REAL ESTATE NEWS.

At the opening of the New England Development and Improvement Company's tenday auction sale of building sites at Auburndale yesterday seventy-four lots were sold to various buyers. The President of the company, L. H. Green, acted as auctioneer, and an average price of $900 a lot was obtained.

Douglas Robinson and Charles S. Brown and Co. have sold No. 113 East Seventieth street, a four-story brownstone high-stoop dwelling, 15x55x100, for a client of P. J. Cussler.

Bryan L. Kennelly and George G. Hallock Jr. & Sons have sold Nos. 135, 135 and 135½ Allen street, three three-story brick houses, on plot 58x87 6, for Georgiana and Catherine F. Curtis, and the estate of Emil Bartels.

Lorenzo A. Noyes have sold Nos. 280 and 282 Front street for a client to James P. Cosgrove, who has bought through the same brokers Nos. 350 and 352 Front street. They have also leased No. 32 Front street for Norman Lawler to Robert Bains and No. 150 William street for another client to Edward H. Baker.

Gerden S. McCready & Co. have sold for Arthur D. Spiess No. 391 West End avenue, adjoining the southwest corner of Seventy-fifth street, a seven-story brick and stone elevator apartment house, on plot 54.2x100.

Conlon & Winans & May have sold the four-story building No. 101 East Sixty-fifth street, formerly of Park avenue, 20x80, for Charles Schmidt, to Frank W. Dickinson.

J. L. Phelps & Co. have sold for Walter D. Starr to Ottinger & Bro., No. 313 West Seventy-fifth street, a five-story American basement dwelling on lot 20x102.2.

Sale of Albert Best has sold No. 1 West 131st street, a four-story and basement dwelling on lot 20x100.11.

Dr. John Aldrich is the buyer of No. 164 West Eighty-first street, a three-story and basement dwelling, on lot 18.9x102.2, the sale of which was recently reported.

Joseph H. Marquette, Jr., is the buyer of No. 47 West 130th street, a three-story and basement dwelling, on lot 18.9x99.11.

Wainright Stern has sold No. 179 West 117th street, a five-story flat, on lot 25x100.11.

M. A. C. Hess have leased for the National Realty Company the third, fourth and fifth floors of the building at the northeast corner of Broadway and Twelfth street, for three years, at a total rental of $60,000.

The Louis Becker Company has leased for Louis Stanton & Co. the double store at No. 2050 Amsterdam avenue. The lessees will open a five-and-ten-cent store.

N. A. Bergen & Co. have sold the 75-foot plot at Nos. 330 to 336 West Forty-sixth street for the Brevoort Real Estate Company to Charles Lane.

Today's Auction Sales.

BY VINCENT A. RYAN

Thirty-fourth street, No. 117, north side, 204.4 feet east of Park avenue, 21x98.9, four story stone front dwelling; to V. M. C. A. vs. D. P. Harris, Havemeyer & P. attorneys; J. F. Ward, referee, due on judgment, $5,302.71, taxes, &c., $1,500.

Sixth street, No. 311, north side, 175 feet west of Fifth avenue, 18x90.11, five story brick flat; Ida Rosenthal, as executrix, vs. Ida Rosenthal et al.; Everett Everett, attorney, Gerard Roberts, referee, due on judgment, $16,703.75, taxes, &c., $1,275.50.

BY SAMUEL GOLDSTICKER

Twentieth street, Nos. 414-416, south side, 180.6 feet east of First avenue, 40x92, two four story brick tenements; Margaret Mahan vs. J. A. Neila and another; Goeller, S. & F., attorneys, J. H. Pope, referee; due on judgment, $6,830.76, tax, $406.30; prior mortgage, $8,500.

BY HERBERT A. SHERMAN

Sixth street, No. 227, north side, 287 feet west of Second avenue, 20x100.11, three story stone front dwelling, four story extension; D. Allen, Sr., vs. J. B. Dean et al.; Lemuel Skidmore, attorney, J. S. Wise, referee; due on judgment, $7,141.44, taxes, &c., $276.85.

BY PHILIP A. SMYTH

42d street, south side, 300 feet east of Boulevard, 50x100.11, two-story frame dwelling and two one-story frame buildings and vacant; Mutual Life Insurance Company vs. J. D. Butler et al.; C. P. Maier, attorney; Wilbur McIlvain, referee; due on judgment, $49,499.58, taxes, &c., $107.79.

BY PETER F. MEYER & CO.

Courtlandt avenue, No. 580, east side, 66.5 feet north of 156th street, 26x100, five story brick flat; Bertha Wagner vs. Nellie David et al.; David McClure, attorney; G. M. Van Hoesen, referee; due on judgment, $18,357.80, taxes, &c., $266.49.

Yesterday's Auction Sales.

BY BRYAN L. KENNELLY

Isham street, southeast corner Vermilyea avenue, four lots, 25x100; each, public auction sale to S. Marcus and R. R. Waldo.

