THE REAL ESTATE MARKET.

P. R. PINE AND A. D. RUSSELL BUY THE OLD GUARD ARMORY.

The New Sagemere Hotel in East Twenty-eighth St. Finds Lessee at $52,000 a Year—The Bulk of the Day's Trading Is Made Up of Tenement House Deals.

The heavy dealing in Manhattan flats and tenements continued unabated yesterday. It was not, as on the preceding days of this week, supplemented by any considerable amount of business in high grade realty. The transactions reported from brokers' offices were of the commonplace order, notable only on account of their number. The Bronx trading was principally in vacant lots, many of which were bought for improvement with two family and other small frame houses. The auction schedule in the Vesey street exchange was extremely short, few owners finding it necessary in the present active condition of the brokerage market to send property under the hammer.

Private Sales.

FORTY-SIXTH STREET.—Jacob J. Tabolt has sold for John A. Weser the five story tenement at No. 509 West Forty-sixth street, on lot 25x100.5.

FORTY-SEVENTH STREET.—Lippmann & Eisman have bought from E. Steuer No. 226 East Forty-seventh street, a five story tenement, on lot 25x100.5.

115TH STREET.—G. Tuoti & Co. have sold for M. Persico No. 464 East 115th street, a five story flat, on lot 25x75.

118TH STREET.—Barnett & Co. have sold for David Kepler and David Rosenthal No. 20 East 118th street, a five story and basement triple flat, on lot 25x100.11.

146TH STREET.—Charles M. Anderson & Co. have sold for a Mr. Leigh No. 305 West 146th street, a five story flat, on lot 25x99.11, adjoining the northeast corner of Bradhurst avenue.

146TH STREET.—A. Friedberg has sold for Frank B. Walker to Adolf Klemt No. 733 East 146th street, a four story double flat, on lot 25x100.

BRONX.—Davis & Bernstein have bought from J. Smith a plot, 50x114, on the south side of 230th street, 165 feet east of Second avenue, from a Mr. Blum; a plot, 50x114, on the north side of 228th street, 155 feet east of Sixth avenue, from a Mr. Lespuchis; three lots on Maple avenue, between 214th and 215th streets, from a Mr. Diamond; a plot, 100x105, on the west side of Second avenue, between 210th and 220th streets. The same firm has sold to a Mr. Batrien a plot, 100x114, on the south side of 229th street, 205 feet east of Fourth avenue, and to Mr. Berlinsky a plot, 100x114, on the north side of 224th street, 80 feet west of White Plains avenue.

SIXTY-SECOND STREET.—E. E. Tisch & Co. have sold for a Mrs. Simons No. 216 East Sixty-second street, a three story and basement dwelling, on lot 18.9x100.5.

ST. NICHOLAS AVENUE.—Max Marx has bought from Patrick A. O'Loughlin, through Porter & Co., No. 404 St. Nicholas avenue, a five story flat, on lot 25x100.

NINETY-SIXTH STREET.—James J. Etchingham has resold for Gustav Seufer to Morris Weiss No. 71 West Ninety-sixth street, a five story flat, with stores, on lot 25x100.11.

TWENTIETH STREET.—Robert Meeks has sold the leaseholds at Nos. 232, 234 and 236 East Twentieth street, 62x92, and Nos. 231, 233 and 235 East Twentieth street, 64x92, both plots covered with old buildings. John B. Hibbard was the broker.

121ST STREET.—Nevins & Perelman have bought from Bloom & Gordon No. 360 East 121st street, a three story dwelling, on lot 16.8x104.

AVENUE A.—Nevins & Perelman have sold to a Mr. Kaplan for improvement No. 1317 Avenue A, a lot 25x100.

WEST END AVENUE.—Harry Goodstein has sold the five story double flat with stores at the southeast corner of West End avenue and Ninety-sixth street, on lot 26.4x96.9, to Anita Piza.

126TH STREET.—Abram Bachrach has bought the five story flat at No. 227 East 126th street, on plot 33.6x99.11.

THIRTY-FIFTH STREET.—W. S. Patten and J. L. Van Sant have bought from Henry Mayer Nos. 260 and 262 West Thirty-fifth street, five story and four story tenements, on plot 50x98.9. N. A. Berwin & Co. were the brokers.

