estate Salesroom, 111 Broadway, New York,

at 12 o'clock noon,

THURSDAY, MAY 4, 1899,

TRUSTEE'S SALE,

by order of CHARLES A. LONGSTRETH, Esq., trustee for the heirs of WILLIAM C. AND THOMAS J. LONGSTRETH, deceased,

207, 209, 211, 213 AND 215 WEST 135TH ST.,

BETWEEN 7TH AND 8TH AVS.,

five five-story and basement stone and brick front handsome single apartment houses, in good order, with all modern improvements, size of each, 25x90.11.

WILDER & ANDERSON, Esqs.,

Attorneys for Trustees, 45 Cedar st., New York.

Maps, &c., at auctioneer's office, 111 Broadway, New York.

WILLIAM M. RYAN, Auctioneer,

will sell at auction at the New York Real Estate Salesroom, 111 Broadway, N. Y., at 12 o'clock noon,

FRIDAY, APRIL 28, 1899,

Supreme Court Foreclosure Sale,

AQUEDUCT AV., MACOMB'S DAM ROAD, UNIVERSITY HEIGHTS,

BETWEEN KINGSBRIDGE ROAD AND FORDHAM ROAD,

TWO VALUABLE PLOTS OF LAND.

Plot No. 1, on Aqueduct av., 535.5 ft. east of 190th st., size 270x irreg x about 226.

Plot No. 2, adjoining Plot No. 1, on Aqueduct av., 150 ft. east of 190th st., size 347.5x about 226.

FRANCIS K. CANTINE, Esq., Referee.

TOWNSEND WANDELL, Esq.,

Pltff's Atty., 51 Chambers st.

Maps at office of Auctioneer, 111 B'way, New York C.

WILLIAM KENNELLY, Auctioneer,

will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,

TUESDAY, APRIL 25TH, 1899,

SALE absolute (without reserve)

NO. 313 WEST 138TH ST.,

the choice lot, with beautiful three-story, basements and cellar brick and stone dwelling, hardwood trimmed; decorated; mirrors; chandeliers; all improvements and in perfect order; size of lot 17.6x 99.11 ft.; terms very liberal.

Messrs. Rabe & Kellogg, Attorneys, 248 Broadway.

HANDSOME FIVE-STORY BROWNSTONE FLAT,

NO. 278 WEST 119TH ST.,

the desirable lot, with five-story and finished basement brownstone flat, arranged for two families each floor; handsomely decorated; including all improvements; perfect order and well rented; size of lot 25x100.11 ft.; terms liberal.

Thomas F. Rush, Attorney, 100 Broadway.

NO. 244 WEST 51ST ST.,

handsome five-story and finished basement, brick and stone front, modern flat, (rented); in excellent order and well rented; and lot 20x100.5 ft.

NO. 633 2D AV.,

near 84th st.—Four-story (store) and cellar brick tenement, in good order, all rented, and lot 19.8x76 ft.

183D ST.,

northeast corner of Tiebout av.—Valuable corner lot, 18.6x102, and lot adjoining on street, 20x101 ft.; terms liberal.

Edward Y. Thornall, Esq., Attorney.

Particulars at Auctioneer's, 111 Broadway.

JERE. JOHNSON, JR., CO.,

Real Estate Auctioneers,

will sell at

POSITIVE AUCTION

TUESDAY, MAY 2, 1899,

at 12 o'clock noon, in the

Brooklyn Real Estate Exchange,

18 Montague st., Brooklyn,

77 LOTS, 8TH WARD,

48th, 49th & 50th Sts.,

between 7th and 8th avs., Brooklyn.

49TH ST., PAVED WITH BELGIAN BLOCK AND SUPPLIED WITH WATER MAINS.

70% ON MTGE. AT 5%.

The Brooklyn Rapid Transit Company expect to have their new line through 49th st. in operation within the next few months.

Maps and additional information from JERE. JOHNSON, JR., CO., 189 Montague st., Brooklyn, and 189 Broadway.

CHARLES A. BERRIAN, Auctioneer,

will sell at auction on

WEDNESDAY, APRIL 26, 1899,

at 12 o'clock noon, at the New York Real Estate Exchange, No. 111 Broadway, N. Y. City,

50 Choice Lots,

BEDFORD PARK,

desirably situated on

SOUTHERN BOULEVARD, WEBSTER, JEROME, DECATUR, BRIGGS, HULL, RAINSBRIDGE, SCOTT AND KIRKSIDE AVENUES, BRONX BOROUGH, NEW YORK CITY.

Send for maps and full particulars to Maurice S. Cohen, Attorney, No. 44 Broadway. Samuel E. Burke, Attorney, 220 Broadway. Charles A. Hess, Attorney, No. 149 Broadway. Charles R. Crooke, Real Estate, 1 Madison avenue, or Auctioneer, No. 141 Broadway, N. Y. City.

JAMES L. WELLS, Auctioneer,

will sell at auction, at 111 Broadway, N. Y. Real Estate Salesroom, THIS DAY, APRIL 25, noon, by order of Trustees,

ESTATE PROF. CHARLES DAVIES, DECEASED,

Old Colonial Residence, 7 Acres,

Finely situated on South and Newburgh avs.,

FISHKILL-ON-HUDSON,

known as the Mansion of Davies Place; residence, 16 rooms, bath, &c; gardener's cottage, stable, grape and peach houses; much fruit of trees; surrounded by beautiful groves; fine views of Hudson River, Newburgh Bay and Fishkill Mountains; convenient to railroad station and river.

60 PER CENT. MAY REMAIN ON MORTGAGE.

Maps and particulars with the Auctioneer, 141 Broadway. SAMUEL FROTHINGHAM, Real Estate, 51 Liberty st., and DAVIES, STONE & AUERBACH, Attorneys, 32 Nassau st., New York.

Real Estate.

A.—J. HAMILTON HUNT,

REAL ESTATE,

member of the Real Estate Board of Brokers,

207 WEST 81ST ST., NEAR BROADWAY,

late of 211 Boulevard,

is now prepared to offer very choice bargains in west side Properties, from revised list, for sale or rent.

Real Estate at Auction.

JAMES L. WELLS, Auctioneer.

EXECUTORS' AND TRUSTEES' SALE.

By order of the Executors and Trustees of the

ESTATE OF JOSEPHINE L. PEYTON, Dec'd

at 111 Broadway, N. Y. Real Estate Salesroom,

THURSDAY, MAY 4TH, NOON,

132 PARCELS

BRONX BOROUGH PROPERTIES.

THIRD AVENUE.

Nos. 3051 and 3053, w. s., 50 ft. n. 156th st., plot 46x112, frame buildings, adjoins L station.

N. W. cor. 157th st., one lot.

No. 3049, w. s., 25 ft. n. 157th st., 3-story frame store, dwelling and lot.

W. s., 24 ft. s. 158th st., one lot.

E. s., between 150th and 151st sts., one lot.

148 E. 151ST ST., NEAR 3D AV.

S. s., 100 ft. west, plot about 83x98, frame dwelling.

1724 BATHGATE AV.,

E. s., 50 s. 174th st., frame dwelling, 2 lots.

WESTCHESTER AV., AND 156TH ST.

Northwest side, 25 very choice lots.

OPPOSITE MELROSE STATION.

Entire block, Park and Teller avs., 162d and 163d sts., 9 lots.

WEBSTER AVENUE.

E. s.,