Vermilyea avenue, east side, 100 feet south of Isham street, six lots, 25x150; each, public auction sale to P. McDonald.

Sixth street, Nos. 303-09, north side, 100 feet west of Amsterdam avenue, 100x100.11, four-story brick flats; Max Freund vs. A. Voorheesville; due on judgment, $15,975.32, prior mortgages, $50,000; to the plaintiff. 77,929

BY PETER F. MEYER & CO.

Broadway, west side, 100.3 feet north of 204th street, 219.3x239.9x215.8x264.1; Louis Gruber vs. Arnold Lustig; due on judgment, $5,554.38, taxes, &c., $129.33; prior mortgage, $25,000; J. H. Wahlheimer. $34,050

BY PHILIP A. SMYTH

Vermilyea avenue, No. 2018, east side, 50 feet north of 120th street, 16.8x88.4x16.8x87.11, two-story frame dwelling; Catharine Hoffman vs. M. Meitzler et al.; to on judgment, $4,419.46, taxes, &c., $425; to the plaintiff. $7,500

BY CHARLES A. BERRIAN

180th street, No. 1021, north side, 40.10 feet east of Southern Boulevard, 15x100; two-story frame dwelling; A. W. Goodyear vs. Hoh; Hoh, et al.; due on judgment, $7,100.51, taxes, &c., $125; to Robert Hall. $2,100

Real Estate Transfers.

DOWNTOWN

South of Fourteenth st.

Bleecker st, s s, 27x52; Friederich W. Holder and ano; extra to Julius Shweitzer. $20,300
Same property; Julius Shweitzer to Sarah Sauerbrunn; mtge $16,000. 1
Christopher st, n s, 23.2x75x23.2x74.10; Alexander et al to Bernard Gerber; mtge $13,000. 28,900
Same, 16 ft w; 31.2x88.6; Julius Gerber to Catharine A. T. Casanova; mtge $20,000. 100
Bowery st, 19-21, w s, 50.1x100x49.11x100; Lexington st, e s, 40.5 s 56th st, 20x78; Frank D. Ayres, referee, to Kate Wilson; mtge $15,000. 65,755
4th st, n s, 237 e 6th av, 43.2x54x irreg; Abram Baker to Robert Friedman. 1
11th st, 49-51, 25x94; Alfonso Costantino to Michele Farnolo; mtge $16,000. 1

EAST SIDE

East of Fifth st, between Fourteenth and 110th sts.

1st av, n e cor 109th st, 25.10x95; Sarah A. Sheehan to North American Realty Co. $30,000
23d st, 103 w s, 25x79; Samuel Williams to Abraham Greenberg, 1-3 part; mtge $13,500. 1
3d av, 1848, e s, 19.6x75; 3d av, 1845, e s, 19.9x75; Charles J. Obermuller to Louis Keller; mtge $25,000. 100
Lexington av, e s, 80.11 n 44th st, 19.6x75; Charles W. West and ano, trustees, to Ethelinde W. Sandford and ano. 1
Lexington av, 445, e s, 19.6x75; Catherine W. Sandford to Edward H. Sandford, ½ part. 1
Lexington av, 37, e s, 26x125, 19th st, 104 E, 25x100; Augusta S. Hochstaetter, et al, executrix, vs. P. Henry Dugro. 95,000
Same, 37, 39, 19.10x98.8; Edward H. Sandford to Catherine W. Sandford, ½ part. 1
Same property; Charles W. West and ano, trustees, to Catherine W. Sandford. 1
2d av, 1 s s, 75 e 1st av, 25x74; D. Sylvan Jaxon to John O'Neill; mtge $7,000. 100
2d av, 312, E, 21.2x92 x irreg x19x92.8, 38th st, 329 E, 23x98.9; Doyle, Turley and ano, guardian, to Robert J. Turley and ano, ½ part. 1,954
Same property; James Smith to same. 1,112
2d av, 1 s s, 25 w 1st av, 25x98.9; David H. Bingham to Robert J. Turley et al, ½ part. 1
2d av, 1 s s, 20 e F, 20x100.5; A. Alonzo Teets to Harriet E. Frost. 100
10th st, n s, 225 e 6th av, 18x100.5; Rodolfo Fontana to G. M. Hammond. 1
2d av, 1 s s, 25.10 to w s a exterior line of 14th st, 25x100; Sarah A. Sheehan to North American Realty Co. 60,000
2d av, 1 s s, 25 e 2d av, 50x102.2; James P. McLaughlin to Jessie Brodin, h & w. 1
2d st, 304 E, 25x102.2; Adolph Rosenberg to Charles Schwartz, all title, ½ part; mtge $1,000. 100
2d st, 306 E, 25x100.8; Julia E. Cameron to Joseph Hamershlag. 1
2d st, 308 E, 25.6x100.8; Julia E. Cameron, widow, and ano to Joseph Hamershlag. 1
3d av, n e cor 4th av, 17x80.10x irreg; Isaac Greenberg to Samuel Williams, ½ part; mtge $9,000. 1

WEST SIDE

West of Fifth st, between Fourteenth and 110th sts.

