REAL ESTATE NEWS.

The cumulative activity in the brokerage business noted particularly during the past three weeks affords unmistakable evidence that the real estate market is entering upon a period of movement and enterprise in sympathy with current developments in the field of general industry. The December dealing in real estate usually forecasts the character of the spring market. By comparison with the present month the December of last year was distinctly inferior in interest. The news, meagre in quantity, was concerned with small professional operations supplemented by sales of private houses, the staple business of a contracted market, and accurately prefigured the conditions that have prevailed down to the present month. Current news, on the other hand, is concerned to a notable degree with large activities, while at the same time disclosing a marked increase in small transactions. During the week nearly a dozen sites were purchased by builders and building loan operators for improvement with elevator apartments and family hotels, and the capital thus temporarily directed into real estate for the purpose of realizing operative profits was reinforced by not far from a million dollars permanently invested through purchases by John Jacob Astor, William D. Sloane, ex-Mayor Schieren, George C. Boldt, and a syndicate represented by G. A. W. McLaughlin & Co.

That this budget of notable sales is not the result of chance coincidence is apparent partly from the dealings of the preceding two weeks, partly from the unusual number of current unauthenticated though plausible reports of important negotiations that have not yet reached the contract stage. Nearly every large brokerage house professes to be engaged upon business of the seven or at least six-figure class. It is suggestive of the direction which the revival of activity is taking that most of the noteworthy unfinished business, like that which has recently been published, affects uptown sites for projected apartments and mercantile investment property. The renewal of constructional work, though necessary to a well-rounded, normal market, is, at the moment, of less importance than the development of a demand for improved property. Constructional work fluctuates with comparative rapidity according to the movement of building material prices and temporary changes of sentiment in the mortgage loan market. The variation in the demand for realty investments, on the other hand, extends over longer periods, being affected less by credit panics than by prolonged alternations of industrial depression and prosperity. Of improved real estate, business promises are the first to recover after a period of depression, and are consequently first to yield a rental income sufficient to attract investment buyers. Obviously, a tenant will place more value on property that enables him to earn an income than on his dwelling; he will therefore sooner economize rent for the latter, and will also sooner increase expenditures in respect to the place of business.

The recovery in net income from business property was retarded by the tax increase occasioned by the consolidation of the greater city. But for two years now a steady, though slow, improvement in renting conditions has been noted in all classes of business property, while mortgage loans have fallen to a point where money can be borrowed freely at 4 per cent. The current December's brokerage reports, therefore, give promise of activity, not only in vacant land, but also in improved property. The recipients of the January dividend and interest payments will find it difficult to place their surplus in any other investment security than the fee of improved real estate without accepting less than 4 per cent. returns.

N. Brisham Hall & Son have sold for Sarah A. Walker, Edwin Forrest Lodge of the Actors' Order of Friendship, Anna Lacroix and Valentine Loewy, Nos. 704, 706, 708 and 770 West Forty-seventh street, south side, 80 feet east of Longacre Square, with old buildings, 76.3x100.4. Also for William A. McFeiland, 1564 Broadway, 60.6 feet south of Forty-seventh street, a four-story building, 20x80, abutting the above, to Kirke Lasbelle. The purchaser will erect, commencing May 1 next, a theatre with stage and auditorium on Forty-seventh street and a six-story building on Longacre Square, containing a Broadway entrance with offices in the upper stories which will be used for his own enterprises, and will be open about Oct. 1, 1901.

David Stewart has sold for the Cunningham estate to an out-of-town investor the plot, 50x100, on the west side of Amsterdam avenue, 25 feet north of 155th street. The property has three-story business buildings on it.

Albert E. Gibbs & Co. have sold for Mrs. M. M. Mott to Mrs. M. Miller No. 131 West Eighty-first street, a four-story brick and stone dwelling, on lot 17.5x102.2.

Ex-Mayor Hugh J. Grant has sold the vacant lot on the northwest corner of West End avenue and Seventy-first street, 25x100.

Walter Jennings has sold his residence, No. 12 East Forty-first street, 21x98.9, to Thomas Hastings of Carrere & Hastings.

Mr. Iselin & Co. have sold for Mrs. Alexander Van Rensselaer to George Sutherland the Sailors' Snug Harbor leasehold property, No. 39 East Ninth street, a four-story and basement dwelling on lot 23x12.3.

John Peters has sold for Frederick Weber to Carrie Gill No. 308 East Ninety-third street, a five-story double flat on lot 25x100.8.

Sobel & Kean have bought the northeast corner of First avenue and Seventy-eighth street, a plot 100x100, and the southwest corner of First avenue and Thirty-second street, a plot 30x65. The buyers will improve both plots.