EIGHTH AVENUE.—Charles Hauserman has sold to August Brackman Nos. 2546 and 2548 Eighth avenue, two five story flats, with stores, on plot 50x100.

119TH STREET.—Harry Sugarman has sold for Charles Hess No. 356 West 119th street, a five story double flat, on lot 25x100.11, and No. 358 West 119th street, similiar, for Agnes Sullivan to Lawrence Schlosser.

FORTY-NINTH STREET.—Harry Sugarman has sold No. 435 West Forty-ninth street, a five story tenement, on lot 25x100.5, to Maurice Gossett.

AMSTERDAM AVENUE.—Samuel G. Hess has bought from Peter Clemens the five story flat in course of construction on the west side of Amsterdam avenue 80 feet north of Ninety-fourth street. Mr. Hess recently bought a similiar house adjoining.

FIFTY-SIXTH STREET.—Mrs. R. R. C. Ferguson has sold Nos. 125 and 135 West Fifty-sixth street, two five story flats, each on lot 20.10x100.10, to a Mr. Mordecai.

122D STREET.—Bloch Bros. have bought from Joseph Isaacs the two six story tenements at Nos. 322 and 324 East 122d street, on plot 50x100.11.

113TH STREET.—Bloch Bros. have bought from Michael Macoroni the six story tenement at No. 306 East 113th street, on plot 75x100.11.

THIRD AVENUE.—Leon S. Altmayer has sold for Mandelbaum & Lewine to Lippman & Eisman the five story tenement, with stores, at No. 737 Third avenue, adjoining the southeast corner of Forty-sixth street, on lot 25x80.

NINETY-FIRST STREET.—A. Hyman has bought No. 142 West Ninety-first street, a five story flat, on lot 27x100.8.

TWENTY-FOURTH STREET.—S. B. Goodale & Son have sold for E. H. Darling to Edward Coffin No. 49 West Twenty-fourth street, a five story brick building on lot 25.6x98.9.

FORTY-FOURTH STREET.—Paul J. Corn and Arthur Parpart have sold for Haskel, Bruder & Hahn to Aaron Avrutus No. 522 West Forty-fourth street, a five story and basement tepement, on lot 25x100.5.

SECOND AVENUE.—William & Julius Bachrach have sold No. 2453 Second avenue, a two story building, on lot 25x105.

NINETY-SEVENTH STREET.—Philip & Harry Bachrach have bought Nos. 219 and 221 East Ninety-seventh street, two five story tenements, on plot 50x100.11.

EIGHTH AVENUE.—Shapiro, Levy & Starr have bought No. 2839 Eighth avenue, a five story flat, with stores, on plot 40x100.

AVENUE C.—Shapiro, Levy & Starr have resold Nos. 171 and 173 Avenue C, two five story tenements, with stores, on plot 47.4x85.

AVENUE A.—Shapiro, Levy & Starr have bought from the Hasbagen estate No. 220 Avenue A, a five story tenement, with stores, on lot 25.9x96. The McVickar-Gaillard Realty Company was the broker.

AVENUE B.—J. Levy & Co. have sold for Rachel Levy No. 232 Avenue B, southwest corner of Fourteenth street, a five story tenement, on lot 23x95.

SEVENTY-FIRST STREET.—Alexander J. Roux & Co. have sold for Mrs. Virginia C. Ralph No. 253 West Seventy-first street, a three story dwelling on lot 16.8x102.2.

ELLWOOD STREET.—William C. & A. Edward Lester have sold the plot 136.11x195.8x irregular on the west side of Ellwood street, between Sherman and Nagle avenues, to John V. Schaefer, Jr.

ST. NICHOLAS AVENUE.—William C. & A. Edward Lester have sold for a client of George B. Gillie and A. C. Meade Jones the five story double flat at No. 424 St Nicholas avenue, on lot 25x125.

AMSTERDAM AVENUE.—Arnold & Byrne have sold for Kalman Rouse to Thomas J. Meehan the northwest corner of Amsterdam avenue and 132d street, a five story triple flat, with stores, on lot 25x100.

113TH STREET.—The Chelsea Realty Company has sold the plot 75x100.11 on the north side of 113th street, 225 feet west of Eighth avenue, to A. V. Donellon, who will erect two six story flats.