Central Park West, n w cor 108th st, 100.11x irreg; Knight to Barnard Realty Co; mtge $100,000. 8100
Same, entire block between 51st and 52d streets, runs x 17.7x e 50x n 17.7x w 100; William C. Lessler to North American Realty Co. 1
Columbus av, 300 e 77th av, 75x98.9; Charles H. Sabin to Sarah A. Gauvain; mtge $35,000. 70,000
Same property; Sarah A. Gauvain to North American Realty Co; mtge $35,000. 1
Columbus av, 1 s s, 18.9x98.9; Amelia A. Irving, trustee, to Nellie Duker. 1
Columbus av, 316, w s, 19x98.9; Amelia A. Irving, trustee, to Nellie Duker. 1
Same property; Nellie Duker to The Stuyvesant Real Estate Co. 10

97th st, 232 W, 18.9x99.4; Annie Irving to Mary K. Mathewson. 16,000
98th st, n s, 325 e 8th av, 25x99.8; Josephine Guenther et al to William Eichele, ½ part. 11,000
Same property; Elizabeth Thieben and ano, heirs to same, ½ part. 11,000
98th st, 67 W, 18x100.5; Henry McAleenan to Rodolfo G. Bartnoldi; mtge $90,000. 1
52d st, e s, 370 e 9th av, 18.6x100.5; Josephine E. Lessler to North American Realty Co. 80,000
90th st, 64 W, 20x — x irreg x100; James Carlew to Mary A. Maxwell. 41,000
103th st, s s, 122 e Riverside Drive, 22x100.11; John C. Umberfield to William A. Stanton; mtge $30,000. 100

HARLEM

(*Manhattan Island north of 110th st.*)

Amsterdam av, w s, 49.11 s 131st st, 25x95x irreg x100; William C. Lessler to North American Realty Company, ½ part. $1
Couper st, s s, 100 e Academy st, 150x100; Augustus F. Holly to Peter J. Lynch; mtge $7,000. 9,500
St Nicholas av, w s, 78 s 151st st, 23.8x116.5x 23x111.5; Oscar Wilder to Mary E. Mick; mtge $20,000. each
127th st, s s, 300 w Lenox av, 50x99.11; George Stark to Pedro J. Segui; mtge $72,500. 1
142d st, n s, 275 e Boulevard or 11th av, 19.8x99.11; Sidney Stuart and ano, heirs to Sidney H. Stuart; mtge $13,000. 1

BRONX

(*Borough of The Bronx.*)

Barker av, s e cor Elizabeth st, 100x125; J. Herbert Johnston to Richard O'Hara. 2,500
Bleecker st, n w cor Bear Swamp road, runs w 183 to Elliott av & n 302 to Sherman st, e 172 x s 411.11; Barker av, s e cor Sheridan st, 75x207 to Elliott av x 75x209; William C. Lessler to North American Realty Co. 1
Boston road, or Morse av, w s, 195 n 164th st, 80x115 x irreg x irreg; James A. Gorman to Julius I. Livingston; mtge $15,000. 1
Crotona Park North, e s, 51.11 s 175th st, runs e 94x n 114 x w x s; Stephen G. Thomas to John Hunners. 100
Fletcher pl, w s, 130.9 s Fordham av, 32.3x102.4x35.11x101.9; City Island; Fletcher P. Scofield to Ernest J. Akers. 1
Hughes av, w s cor 181st st, 17.9x95x41.11x irreg; Louis Eickwort to James Murray and ano; mtge $3,500.
Main st, n w cor Horton lane, 112x200.8x irreg; City Island; William Belden to Collis P. Huntington, r s $1, q c.
Morris av, n e cor 167th st, 122.2x342.9; to College av x 393.10x215; Juliet M. Livingston to Philip Livingston. 1
Valentine av, e s, 50 n 179th st, 16.8x88.6x 16.8x87.11; Leon Holmer to Catherine Hoffman. 3,500
144th st, 735 E, 25x99.9; Julius I. Livingston to Leopold Greenwood; mtge $18,000. 1
160th st, w s, 145 s Franklin av, 50x102x48.4x 185.11; William C. Lessler to North American Realty Co, ½ part. 1
Lot 106 w Morris av and 99.6 s 162d st, runs w 100 to Grant av x 46 x e 105x n 16; Provident Savings Loan Investment Co to Jessie M. Strauss, all liens. 1
Same property; Jessie M. Strauss to Charles P. Hallock. 1
Lot 19, map partition Albert Schupick property; Andrew J. Cornelio to Charles G. Dockstermann. 850
Lots 100-1, map 320 lots, Metcraw estate; Sale Fischer to Adam J. Walter and ano. 1
Lot 142 Block D, amended map H. F. Rose Mapes Estate; William Nagle to Charlotte A. Nagle; mtge $2,000. 1
Lots 20 & 1, map 65 lots; Geo. Tree Plot; Peter Medina and ano to Raffaele Luongo; mtge $1,800. 1

MISCELLANEOUS

84th st, n s, 97.6 e Lexington av, 17.6x100x irreg, also Prospect av, e s, 200 s 189th st, new line, runs e 98.6x n 93.10 to w s Southern Boulevard, s 14.8x w 134.9 to ave & s 19x Charles N. Knowles et al to Franklin M. Knowles as trustee; mtge $20,000 and other mortgages, trust deed. 1

Recorded Leases.