Lea Meyer has sold to Henrietta Levy and Eva Hoffman Nos. 111 and 113 West 134th street, two five-story flats, on plot 52.6x100.11.

Lowenfeld & Prager have sold to Samuel D. Tomback No. 228 East Eightieth street, old building, on lot 20x102.2. Mr. Tomback recently bought Nos. 230 to 234.

Peter Axelrad has sold for William H. Jackson Nos. 53 to 61 East 117th street, five five-story flats, on plot 152x100.11, to Elias Gusarof, Mary Steindler and Herman Gompert.

Horace S. Ely & Co. and Douglas Robinson & Co. were the brokers in the purchase by John Jacob Astor of No. 55 West Twenty-fifth street.

Charles E. Duress has leased to Conron Bros. the block front between Thirteenth and Fourteenth streets, on the east side of Tenth avenue, running back 150 feet, with the exception of the southeast corner of Fourteenth street and Tenth avenue, 22x80. Six lots were leased from the Weeks estate for a lease on part of the Weeks property. Conron Bros. paid $12,000 premium. Four lots on Tenth avenue were leased from the Ludlow estate, and two on Fourteenth street, 50x100, from the Roosevelt estate. The lease is for twenty-one years with privilege of renewals. The lessees agree to put up a four-story building, which becomes the property of the several estates at the expiration of the leases. Conron Bros. will erect a store and warehouse for the use of their poultry business and for the accommodation of such firms as may need cold storage. A change of location for the large poultry and beef houses became necessary by the action of the city in taking the property in West Washington Market for dock purposes, which is now occupied by the large Western firms.

Real Estate Transfers.

DOWNTOWN.

(South of Fourteenth st.)

Houston st., s s, 50 w Wooster st, 25x98; Thomas F Donnelly, referee, to the Rector, &c, of St Matthew's Church, r s $50	80,000
36 st, 98 E, 2x77.8; Bessie Rittenpian to Samuel Blum and ano, r s $4	14,000
4th st, n s, 68 w Avenue D, 25x92.3; William H Drake to Catherine Neely, r s $5	15,000

EAST SIDE.

(East of Fifth av, between Fourteenth and 110th sts.)

6th st, 120 E, 17x100.5; Nellie S Fowler and ano to Lucy H White, all liens, r s $2	1
7th st, 50 E, 17x102.2; William M Evarts to Stuyvesant Wainwright, r s $22	22,000
10th st, 57.50 E, 60x100.11; Samuel J Ruth and ano to Jacob Bluestein, mtge $47,000	100

WEST SIDE.

(West of Fifth av, between Fourteenth and 110th sts.)

18th st, 342 W, 25x92; Rose N Lesser to Leopold Rosenthal, r s $6, mtge $28,250	$37,250
26th st, 306 W, 25x88.9; Hugh McIlroy to Kate Johnson, r s $5, mtge 20,000	1
65th st, s s, 264 e Amsterdam av, 19x100.5; Charles J Hartmann to Elizabeth Mott, r s 500	1
76th st, 140 w Amsterdam av, 25x102.2; John Beckhardt, referee, to Clara V Burton, r s $25,500	25,500
Amsterdam av, e s, 104.8 n 98th st, 29.11x—x74.10x100; Herman Sieglitz to Henry Sieglitz, ½ part, r s 25; also $17,000	1

HARLEM.

(Manhattan Island, north of 110th st.)

116th st, n s, 100 e Lenox av, 25x100.11; Ar thur J Conway to C H Wildermuth, r s $1, mtge $22,500	$1
119th st, n s, 352.11 w St Nicholas av, 25x 92.11x irreg; John F Sommell to Elise Sommell, r s $11, mtge $80,000	100
125th st, n s, 250 e 5th av, 25x100.11; Charles W West, referee, to William H Hull, r s 806, mtge $6,500	700
136th st, 214 W, 16.8x99.11; Lizzie M Van Brunt, widow, to Long Island Investment and Improvement Co, r s $2, mtge $10,750	1
Park av, W s, 292.6 s 132d st, 25x97.11x 26x97; Charles A Bernhardt to Reinhard Schneider, r s $4	1
119th st, s e cor Lexington av, 53.3x100.11; Zacharius Kurzman, referee, to Lewis S Davis, r s $2, mtge $55,000	2,000

BRONX.

(Borough of The Bronx.)