130D STREET.—Carroll & Co. have sold for F. J. Voorhees to Thomas J. Tuomey No. 220 West 133d street, a five story flat, on lot 16.8 x99.11.

121ST STREET.—M. Ginsberg has sold to A. Vecchio No. 313 East 121st street, a four story tenement, on lot 26x100.11.

105TH STREET.—Jesse J. Goldberg has sold to Benjamin R. Ferkin No. 168 East 105th street, a four story flat, on lot 25x100.

107TH STREET.—The Roxbury Realty Company has sold to a client of A. Globus Nos. 52 and 54 East 107th street, two five story flats, on plot 50x75.11.

AVENUE A.—Karl M. Wallach has sold to Leopold Lefkowitz No. 116 Avenue A, a five story tenement, on lot 26x100.

THIRD AVENUE.—Samuel Klang has bought No. 1654 Third avenue, a five story tenement, on lot 25x100.

SECOND STREET.—Weil & Mayer have bought No. 73 Second street, a five story tenement, on lot 25x67.4.

MONROE STREET.—Cohen & Krauss have sold to a Mr. Hoptman No. 20 Monroe street, a six story tenement, on lot 25x103.

THIRD STREET.—M. W. Lazarus has sold to Louis Katz and Bernard Barth No. 60 East Third street, a six story tenement, on lot 23x101.6.

HESTER STREET.—B. Posner & Son have bought the northwest corner of Hester and Forsyth streets, a six story tenement, on plot 50x60, from Solomon Bros.

SUFFOLK STREET.—Wolf Nadler has bought from the Berg estate the southeast corner of Suffolk and Broome streets, a six story building, on plot 50x75.

CLINTON STREET.—Max Blisnikoff has bought No. 177 Clinton street, a five story tenement, on lot 25.6x100.

SPRING STREET.—Carmelo Lo Pinto has sold the five story front and rear tenements at No. 19 Spring street, on lot 25.6x111.6.

SUFFOLK STREET.—Jacob Epstein has bought No. 165 Suffolk street, a six story tenement, on lot 25x100.

MARION AVENUE.—Francis Haff has sold for A. P. Mixel the plot, 61x156, on the west side of Marion avenue, 19 feet south of 193d street, for improvement.

TIMPSON PLACE.—J. Clarence Davies has sold for Beethoven Englander the plot, 375x100, on the west side of Timpson place, 54 feet north of St. John's avenue, to Leah Hecht.

WHITE PLAINS AVENUE.—The Sound Realty Company has bought through Hall J. How & Co. from Richard R. Maslen the northeast corner of White Plains avenue and 239th street, a plot 95x50.

138TH STREET.—The Northwestern Realty Company has sold to Abraham Greenberg and Eno & Alexander the four new six story flats, each on plot 50x100, on the south side of 138th street, 115 feet east of Brook avenue.

CAULDWELL AVENUE.—The Cauldwell Avenue Company has sold to C. F. Lockman the five story flat in course of construction on the east side of Cauldwell avenue, north of 156th street.

CHISHOLM STREET.—Jacob Kronenberger has sold for Mary Gunderath to Charles Tschanett No. 1318 Chisholm street, a two story dwelling, on lot 20x100.

BOSTON ROAD.—W. D. Baker has sold a plot of about thirty lots at the corner of Boston road and Pelhamdale avenue to George Keller for improvement.

SOUTHERN BOULEVARD.—George J. McCaffrey & Son have sold for a client to P. J. Heaney the plot, 75x105, on the west side of the Southern Boulevard 75 feet south of 183d street.

BATHGATE AVENUE.—Samuel Kahan as attorney has bought the two two story frame buildings at Nos. 1840 and 1842 Bathgate avenue, on plot 54x94.

160TH STREET.—Frank Bruckner has bought No. 618 East 160th street, a two family frame dwelling, on lot 25x100.

222D STREET.—Hall J. How & Co. have sold for George W. Godward to Henry C. Raynor and Max Just the southwest corner of 222d street and Fourth avenue, a plot 205x114.

WHITE PLAINS ROAD.—Henry C. Raynor and Max Just have sold the plot, 53.9x115, on the west side of White Plains road 225 feet south of 240th street.

Miscellaneous.