40th st, 344 E; William Wagler, Jr, to Charles A. Schmabel, 3 yrs. 900
Delancey st, 136; Abraham J. Grodzky to Susannah Glockman, 3 yrs 10 months. 2,450
Washington st, 769; Samuel Corse, et al, trustees to B. J. Kenney, 5 yrs. 1,300
Same property; B. F. Kenney to Claus Oetjen, 5 yrs 10 months. 2,100
Henry st, 96; Harry Freeman to Moses Koppel, 3 yrs. 1,536
Broadway, 940-2; John W. Kearney to Gilbert N. Vincent, 5 1-2 yrs. 5,000
20th st, 131 W; Mitchell A. Levy to Fred Frank Antenen, 1 yr. 1,150
Ritter pl, n s, 90 w Park av, 90x100; Jacob Leitner to Stone Bros & Co, 5 3-12 yrs. 2,000
8th av, 2481; Henry J. Bautlein to William Foody, 10 yrs. 2,400 2,700
Madison av, n e cor 42d st, 100x82; Edward A. Schmidt to Ernest Triebelhorn, 10 yrs. 25,000 28,500

Recorded Mortgages.

DOWNTOWN

(*South of Fourteenth st.*)

Where no interest is stated, read 5 per cent.

Av C, 93; Falk Rhinelander to Elizabeth Betz, 1 yr, 4½ per cent. $8,000
Broome st, 207; Julius Schweitzer to Randolph Guggenheimer, 5 yrs. 16,000
Broome st, 207; Sarah Nemstein to Julius Schweitzer, 5 yrs, 6 per cent. 3,500
Market st, 37, n w cor Madison st; Nathan Roggen to Bowery Savings Bank, 5 yrs, 4 per cent. 74,000
Washington st, 753; Claus Oetjen to P. Ballentine & Sons, leasehold, demand 6 per cent. 2,000
4th st, 171-173 W; Robert Friedman to Equitable Life Assurance Society, due Feb 1, 1903, gold. 10,000
Same property; same to Harris Mandelbaum and ano, prior mtge $10,000, 1 yr, 6 per cent. 3,500

EAST SIDE

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

2d av, s e cor 40th st, 302; John McKeivey to Jenny Guidet et al exrs, due Aug 1, 1903. $44,000
Same property; same to Lambert Suydam, prior mtge $41,000, due Jan 1, 1903, 6 per cent. 6,500
2d av, e s, 24 x s 40th st; same to John J. Jones and ano, trustees, equal liens with mtge for $10,000, 5 yrs. 19,500
Same property; same to Mary Dymock, 1 yr, 6 per cent. 3,250
Same property; same to Leighton Williams and ano trustees, equal liens with mtge for $19,500, 5 yrs. 10,500
2d av, 2116; Charles F. Cahill and ano to William J. Theis, 3 yrs. 8,000
Madison av, s w cor 109th st; Henry W. Siebern to Marcus Beckmann, 1 yr. 3,000
Union Square, e s, 26 s 19th st; Henry P. Dugro to Bowery Savings Bank, 1 yr, 4 per cent. 60,000
26th st, n s, 183.4 e 4th av, also 4th av, n w cor 25th st, 1.5 part; Ann E. Reed to Sarah J. Umpleby, extra, 1 yr, 6 per cent. 500
29th st, s s, 75 e 1st av; John O'Neill to D. Sylvan Crakow; prior mtge $7,000, due June 1, 1904. 3,000
38th st, n s, 225 w 1st av; Felix Turley and ano to New York Savings Bank, due Dec 1, 1905, 4 per cent. 8,000
56th st, 146 E; Harriet D. Froehlich and ano to Genevieve S. Page, 3 yrs. 13,500
Same property; same to Joseph Putzel, prior mtge, $13,500, 1 yr, 6 per cent, gold. 1,250
56th st, 148 E; same to same, prior mtge $13,500, 1 yr, 6 per cent, gold. 1,250
60th st, s s, 253.6 E 5th av; Joseph Hamershlag to Ella Hartnett, due Nov 1, 1905, 4½ per cent. 83,000
60th st, s s, 306.8 e 5th av; same to Ella Hartnett, due Jan 1, 1905, 4½ per cent. 41,500
107th st, 217 E; Ferdinand Lebel to Gustav Leber, ½ part, 3 yrs. 1,000
109th st, n s, 17 w Park av; Mary Voss to Emigrant Industrial Savings Bank, 1 yr, 4 per cent. 8,500

WEST SIDE

West of Fifth st, between Fourteenth and 110th sts.