St Ann's av, w s, 150.4 s Westchester av, 81x 83.2x99.9x124; Adrian H Larkin, referee, to Walter Seaman, r s $82, mtge $18,000	$52,000
Main st, n w cor Elizabeth st, 150x110; Main st, s w cor Pilot av, 200.12x88.11x200x66; Pilot av, n s, 213.6 e Main st, 100x100; Frederic S Barnum, referee, to Jane A Dickie, r s $1,500	11,100
Main st, w s, 100 n Washington av, 300.11x 844.11 to Eastchester Bay x—; 350; Frederic S Barnum, referee, to Thomas McLure, r s $14,550	14,250
3d av, s w cor 171st st, 26x98.7x28x100; Emil Meyer to Charles Meyer, r s $30, mtge $23,000	60
3d av, w s, 126.2 s 171st st, 25x162.11x25x 164.8; Charles Meyer to Emil Meyer, r s $6.35, mtge $2,150	1
Forest av, w s, 383.7 s 165th st, 18.11x87x irreg; James Morrison and wife to William Morrison, r s $1, mtge $4,500	1
Pelham Bay Park, at Long Island Sound, runs w 290.6 to Pelham road, thence n e 150x e 275.3 to sound, thence s to beg; William B Randall to the Pelham Shore Improvement Co, r s $10, mtge $7,000	10,000
Brook av, w s, 237.11 n 158th st, 42x168.6x 42.8x157.8; also; Webster av, e s, 237.11 n e 158th st, 42x17.11x irreg; Elizabeth McPhillips to Janet C Macdonald, r s $2.50, mtge $6,250	1
Bathgate av, e s, 81 s 179th st, old line, 55.8x 89; Thomas H Bopp to Henry W Gilbert, r s $4, mtge $6,000	1
148th st, s s cor Brown pl, 16.8x60; Mary E Lynch et al to Leopold Hutter, r s $1, mtge $2,000	3,000
Same property; Leopold Hutter to Carrie L Mayer, r s $8, mtge $25,000	1
Park av, 3566-3570, e s, 40x150; Janet C Macdonald to Elizabeth McPhillips, r s $2.50, mtge $6,200	1

Recorded Leases.

Elizabeth st, 239; Vincenzo Amato to Vincenzo Restino and ano, 22 mos	$240
30th st, 449-451 W, 57x98.9; Louis Ferguson to Louis Runkel and ano, 5 yrs from Jan 1, 1901	4,200

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

Where no interest is stated read 5 per cent.	
Rivington st, 261; Katherina Stecher to United States Trust Co, due as per bond	$16,000

EAST SIDE.

(East of Fifth av, between Fourteenth and 110th sts.)

Gramercy Park carriageway, s e cor 21st st, also 21st st, s s, 80 e Gramercy Park carriageway; Eliza and Michael O'Meara to the Standard Finance and Trust Co, 2 yrs, 6 per cent	$2,000
Broadway, s w cor 24th st; Millie C Braeden and Mabel E Bishop to Miriam H C Canfield, 2 yrs, 6 per cent	2,000
73d st, 302 E; Joseph Saunders to Julia S Bryant, 5 yrs, 4½ per cent	10,000
76th st, 30 E; Stuyvesant Wainwright to William M Evarts, 2 yrs, 4 per cent	16,000
3d av, 926-928; Susan Burdick to Charles F Lacombe, 2 yrs	2,210

WEST SIDE.

(West of Fifth av, between Fourteenth and 110th sts.)

99th st, s s, 100 e West End av; Peter Powers to Martha M Pond, 2 yrs, ½ part	$1,000
57th st, n s, 275 e 10th av; Michael Egner to Josephine Stein et al, exrs, 2 yrs	1,000
24th st, n s, 375 w 6th av; Emma H Cannon to Frances V Nash, 3 yrs, 4 per cent	8,000

HARLEM.

(Manhattan Island, north of 110th st.)

Lenox av, n e cor 116th st; George W Eggers to the City Mortgage Co, 1 yr, 6 per cent	$128,000

BRONX.

(Borough of The Bronx.)

3d av, w s, 125.2 s 171st st; Emil Meyer to Charles Meyer, 2 yrs	$5,000
St Ann's av, w s, 150.5 s Westchester av; Walter Seaman to Enoch C Bell, demand, 6 per cent	40,000
Washington av, n w cor 171st st; Herman H Niebuhr and John A H Stadlander to Dollar Savings Bank, 1 yr	8,000

Assignments of Mortgages.

City Mortgage Co to Continental Trust Co	nom
Lase, Louis et al, to American Mortgage Co	nom
Phelan, James J, trustee, to James E Phelan	$8,000
Regenhard, Edward, to Anna S Finck	2,000
Rose, Hudson F, to John F Steeres	500
Metzler, Annie M, to Harriet B Willcox	500
Storer, Letitia McC, to John S Eakins	omitted
Weeks, Frederic D, trustee, to A S Weeks	nom

Foreclosure Suits.

Boulevard Lafayette, s w s, 136.2 n w 188th st, runs s 72.9 to 188th st x w 18x n 79.1 to boulevard x s e 19.1 to beg; Ella A Tiemann vs Frances J Schnugg; atty, C B Meyer.