The Lands Purchase Company will file plans to-day for a twenty-three story office building at Nos. 37 to 41 Wall street, on an irregular plot with a frontage of 61.1 feet, containing about 17,600 square feet. The building will be erected from plans by Francis H. Kimball. It will contain six passenger elevators, and will connect on each floor directly with the twenty-three story Wall Street Exchange Building, which is located on Exchange place in the rear of the new structure. The rentable area on each floor will be about 5,000 square feet. The entire basement and ground floor will be occupied by the Trust Company of America, which controls the Lands Purchase Company. The banking floor office will have a ceiling height of thirty-one feet, and a mezzanine gallery on the easterly side. The general contract for the construction has been let to the George A. Fuller Company.

The Gotham Building and Construction Company leased to Noah Sage a new hotel at Nos. 4 to 8 East Twenty-eighth street for twenty-one years at an annual net rental of $52,000. It is a twelve story structure on a plot 75x98.9, 125 feet east of Fifth avenue. The lessee will use the hotel the name "Sagemere."

Percy R. Pine and Archibald D. Russell are the buyers of the Old Guard Armory, at the northwest corner of Broadway and Forty-ninth street.

Dennis & Preston have rented for six months to E. Farmalee Prentice the Colebrook farm at Norfolk, Conn. The property covers an area of about two square miles and has a trout brook, pond and a large wooded tract.

The Charles F. Noyes Company has leased the five story building at No. 189 Water street for the Arthur Company to J. S. Woodhouse for a term of years; also the five story building at No. 8 Gold street for Morris Goldstein to John Elliott for a long term of years.

A. B. Mosher & Co. have leased to S. Jonas the basement and second floor of the new building at the southwest corner of 116th street and Lenox avenue for a period of ten years.

M. & L. Hess have leased the buildings at Nos. 931 and 933 Broadway for the Castor estate for a long term of years.

S. Osgood Pell & Co. have sold for Clinton Gilbert to the Cortlandt Realty Company the triangular plot, with frontages of about 130 and 128 feet, at the northwest corner of Jackson avenue and Ninth street, Long Island City; also for the New York Land and Warehouse Company to the Traders' and Investors' Realty Company a triangle at Nott and Jackson avenues, and a plot, 100x100, at Jackson avenue and Pearson street. The Nott street plot has been resold to Clinton Gilbert and the Pearson street corner to Robert E. Lee.

Nathan and Isidore H. Kempner are the buyers of the northwest corner of Eighth avenue and Forty-third street, 60x100.

Plans have been filed with Building Superintendent Murphy for the remodelling of the four story and basement private residence of T. L. Hine at No. 38 West Fifty-third street.

Yesterday's Auction Sales.

[At 14 Vesey street.]

BY JOSEPH P. DAY.

West Broadway, No. 500, west side, 148 feet north of Houston street, 25x75, five story brick tenement and store and four story frame tenement on rear; administrator's sale of the property of William Campbell, deceased; due on judgment, $19,169.81; to William G. Swan $23,000

Greene street, No. 67, west side, 225 feet north of Broome street, 25x104.10, five story brick loft and store building; J. B. Heyburn vs. William Heyburn et al.; partition; to Abraham Mayer $1,900

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I OWN GUARANTEED MORTGAGE $750, five per cent., improved New York City property, due three years; want to use the money; will sell mortgage at discount. GENUINE, box 101 Sun office.

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6 lots, THE corner plot of the neighborhood. Sell $7,500 cash.
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4 lots, Sixtieth st., 110 feet West Eighteenth av. Sell $4,000; 25% cash, balance mortgage.
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All are unrestricted; offered for quick sale, subject to advance in price without notice.
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BIG BARGAIN—Ten room modern house; must be sold; lot 83x105; good location. CHAS. H. BARD, 29 Prospect ave., Mt. Vernon, N. Y.

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BEAUTIFUL WATERFRONT FARM for sale on Eastern Shore of Maryland; it is the best farm on earth; fine dwellings; large tract of timber. For full particulars address SAMUEL P. WOODCOCK, Salisbury, Md.

Stamford, Greenwich, Cos Cob, and along the Sound. Houses to rent, for sale, by year or for summer season. BABCOCK, 10 East 42d. Office open Sunday; this week and next.