Amsterdam av, n w cor 97th st; Charles Brogan to Joseph Hamershlag and ano, assns rents as collateral security to secure mtge $51,000. —
31st st, n s, 120.10 w 6th av; Ellen Murray to Charles Kenholts or Keuholts, 1 yr, 4 per cent. 4,000
97th st, 222 W; Mary K. Mathewson to Charles F. Hackley, 1 yr. 11,000
98th st, n s, 225 e 6th av; William Eichele to George Rathgeber, 3 yrs. 6,000
55th st, 60 W; Graeme M. Hammond to Franklin Savings Bank, 8 yrs, 4 per cent. 85,000

HARLEM

(*Manhattan Island, north of 110th st.*)

Amsterdam av, s w cor 181st st; William T. Gaundle and ano to Title Ins Co of New York, 3 yrs. $42,000
Cooper st, s s, 100 e Academy st; Peter J. Lynch to Augustus F. Holly, 2 yrs, 4½ per cent. 7,800
112th st, s s, 250 e 5th av; Margaret Ley to Metropolitan Savings Bank, 1 yr, 4 per cent. 15,000
114th st, n s, 75 e 2d av; Rena Wolff to Lambert Suydam, prior mtge $20,000, re recorded, due Jan 1, 1903, 6 per cent. 2,480
115th st, n s, 245 w 5th av; Hyman D. Baker to Sender Jarmulowsky, 1 yr, 6 per cent. 6,000
116th st, n s, 245 w 5th av; Hyman D. Baker to New York Savings Bank, due Dec 1, 1905, 4 per cent. 22,500
127th st, s s, 300 w Lenox av; J. Segui Pedro to George Stark, 1 yr, 6 per cent. 8,968
132d st, 32 W; Philipine C. Wisendanger to Harlem Savings Bank, 1 yr, 4½ per cent. 16,000

BRONX

(*Borough of The Bronx.*)

Barker av, s e cor Elizabeth st, Ollinville; Richard O'Hara to William G. Wood and ano, extrs, 3 yrs. $8,500
Clay av, w s, 514.1 n 166th st; Charles H. Thornton and ano to Harlem Savings Bank, 6 mtgs, 1 yr, each. 2,000
Hughes av, s w cor 181st st; James Murray and wife, joint tenants to Louis Eickwort, prior mtge $3,000, 5 yrs, 6 per cent. 1,200
Ritter pl, n s, 90 w Park av; Jacob Leitner to James J. Stettheimer and others, due Jan 1, 1903, 6 per cent, gold. 6,000
Same property; same to John F. Steeves, prior mtge $9,500, due Nov 1, 1902, 6 per cent. 4,000
Same property; same to Ellen M. Phillips, prior mtge $6,000, due Nov 1, 1902, 6 per cent. 2,500
Pelham road, e s, 100 n Lee st, Westchester; Bridget Fitzpatrick to Isaac Butler, 3 yrs, 6 per cent. 200
Valentine av, 2018; Catherine Hoffman to Martin Norz, 3 yrs, 6 per cent. 1,000
1st st, s s, 60.9 e New White Plains road; William J. Edwards to Catherine C. Hill, 1 yr, 6 per cent. 2,000
137th st, 741 F; Anna M. Conway to Elizabeth T. Conway, ½ part, 5 yrs, 4½ per cent. 1,000
Lots 20 and 21, map 65 lots, part Oak Tree plot, Tremont; Raffaele Luongo to John O'Leary, due Jan 3, 1903. 1,150

MISCELLANEOUS

Roosevelt st, w s, 219.11 s Park row, also Lexington av, e s, 49.5 s 56th st; Kate Wilson et al to Paul Fuller and ano, joint tenants, 3 yrs. $62,000

Mechanics' Liens.

44th st, 210 E; Lewis Whiteman vs Nathan Bauman. $87.00

BOARD OF BROKERS ORGANIZED 1896 REAL ESTATE CITY OF NEW YORK

WANTS AND OFFERS
REAL ESTATE
BOARD OF BROKERS
OF THE CITY OF NEW YORK,
NO. III BROADWAY.

WANTS.

CHAS. GRIFFITH MOSES & BRO., 1980 Amsterdam Av.—Want a small farm near New York in exchange for a corner flat in The Bronx. Also, a small country place on the Hudson or at Saratoga in exchange for a desirable private house on Washington Heights.

J. CLARENCE DAVIES & CO., 149th St. and 3d Av.—Want waterfront acreage on the East River between Bronx River and Pelham Bay Park.

BRYAN L. KENNELLY, 2 Pine st.—Wants a corner suitable for liquor business, on Lenox, Lenox, Columbus, Amsterdam or 8th av.; will pay cash.