South Oak Drive, n e s, lot 55 and part of lot 54, amended map of Bronxwood Park, Williamsbridge; The American Savings Bank vs Allan G Macdonell et al; atty, W Irwin.

10th st, n s, 140 w 8th av, 25x114, Wakefield; Ellen A Wilkinson vs Annie Troman et al; attys, Clocke & C.

165th st, n s, 75.6 e Tiffany st, 25x92.8x25.1x94.11; Empire City Savings Bank vs Martin and Carrie Johnsen; atty, C W Dayton.

125th st, n s, 325 w 7th av, 50x99.11; 126th st, s s, 325 w 7th av, 50x99.11; United States Trust Co, New York, vs Emma I Toplitz et al; atty, E W Shelton.

Mechanics' Liens.

Central Park West, 107-110; August C Grimm vs Alonzo B Alight	$1,039.85
26th st, 216 W; John Doyle & Son vs — McElroy	19.25
156th st, n e cor Hewitt pl, 25.11x100; Herr Getner vs Charles Phyle and E L Clarke	100.00
Prospect av, w s, 75 n 170th st, 200x100; Flushing Lumber Co vs Mabel M Moore	2,970.96
Boston road or av, s w cor 174th st, 52.2x100; The Staines Peck & Taber Co vs George J Kelly, Evelyn H and Joseph J White	680.00
151st st, n s, 200 w Amsterdam av, 100x100; John J Halloran vs Marshall & Hillebrand	63.40
Daly's av, 1980-1984; Ludwig Maurer vs Frank McCone	165.67
Anthony av, e s, 263 n 176th st, 50x100; Standard Plumbing Supply Co vs William B Schorer	284.82

Satisfied Mechanics' Liens.

92d st, s s, 297 w Central Park West, 17x— The Pittsburg Plate Glass Co vs John De Hart et al, lot 16, 1900	165.00

Lis Pendens.

10th st, s s, 143 w Av D, 25x75.5; Eleventh Ward Bank vs John and Louise A Powers, to declare trust, &c; atty, C S P Stillman.	

Building Loans.

97th st, n s, 125 e West End av, 75x100.11; Metropolitan Life Insurance Co loans Cecelia McCarthy	$100,000
119th st, n e cor Lenox av, 50x75.8; The City Mortgage Co loans George W Eggers	128,000

Plans Filed for New Buildings.

DOWNTOWN.

(South of Fourteenth st.)

Beekman and Nassau sts, n e cor; improvement to office building; Charles Ward Hall, 140 Nassau st, owner; Bannister & Schell, 60 Wall st, architect; cost	$150,000
Broadway, 277; improvement to bank and offices; National Shoe and Leather Bank, owner; Cady, Berg & See, 31 E 17th st, architects; cost	1,000
Clinton st, 199-201; improvement to hall; C H Wertheimer, 279 Delancey st, owner; Max Muller, 3 Chambers st, architect; cost	not stated
Walker st, 39-41; improvement to store; J B Fordegrain, 9 Murray st, owner; J O Brock, Long Island, architect; cost	200
West Broadway, 227; improvement to store; Henry Ahlert, premises, owner; W H Totten, 113 W Broadway, architect; cost	60

WEST SIDE.

(West of Fifth av, between Fourteenth and 110th sts.)

25th st, n s, 80 E 4th av; seven-story flat; Joseph Fleischman, 19 W 24th st, owner; Buckman & Fox, 11 E 59th st, architect; cost	$125,000
12th av and 49th st, s e cor; improvement to factory; A C Hepp, 24 W 26th st, owner; Frank Wennemer, 727 Trinity av, architect; cost	3,200

HARLEM.

(Manhattan Island, north of 110th st.)

117th st, n s, 175 w Lenox av; eleven five-story dwellings; Geraldine, 62 W 124th st, owner; Henry Anderson, 1181 Broadway, architect; cost	$200,000
Amsterdam av and 86th st, s w cor; seven-story flat; D W James, Madison, N J, owner; Hill & Hart, 1123 Broadway, architects; cost	15,000

BRONX.

(Borough of The Bronx.)

Verio av and 237th st, s w cor; improvement to dwelling; Mary A Harley, owner; W H Van Dusen, Woodlawn, architect; cost	$450
3d av, 1976; improvement to dwelling; Henry Schmidt, premises, owner, C F Meise, 678 E 143d st, architect; cost	300

City Real Estate.

Cyrus Field Judson

502 Fifth Av.

HOUSES FOR SALE AND RENT,

Furnished and Unfurnished,

in most desirable sections of the city.

Also Westchester county and out of town properties. Telephone 25-38-38th St.

ASHFORTH & CO.,

Real Estate,

No. 1509 Broadway.

EDWARD ASHFORTH. Near 44th Street.