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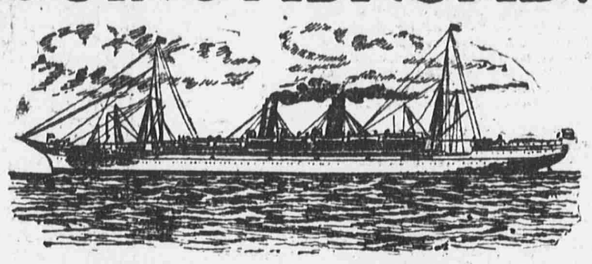

Latest Addition to the Cruising Fleet of the Hamburg-American Line.

The specially equipped magnificent twin-screw **S.S. OCEANA** 8,000 TONS 17 Knots Speed
WHICH WILL SAIL
From NEW YORK, JUNE 23, 1906,
For SCOTLAND, ICELAND, SPITZBERGEN and NORWAY, THE LAND OF THE MIDNIGHT SUN

The Itinerary Includes:
CUXHAVEN to LEITH (Edinburgh) stay 39 hours. KIRKWALL (Orkney Islands) 4 hours. THORSHAVN (Faroe Islands) 5 hours. REYKJAVIK 21 hours. SNEEFELLS-JOKULL, STAALBIERG, ISAFJORD, 4 hours. EVJAFJORD, AKREYRI, 5 hours. ADVENT BAY (Spitzbergen) 14 hours. BELL SOUND 8 hours. NORTH CAPE 6 hours. HAMMERFEST 4 hours. TROMSOE 21 hours. DIGERMULEN 9 hours. MARAAK 6 hours. GUDVANGEN 12 hours. BERGEN 35 hours. CUXHAVEN and thence to HAMBURG. Total distance 4,960 miles.

Duration of Trip Terminating at Hamburg **36 Days** Cost, including all expenses **$265.00** upward

Special arrangements may be made with the Company for return passage from Europe; also to join the cruise at Hamburg or Edinburgh, if you are already booked to sail for Europe by an earlier steamer or by another line.

Eleven other similar cruises, varying in duration, cost and direction by the superb steamers BLUECHER, PRINZESSIN VICTORIA LUISE and METEOR, starting from Hamburg during June, July and August.

Send for programme giving further particulars to

HAMBURG-AMERICAN LINE, 37 Broadway, N. Y.

CUNARD LINE
From Piers 51-52, North River.
TO LIVERPOOL AND QUEENSTOWN.
Umbria....Mar. 24, 2 PM | Germania....April 10, 3 PM
Campania..Mar. 31, 9 AM | Lucania....April 14, 10 AM
Etruria....April 7, 2 PM | Umbria....Apr. 21, 2 PM
GIBRALTAR—GENOA—NAPLES—ADRIATIC
New Modern Twin Screw Steamers.
SLAVONIA.....Apr. 3, noon—May 22—July 10
PANNONIA.....Apr. 10, 4 P.M.—May 29—July 17
CARPATHIA....Apr. 24, 4 P.M.—June 12—July 31
Apply for illustrated booklet describing interesting trip through Mediterranean and Adriatic.
Vernon H. Brown, 29 Broadway, N. Y.

HOLLAND-AMERICA LINE
NEW YORK—ROTTERDAM, via BOULOGNE.
Sailings Wednesday as per sailing list.
Statendam..Mar. 28, 10 AM | Noordam....Apr. 18, noon.
Ryndam...Apr. 4, 10 AM | N. Amsterdam Apr. 25, 5 AM
Potsdam...Apr. 11, 6 AM | Statendam..May 2, 10 AM
New twin-screw steamer **New Amsterdam**
17,250 registered tons. 30,400 tons displacement. From N. Y., April 28, May 30, July 4, Aug. 15.
Apply for special pamphlet.
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LEXINGTON HOTEL,
Just Off Broadway, on West 47th St., NEW YORK.
Absolutely Fireproof. Unsurpassed Apartments 324 rooms. Suites of one, two and three rooms, with private bath. High-class Hotel. Moderate rates. GEORGE R. JONES, Prop.