FOLSOM BROS., 835 Broadway.—Want a stable, with accommodations for 60 horses and 40 wagons, between Canal and 102d sts., on long lease. Also, on long lease, a factory building containing 40,000 to 50,000 square feet, on the West Side, between 14th and 34th sts.

RULAND & WHITING, 5 Beekman St.—Want business property for investment, must be in good location and rented for a long term to one tenant; will pay $75,000 to $100,000 cash.

OFFERS.

HOLDRIDGE A. WARD, 4 Warren St.—Offer, with building loan, a plot of 3,800 square feet on a prominent thoroughfare, suitable for store and loft building.

RULAND & WHITING CO., 5 Beekman St.—Offer a free and clear farm of 98 acres, with house, barns, &c., in good condition, at Spring Valley, Rockland Co., cash price, $12,000; will consider a small dwelling or small, desirably located apartment house in exchange. Also, a corner apartment in an active part of Madison av., rent $5,300. Also, for cash only, to close an estate, a plot 100x110 on West 149th st.

CHAS. GRIFFITH MOSES & BRO., 1980 Amsterdam Av.—Offer a choice corner on a prominent avenue on Washington Heights, great bargain, ready for improvement.

JOHN F. DOYLE & SONS, 45 William St.—Offer a furnished apartment in the Hotel Touraine, 9 East 36th st., three rooms and bath, to rent during the summer months until October 1. Apartment is on eleventh floor, has southerly exposure, with perfect ventilation, and will be very cool during the summer.

FOLSOM BROS., 835 Broadway.—Offer several small houses in the 9th ward at low prices. Also, on 9th st., near 5th av., a private house rented at $1,800 and repairs, for sale at $25,000. Also, two flat lots on 133d st., near Broadway, for sale cheap.

BRYAN L. KENNELLY, 2 Pine St.—Offers several choice parcels in the 9th ward, on Barrow st., price, $13,000. Also, a plot 54x91, on North Moore st., and a plot 175x100 on Varick st.

POST & REPSE, 185 East 80th st.—Offer a 20 foot house, close to Park av., in the 60s, will sell at a most reasonable price to close an estate. Also, a 20 foot house on the north side of the street, just east of Madison av., in the 60s, suitable for remodeling. Also, a house just under 25 feet, between 5th and Madison avs., on the north side of the street, can be bought for $30,000.

Satisfied Mechanics' Liens.

8th av, s e cor 127th st, 25x99.11; Edwin C. Worns vs Abraham Lesser et al, July 14, 1902. $140.00
Same property; Hoffman Bros vs same, July 11, 1902. 70.00
109th st, 337 E and 110th st, 350 E; Samuel D. Tomback vs Leon Rosenblatt, Sept 27, 1901. 275.00
Juliette av, s s, 125 e Mapes av, 25x — Vincenzo Rossando vs Herman C. Kudlien, Sept. 11, 1901. 150.00
113th st, 238-35 E; William Cuff vs Theresa Avitabill, April 2, 1902. 150.00
58th st, 61-65 F; James W. Cranwell vs Mary M. Stewart, Feb 25, 1902. 967.00

Foreclosure Suits.

Amsterdam av, 681; Ernest Ehrmann and ano trustees, &c., vs Simon Feist et al; atty, Lachman & G.
85th st, 134 W; Mabel R. Cushing vs Cornelia Roos, atty, Roby & P.
Robbins av, s s, 40 n Division av, 20x80; Martha L. Young vs George Watson et al; atty, H. W. Gaines.
Lot — section 11, block 30 30, on land map of the City of New York; Charlotte Plock vs Emma C. Sanguinetti; atty, P. A. Shell.
15th st, 222 W; Samuel A. Tuska vs Thomas C. Taylor, individually and as executor and trustee, &c.; atty, F. Jellinek.
Brown av, w s, 225 n Sagamore st, 50x150; Morris H. Dillenbeck et al, executors, vs Catharine A. Gillingham et al; atty, M. H. Dillenbeck.
Washington st, w s, 50 n Jane st, 19.6x99.10; Charles Lander, executor, vs Pilas Kempner et al; attys, Peckham, M. & K.

Lis Pendens.

62d st, 146 E; Sadie M. Begen vs John H. Robertson et al; atty, J. G. Boston.

Building Loan Contracts.

81 av, w s, 56.6 n 181st st, 75x102.11; City Mortgage Co loans Helen A. Pierce. $27,500.00
4th st, n s, 194.7 w 6th av, 43.2x54x irreg; Harris Mandelbaum and ano loan Robert Friedman. 12,000.00

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN

82d st, s s, 100 w West End av, six story apartment house; Jesse C. Bennett, 338 Colum. bus av; owner, Westend Apts Realty, 257 W 125th st; architect, costs. $75,000
81st st, 246-248 e, six story tenement and stores; Max Gold, 37 w 116th st; owner, Horenburger & Straub, 172 Bowery; architects, cost. 40,000

BOROUGH OF THE BRONX

169th st, and Barretto st, n e cor, four story tenement; Arthur H. Haman, 1353 Boston rd; owner, Moore & Landsedel, 149th stand and 3d av; architects, cost. $25,000
Elton av, w s, 100 s 158th st, two story and basement dwelling; Julius Heidemann, 3070 3d av; owner, Louis Fall, 2786 3d av; architect, cost. 8,000

REAL ESTATE.