Borough of Manhattan—Sale or Rent.

From Battery to 14th St., Inclusive.

LEASEHOLD PROPERTIES IN DOWNTOWN section at moderate prices.

RULAND & WHITING, 5 Beekman st.

Above 14th St.—5th Av. to East River.

FOR SALE OR RENT.

Four-story American Basement Private House.

On Murray Hill, near Lexington Ave.

Price, $22,000; rent, $1,800.

Possession January 1, 1901.

WM. HENRY FOLSOM,

14 West 29th St.

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

ELEGANT FOUR-STORY

AMERICAN BASEMENT HOUSE,

272 West 89th St.,

private block; will be sold cheap.

STABLER & SMITH,

674 Columbus Av., near 93d St.

GENUINE BARGAIN, and investment of $1,500 will pay $400 a year; a four-story double flat; first-class condition. T. W. SHOTWELL, 291 Lenox av., cor. 125th st.

Miscellaneous.

$1 BARGAIN—Two full lots, 40th st., near 10th av., 5,000; offer wanted.

FOLSOM BROTHERS, 835 Broadway.

DESIRABLE PLOTS AND LOTS in choice location, with building loans; prices reasonable.

FOLSOM BROTHERS, 835 Broadway.

DESIRABLE HOUSES, 4th to 12th sts., inclusive, near 5th av.; prices reasonable.

FOLSOM BROTHERS, 835 Broadway.

ATTRACTIVE RESIDENCES in Murray Hill section, prices ranging from $15,000 to $75,000.

FOLSOM BROTHERS, 835 Broadway.

Borough of Brooklyn—Sale or Rent.

Beautiful, Artistic Homes

30 MINUTES FROM PARK ROW.

2 and 3 Story Houses	Near Prospect Park Midwood street, just off Flatbush ave.; restricted neighborhood; stone houses of various colors and designs; Swell and square fronts; Box stoops	Prices Low, Terms to Suit.

70 HOUSES TO SELECT FROM.

40 ALREADY SOLD.

These houses are modern in every particular. The rooms are arranged with a view to comfort. Foyer or saloon parlors. Hardwood trim throughout; open plumbing, large closets, tiled bathroom, dumbwaiters, etc. Can be seen any day

W. A. A. BROWN, Owner.

Brooklyn office, cor. Flatbush Ave & Midwood St.

New York office, 149 Broadway.

Open evenings until 9. Sundays and Holidays all day.

SEND FOR ILLUSTRATED BOOKLET.

A Sale at a Sacrifice.

A group of strongly built brick buildings, 4 to 6 stories high, corner Throop and Lafayette ave., Brooklyn. Suitable for almost any kind of manufacturing, either with or without power, building of assembling, if carriages or automobiles, private or public school purposes, furniture, storage, &c. Every facility for inspection will be given to parties looking for such premises. Apply to A. E. Nicholson, corner Throop and Lafayette ave., Brooklyn, or to The Butterick Publishing Company, Limited, 17 West 18th st., New York.

City Real Estate.

Borough of Brooklyn—Sale or Rent.

4-STORY BROWNSTONE: LEFFERTS PLACE, BROOKLYN, $7,500, $2,000 CASH. ALSO BRICK FLAT, $700 CASH; MORTGAGE, $7,500.

PHILIP CASE,

220 BROADWAY, N. Y.

Borough of Queens—Sale or Rent.

Elmhurst.

12 minutes from 34th St. Ferry.

5c.-fare; commutation 6½, including ferry.

25 minutes by trolley to all ferries.

All improvements on streets; gas and electric lights; 26 houses sold; have 5 ready for occupancy; and wood finish; open sanitary plumbing; all improvements; from $5,000 to $7,500; terms, 10% cash, balance same as rent. Houses built to order from plans; 5 now under construction.

THE CORD MEYER CO.

Elmhurst, and 62 William St., City.

TEL. 41—NEWTON. 1961—JOHN.

Real Estate—Out of the City.

Westchester County—Sale or Rent.

SOUND FRONT.

Beautiful Building site, four acres, Davenport Neck, joining the Iselin country seat; very high ground, commanding beautiful view; the location and surroundings, one mile from New Rochelle station; will be sold on easy terms. WM. H. HOYT & CO., 5 Vanderbilt av., opposite Grand Central Depot.

TO LET—18 acres Welsh Estate on Throgs Neck, opposite St. Raymond's Cemetery, near West Chester station, New York; house, barn, sheds, cornerib, two poultry houses; suitable for market gardening or poultry raising. Inquire in Marble Yard on premises.

SEND 6c. in stamps for our illustrated catalogue of Country Seats, farms and houses for sale on Hudson, Harlem and New Haven railroads. WM. H. HOYT & CO., opposite Grand Central Depot.