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VERY DESIRABLE FLOOR SPACE OF 7,200 SQUARE FEET—9TH FLOOR.
MORTON BUILDING,
114-116 NASSAU STREET
DIRECT LIGHT IN ALL ROOMS.
WILL DIVIDE TO SUIT TENANT.
FRED'K ZITTEL, Agent, premises.

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THE POPULAR NEW YORK HOTEL
81st St. and Columbus Av.
Newly furnished rooms and apartments, singly or en suite, with or without bath. The location is unsurpassed. The Hotel Endicott is noted for its home-like qualities and comforts. Rates reasonable.
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1.—Elegantly furnished apartment; private bath; $1.50 daily; including meals, two, $25 weekly; one, $15. THE VAN RENSSELAER, 15 East 11th st.

APARTMENTS TO LET—FURNISHED.

BELOW 14TH ST., EAST SIDE.

11TH ST., 15 EAST (The Van Rensselaer)—Elegantly furnished apartment; private bath; $1.50 daily; including meals, two, $25 weekly; one, $15.

COUNTRY PROPERTY WANTED.

COTTAGE
with ground for flower and vegetable gardens; modern conveniences; Westchester County or New Haven Road, within one hour from city. Five or six months. Moderate price. Address
Box 110, Sun Office.

BOARDERS WANTED.

East Side.

11TH ST., 15 EAST (The Van Rensselaer)—Elegantly furnished Apartment; private bath; $1.50 daily; including meals, two, $25 weekly; one, $15.

It is to have a new high stoop entrance and a second story bay, and an elevator is to be installed. The improvements are to cost $12,000, according to the estimate of Theodore C. Vessober, the architect.

The Manhattan new building plans filed yesterday include five five story flats, with stores, to be built for Miller & Mofsensen on the southwest corner of Amsterdam avenue and 170th street at a cost of $210,000; a three story dormitory for the Blackwell's Island City Hospital, to cost $42,000, and a one story smith shop, to cost $3,000.

The Bronx plans comprise three two story dwellings to be built for John G. Mehlhop at the northeast corner of Fulton and 24ist streets at a cost of $13,500, a two story hall and store for Quick & Liedmanson on Webster avenue, north of 197th street, to cost $20,000, a two story dwelling, $2,800, and a two story storage house, $1,800.

The McVickar, Gaillard Realty Company has leased for a client to the Fashion Manufacturing Company the building at No. 1560 Broadway for a term of five years.

Louis Becker has leased for the Avon Realty Company the store at No. 2105 Amsterdam avenue for a term of years.

RAILROADS

PENNSYLVANIA RAILROAD.
STATIONS FOOT OF WEST TWENTY-THIRD STREET AND DESBROSSES AND CORTLANDT STREETS.
The leaving time from Desbrosses and Cortlandt Streets is five minutes later than that given below for Twenty-third Street Station.

FOR THE WEST.
*7.55 A. M. CHICAGO SPECIAL.
*10.55 A. M. ST. LOUIS LIMITED. For Cincinnati and St. Louis.
*10.55 A. M. THE PENNSYLVANIA LIMITED. —23 hours to Chicago.
*1.55 P. M. CHICAGO, CINCINNATI AND ST. LOUIS EXPRESS.
*3.55 P. M. PENNSYLVANIA SPECIAL. 18 hours to Chicago.
*4.55 P. M. CHICAGO LIMITED.
*5.55 P. M. WESTERN EXPRESS.
*6.25 P. M. ST. LOUIS & CINCINNATI EXP.
7.55 P. M. PACIFIC EXPRESS.
*8.25 P. M. CLEVELAND AND CINCINNATI EXPRESS.
*9.55 P. M. PITTSBURG SPECIAL.

WASHINGTON AND THE SOUTH.
*7.55, 8.25, *9.25, *9.55, *10.55 a. m., *12.55, 2.10 (*3.25 "Congressional Limited"), *3.25, *4.25, *4.55, *9.55, 9.25 P. M., 12.10 night. Sundays, 8.25, *9.25, *10.55 a. m., *12.55 (*3.25 "Congressional Limited"), *3.25, *4.25, *4.55, *9.55, 9.25 p. m., 12.10 night.
SOUTHERN RAILWAY.—*12.55, *3.25, *4.25 p. m., 12.10 a. m., daily. "Southern Palm Limited," *12.55 p. m. week days.
ATLANTIC COAST LINE.—*