TO INSURE PROPER CLASSIFICATION IN THE SUNDAY SUN, ADVERTISEMENTS MUST BE HANDED IN NOT LATER THAN 6 P. M. SATURDAY.

Real Estate Advertising IN THE SUN during April, May and June, 1902, as compared with the same months of 1901,

Increased More Than 54%

Summer Resort Advertising during the same period

Showed a Gain of 84%

REAL ESTATE—OUT OF THE CITY
Westchester County—Sale or Rent.

GREAT AUCTION SALE OF LOTS AT WHITE PLAINS
SATURDAY, JULY 26, 1902, AT 2 P. M., ON THE PREMISES

TRAIN WILL LEAVE 42d STREET, AT 10 A. M.
JOHN B. SWEENY, Auctioneer, 184 Railroad Avenue, White Plains

WHITE PLAINS IS BY FAR THE MOST ATTRACTIVE AND RAPID-GROWING SUBURB OF NEW YORK CITY. IT HAS HAD THE LARGEST PERCENTAGE OF INCREASE IN POPULATION SINCE 1890 OF ANY TOWN, VILLAGE, CITY OR BOROUGH OF NEW YORK WITHIN 50 MILES.

35 minutes from 42d st., on Harlem R. R. 40 trains daily, every 10 minutes during rush hours.

POPULATION	9,500
Increase since 1890	110%
Increase since 1900	20%

IMPROVEMENTS

Every improvement, water, gas, electricity, sewer, paved streets.

ADVANTAGES

Churches of every denomination. Schools equal to any in the State. No factories. Handsome macadamized roads in every direction for auto driving, drives of great beauty. Property in southern part of town in line of most rapid growth. Map, Passes and Particulars.

THE NEW NETHERLAND REALTY COMPANY, 503 5th Avenue, New York.

REAL ESTATE.

AUBURNDALE.

Auction Sale of Lots TO-DAY, 2 P. M., and every day, Sunday excepted, for 10 days.

$1,000 in Presents One $450 Piano Given away Free Daily

FREE TICKETS.

Secure free tickets of our Agents at East 34th St. Ferry or Long Island R. R. Station at Long Island City for trains leaving

East 34th St., N. Y.	1:50	12:50	3:20
Long Island City	1:02	2:02	3:31

Write for book and plans

NEW ENGLAND DEVELOPMENT & IMPROVEMENT CO., 32 West 33d St.

CITY REAL ESTATE.

Insure Your Title.

Don't carry the risk yourself.

Title insurance is cheaper than the old system of counsel's opinion, and protects better.

TITLE GUARANTEE AND TRUST COMPANY
CAPITAL AND SURPLUS, $6,000,000
146 Broadway, New York.
175 Remsen Street, Brooklyn.

The Lawyers' Title Insurance Company of New York,
37 Liberty Street, New York,
38-44 Court Street, Brooklyn,
Capital and Surplus, - $3,500,000
Defends any titles insured at its own expense, when assailed.

J. Romaine Brown. A. P. W. Kinnan
ESTABLISHED IN 1856.
J. ROMAINE BROWN & CO.
Brokers, Agents, Appraisers.
NO. 53 WEST 33D STREET.
NORTHEAST CORNER BROADWAY.
Telephone, No. 381 38th.
Washington Heights Property a Specialty

From Battery to 14th St. Inclusive.

DESIRABLE HOUSES, six st. to 17th st., inclusive, near 5th av., $22,000 up.
FOLSOM BROTHERS, 835 Broadway.

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

ATTRACTIVE RESIDENCES in the sixties, 5th and Park avs., $20,000 to $200,000.
FOLSOM BROTHERS, 835 Broadway.

Miscellaneous.

A—HOUSES, unfurnished and furnished, in desirable localities, rent, $1,200 to $5,000.
FOLSOM BROTHERS, 835 Broadway.

FLATS AND APARTMENTS TO LET—FURNISHED.

Above 14th St., West Side.

REISENWEBER'S
CIRCLE HOTEL, 58th St. and 8th Av.
HANDSOMELY FURNISHED APARTMENTS, 1, 2, 3 rooms and bath; moderate rents, reached by all cars. REISENWEBER & FISCHER, Props.

230 ST. 321 WEST. Nicely furnished rooms, en suite, private bath, also single rooms, rates reasonable. Transients accommodated.

FLATS AND APARTMENTS TO LET—UNFURNISHED.

Above 14th St., East Side.

120 ST., 302 EAST.—Apartments, two, three and four rooms, all light, bath, hot water; modern improvements; $6.50 to $13.75.
FOLSOM BROTHERS, 835 Broadway.