RYE, 1 acre, 13 rooms, improvements; near station and Sound; only $17,500.

PERRY, 309 Broadway.

New Jersey—Sale or Rent.

The Picturesque Highlands

Above Montclair—a most desirable home-site, and termed by many as the Catskills of New Jersey. City water, macadamized roads, electric lights. Near Mountain House and only five minutes from trolley. New houses in course of construction. Terms to suit, and plans submitted for purchasers' approval. Some choice lots still unsold.

Charles H. Jaeger,

Bloomfield Ave., - - Verona, N. J.

TELEPHONE 15-A.

We offer for sale a choice farm property, 124 acres,

Near Princeton, N. J.

Fine site for modern mansion.

For full particulars address

CHAS. H. EASTON & CO.,

116 WEST 42D ST.

Miscellaneous—Sale or Rent.

CHRISTMAS PRESENT.

Better than New York. 12 per cent investment net. Brick block, 4 stores and 14 tenements in centre of city, Hartford, Conn. Value, $70,000. Liberal mortgage. Particulars given. Address

SHELTON & CO., Investors,

63 State st., Hartford, Conn.

VIRGINIA FARMS FOR SALE

Good land, neighbors, schools and churches convenient; mild, healthy climate; low prices and easy terms. Write for free catalogue. R. B. CHAFFIN & Co. (Inc.), Richmond, Va.

WANTED TO BORROW—$60,000 on 18,000 acres of Kansas land; desire $80,000; to run ten years and $30,000 drawn from time to time, with privilege of paying off at any time; state lowest interest, provided security proves satisfactory. Address "SECURITY," box 125 Sun uptown office, 1265 Broadway.

Real Estate at Auction.

BRYAN L. KENNELLY, Auct'r.

BRYAN L. KENNELLY & CO.

WILL SELL AT AUCTION

THURSDAY, Dec. 27, 1900,

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

IN ORDER OF SUPREME COURT,

VALUABLE BUSINESS PROPERTY,

49 AND 51 WEST 125TH ST.,

4-story and cellar brick and stone double apartment; 7 rooms and bath to each apartment; 2 stores. Size of plot 50.6x99.11.

EDWARD W. SHELDON, Plaintiff's Atty., 45 Wall St.

Maps and particulars with attorney or at Auctioneer's office, Kennelly building, 7 Pine St.

Dwelling Houses To Let.

Furnished.

A.—HOUSES, unfurnished and furnished, in desirable locations; rents, $125 to $1,200.

FOLSOM BROTHERS, 835 Broadway.

To Let for Business Purposes.

BEEKMAN ST., 31—A store, basement and subcellar to rent, with immediate possession.

RULAND & WHITING, 5 Beekman st.

BUILDINGS, stores, lofts, offices; exceptionally fine list; this and other desirable locations.

FOLSOM BROTHERS, 835 Broadway.

BROADWAY, between 87th and 88th sts.—Store and basement low rent. J. EDGAR LEAVCRAFT & CO., Broadway, cor. 44th st.

CORNER 2D AV. AND 12TH ST.—Extra deep building, with splendid store; no liquors. J. EDGAR LEAVCRAFT & CO., Broadway, cor. 44th st.

Flats and Apartments to Let—Furnished.

Above 14th St., West Side

APARTMENT, seven rooms and bath; completely furnished. EGLLE, 167 West 81st st.

Flats and Apartments to Let—Unfurnished.

Above 14th St. East Side.

97TH ST., 110 TO 120 EAST—Four rooms, bath, tiled bathrooms, nicely decorated, papered; newly finished, convenient to all cars; rent, $16 to $19.

72D ST., 562 EAST—Apartments in the improved dwelling, 2, 3, 4 rooms; all light, bath; laundry; hot and cold water; 26 to $3.50; halls heated.

FOLSOM BROTHERS, 835 Broadway.

Above 14th St., West Side.

BACHELOR AP'TS.

112 West 44th st.

2 rooms and bath, $660.

ASHFORTH & CO., 1509 Broadway.

Houses, Rooms, Places of Business, &c., Wanted.

WANTED—Small loft with power for light printing business; below 42d st.; rent must be moderate. F. K. E., box 136 Sun uptown office, 1265 Broadway.

Furnished Rooms & Apartments to Let

East Side.

IRVING PL., 71—Desirable locality; large, small rooms; new and clean; all conveniences; board optional; references.

MADISON AV., 352—Newly decorated and furnished rooms, singly or en suite; also elegant doctor's suite; references exchanged.

17TH ST., 139 EAST—Desirable well furnished large and hall rooms for gentlemen.

21ST ST., 25 EAST—Comfortably furnished medium-sized room; well heated, southern exposure; gentlemen only.