CORNER FLATS, 17 Livingston place, Stuyvesant Square; elevator, steam heat; most modern plumbing, telephone, attractive entrance; $800 to $1,100. FOLSOM BROTHERS, 835 Broadway.

81ST ST., 213 EAST.—Six extra large, all light rooms, with bath, newly decorated, quiet, clean, select; rents, $18 to $19.

Miscellaneous.

J. Romaine Brown & Co.
53 WEST 33D ST.
THE SORRENTO,
NORTHWEST CORNER 8ST ST. and Madison Ave., Apartments of 4 rooms and bath, $1,200; 8 rooms and bath, $900.

NO. 173 MADISON AVE.,
NEAR 34TH ST.
Four bachelor apartments of two rooms and bath, $600 and $1,000; one extremely handsome duplex apartment of 11 rooms and two baths.
RENT $4,000.

THE MILANO,
125-127 West 58th St.
APARTMENTS OF seven and eight rooms, $1,200 TO $1,800.

THE PALERMO,
125 EAST 57TH ST.
Apartments of eight extra large rooms and two servants' rooms, from October 1st, $2,000 to $2,400.

THE PEMBROKE,
10 WEST 93D ST.
Convenient to 1 station of surface cars. Eight-room apartments, elevator and all improvements. $1,000.

THE BEAUCLERE,
Northwest corner of Broadway and 106th St. Apartments of 8 rooms and bath. All modern improvements. Rent, $850 to $1,300.

J. Romaine Brown & Co.
53 WEST 33D ST.
Telephone, 381 38th St.

REAL ESTATE—OUT OF THE CITY
Westchester County—Sale or Rent.

WHITE PLAINS

New Jersey—Sale or Rent.

HUNTING AND FISHING PRESERVE, FOR SALE, 400 acres, stocked lake, 50 acres, less than two hours from city, healthy location, delightful surroundings. CARTER & SALMON, 120 Fulton st., New York.

HEALTH AND POCKET BENEFIT, or suburban life. For details, apply Free Railroad Information Bureau, 1159 and 1160 Broadway, New York.

Miscellaneous.

FOR SALE.—In the heart of the Adirondacks, a new house, with seven large sleeping rooms, a large kitchen, dining room, pantry and library, completely furnished, piazza lifty feet long, on one of the largest lakes in the Adirondacks, also a new barn, carriages and horses, well adapted for purchasing vegetables, etc. Address Box 1, Sun office.

AN ELEGANT RESIDENCE, CAIRO, CATSKILL MOUNTAINS, four acres, abundance of fruit, fine barn, equip, $5,000; photograph, particulars. IGNATZ MARTIN, 1155 Myrtle av., Brooklyn.

LAKE PLACID, N. Y.—Furnished camps and cottages for rent. G. R. SKINNER, Lake Placid.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

$500 CASH WILL BUY ONE OF MY NEW TWO-FAMILY BRICK HOUSES, six STATION, 11 rooms, modern improvements, hardwood trim, porcelain bath, with tiled floor, open plumbing, upper floor rents $20 monthly; price, $4,500; 30 min. ride to Manhattan. Owner building, lot 40x100, located Fifty miles off, between 69TH AND 70TH AVS. C. HAMILTON, OWNER.

FLATBUSH.

For sale, Prospect Park South, most beautiful section of Flatbush, house, 10 rooms and bath, recently decorated, perfect condition, will take a lot; home, 20 min. Long Island City, 30 min. time 123 Westminster road, NEAR BRIGHTON BEACH L. BEVERLEY ROAD STATION.

CHARMING HOME AT A BARGAIN, 8 rooms and bath, on 40x100 plot, price, $3,950; and one 10 rooms and bath, on 40x100 plot, price, $5,500; in a good location, within 35 minutes of New York City Hall; 10 per cent. down, the balance on easy terms to suit. Call or address J. MARTIN, 21 East 14th st., New York city.

REAL BARGAIN, ELEGANT 4-STORY BRICK double flat, 25x90x50, all improvements, first floor, single apartments, rent $1,320, price, $16,000; terms to suit. IGNATZ MARTIN, 1155 Myrtle av., Brooklyn.

FOR SALE HOUSE, CATON AVE., FLATBUSH.—Entry frame dwelling, 20 feet wide, fine location, 8 rooms and bath; must be sold, $6,000 cash. OWNER, 1363 MARCY AVE., 311 SEVENTH AVE., BROOKLYN.

446 JEFFERSON AVENUE, NEAR THROOP AVENUE, 2½-STORY BROWNSTONE, newly decorated, in excellent condition, first class neighborhood, owner must sell, and therefore will be a bargain. FRIEDMANN & CO., 1613 Broadway, Brooklyn.

Borough of Queens—Sale or Rent.

A BARGAIN, 23 ACRES; fronting on Flushing and North Shore avs., half mile north of Jamaica Town Hall; trolley from Jamaica to Flush