41ST ST., 140 EAST—Neatly furnished large room; well heated; gentleman or lady; also room for light housekeeping.

West Side.

47TH ST., 20 WEST—Double room, hot and cold water, heated and attractively furnished; suitable for two bachelors; refer.

47TH ST., 220 WEST—Pleasant rooms, large and small, prices moderate; desirable neighborhood.

23D ST., 314 WEST—Newly furnished parlor floor; suitable doctor; other large rooms; cleanliness a specialty.

Furnished Rooms & Apartments to Let

West Side.

51ST ST., 9 WEST—Elegant large, small rooms; every convenience; fine service; special terms for season; gentlemen.

54TH ST., 353 WEST—Gentlemen only; large and small suits; $2.00 up; richly furnished; also parlor floor.

57TH ST., 44 WEST—Newly furnished square and hall rooms; private family; excellent attendance; gentlemen only; breakfast.

42D ST., 252 WEST—Beautiful large front room; private bath. KEOGH.

84TH ST., 276 WEST, near West End av.—Front room; nicely furnished; strictly private house; good location.

Brooklyn.

CLINTON ST., 370—Two handsomely furnished rooms; also five unfurnished; for housekeeping; every improvement; with owner.

CLINTON ST., 302—Handsomely furnished square and smaller rooms; all conveniences; superior table; suitable for gentlemen.

GREENE AV., 21—Desirable square and hall rooms; newly furnished; sanitary plumbing; convenient location; gentlemen.

3D PL., 94—Newly furnished square and hall rooms; suitable for light housekeeping or gentleman; heat, running water.

Select Board.

East Side.

MADISON AV., 144—Desirable rooms, en suite or single; parlor, dining room; table guests accommodated; reference.

ST. ALBANS—D. W. DE FOREST, PROP., 5, 7 and 9 East 81st st.—Central location; desirable rooms; private baths; parlor dining room.

21ST ST., 39 EAST—Desirable small room; southern exposure; superior table board and service; reference.

19TH ST., 13 EAST—Sunny large and small front rooms, nicely furnished; choice location; exceptional table; references.

West Side.

THE NIBLOCK—37 and 39 West 32d st., near Broadway; desirable room with board; parlor, dining-room.

WAVERLY PL., 101, THE PARK—Sunny rooms; steam heat; porcelain tubs; excellent table.

17TH ST., 24 WEST—Single and double rooms, with board; vacant; by parties leaving town; reference.

76TH ST., 236-238 WEST—Attractively furnished large, small rooms; modern improvements; parlor, dining room; convenient location.

Brooklyn.

COLUMBIA HEIGHTS, 135—Large and small rooms, well heated, connecting with bath; en suite, singly; superior board; reference.

LIVINGSTON ST., 207—Nicely furnished, 2 large connecting rooms; running water; furnace heat; gas; good table.

McDONOUGH ST., 481—Newly furnished square and hall rooms; every convenience; first-class table and accommodations.

McDONOUGH ST., 266—Large furnished alcove room, second floor with board; accessible to L and trolley; references exchanged.

WILLOW ST., 146—Pleasant rooms to rent, with board; near Wall street ferry and Bridge; reference exchanged.

3D PL., 89—Nicely furnished warm rooms; every improvement; good home; board; reasonable rates to permanent parties.

For Sale.

MONSTER BOOK SALE.

100,000 HOLIDAY BOOKS

at your own prices at LOVERING'S,

823 BROADWAY, NEAR 12TH ST.

Everybody in New York and for fifty miles around knows Lovering. His store is headquarters for bookbuyers and book-lovers. All kinds of books to suit all tastes and all pocketbooks. Historical books, the graphic and lasting kind; biographies; travels, books of fiction, books for children, poetry, etc., etc. Anything you want and positively at the lowest prices to be had in the United States. Encyclopedias, sets and for a song Appletons', Chambers', Britannica and People's. Books and libraries purchased. Chambers' Encyclopedia, 15 vols., $2.50.

LOVERING, 823 Broadway, Near 12th St.

FOR PURE CANDIES GO TO

T. HUMBERT,

Manufacturer of and dealer in

FRENCH CONFECTIONERY,

9 WOOSTER ST., 4 doors above Canal St.

Highest grade confectionery and chocolates; all candies of my own manufacture are warranted pure sugar. Only Breton's vegetable colors used. Also importer of fruits and marrons, glaces, fancy boxes, bonbons, fine costumes for masquerades.

N. B.—Original manufacturer of the old fashioned chocolate cream drops. Sunday schools supplied at the lowest price, quality considered. Wholesale and retail; established in 1868. Telephone, 3887 Spring.

$175—BEAUTIFUL upright mahogany piano, slightly used; guaranteed 5 years; easy payments if desired. TWAY PIANO CO., 84 5th av.

Medical.

ATTENTION—OLD DR. GRINDLE, GRADUATE UNIVERSITY OF THE CITY OF NEW YORK, MEDICAL DEPARTMENT, 35 YEARS A SPECIALIST IN DISEASES OF MEN. OLD DR. GRINDLE has been long established and has had more experience than any other advertising physician; city papers prove it. Under his scientific system of treatment blood and skin diseases, pain in bones, red spots, sore throat and mouth, ulcers, painful swellings, kidney and bladder troubles, scalding inflammation, gravel, undeveloped organs, weak back, lost vitality, are speedily, permanently cured. Men about to marry should go to DR. GRINDLE'S old established office, over 15 years, 17 West 12th st., between 6th and 7th avs. Impediments removed. Sufferers, do not waste time consulting less skilful physicians. Remember OLD DR. GRINDLE has a record for marvellous cures. Advice free. Medicine $1. Hours, 9 to 9. Sundays, 9 to 3.

OLD DR. GREY, 45 years a specialist in diseases of men only. Quickest permanent cure guaranteed in all the diseases peculiar to men, blood poison, skin diseases, kidney and bladder trouble, weakness, nervous debility, errors of youth, bad dreams, undeveloped organs, impediments to marriage, &c. Consult old Dr. Grey first; he is the oldest established and longest practising specialist in the city; office over 25 years at 129 East 17th st., near Union Square. Hours, 9 to 9; Sundays, 9 to 3. Scientific treatment; cure guaranteed. Medicine only 50 cents. No charge unless cured.

A.—DR. AND MRS. HALE, regular graduates; specialists; 30 years' experience in female complaints; irregularities from any cause immediately relieved without operation, pain or danger; harmless, safe, sure; also device for self-treatment; private sanitarium with trained nurses for patients desiring to remain under doctor's care; hours, 9 to 9; consultation free; confidential. 7 West 14th st.

A.—QUICKEST PERMANENT CURE in diseases of men; dangerous cases solicited; relief at once; those desiring only first-class scientific treatment should call. The leading specialists, DR. BONSCHUR, 141 West 21st st. Hours on week days, 9 to 2, 7 to 9.

ATTENTION—Doctor and Mrs. Reinhard's Sanitarium, 239 West 43th, leading specialists; female irregularities, scientifically painlessly treated; safety guaranteed; thirty years' experience. Telephone, 646 38th.

A.—A.—DR. CONRAD'S SANITARIUM (estab. 1849)—Diseases of women a specialty and completely equipped; 27 West 47th st., late 117. Consultation free. Hours, 9-9. Send for booklet. Tel. 3520 38th.

A.—DR. AND MRS. SIMPSON, leading specialists in New York, successfully treat all female complaints and irregularities; treatment guaranteed; private sanitarium and home; cases, thirty days; experience free confidential advice, 9 to 9. 22 West 27th st., near Broadway. Telephone, 1073 Madison.

ADVICE CONFIDENTIAL—122 West 45th; Doctor Mrs. Hohlmann cures irregularities immediately without pain or medicine. $10.

DR. AND MRS. AMES, oldest and most successful specialists in female irregularities; established 50 years; improved scientific treatment; immediate relief; positively guaranteed in most obstinate cases; private sanitarium; regular graduated physicians; consultation free; confidential. 144 West 23d, opposite Proctor's Theatre.

DR. AND MRS. SCHROEDER, female specialists; careful, skilful, confidential treatment; strictly private. 240 East 58th st.

MRS. GUEST, midwife; 29 years' practice; boards ladies; confidential treatment, strictly private; no sign. 327 East 50th st.

225 WEST 49TH ST.—Dr. Clover cures irregularities at once without pain or medicine. Fee, $10.

Business Chances.

A FIRST-CLASS (8TH AV.) CORNER HOTEL, 21 elegantly furnished rooms; splendid paying barroom; price, $5,500; half cash.

LITTLE & CO., 173 World Building.

A CIGAR STORE; neighborhood Wall st.; good stock, fixtures and business; price, $400; reasons, old age and sickness.

LITTLE & CO., 173 World Building.

FOR SALE—Retail drug store, upper West Side, city; sales, about $30,000; mainly prescription business. Address E., box 118 Sun uptown office, 1265 Broadway.

INVEST IN COTTON by the Storey Method and secure Reliable, Ready, Regular Income without risk of loss. Always successful. Full particulars free. EWART STOREY, Bourse, Philadelphia.

IN CITY, FURNISHED BOARDING HOUSE, full good-paying boarders, near 5th av.; furniture, $2,400. S., box 150 Sun uptown office, 1265 Broadway.

WANTED—A man with $18,000, capable of managing a manufacturing concern. C. P., box 170 Sun office.

WANTED—$1,000 to promote a very val