THE REAL ESTATE MARKET

QUARTERLY TAX PAYMENTS URGED BY BROKERS.

The Organ of the Board of Brokers Claims That the Plan Would Be of Great Advantage to the City and Would Also Tend to Further Realty Trading.

The September number of the *Bulletin*, published by the Real Estate Board of Brokers, contains a valuable suggestion for the payment of taxes in quarterly instalments instead of annually. After pointing out that the present method means "a great dislocation of funds" the organ of the brokers summarizes the defects in the existing method as follows:

"Tremendous changes of bank funds at critical financial periods of the year.

"Compelling the city to borrow money in advance and pay approximately $6,000,- one per annum interest for the use of its own money.

"Delays in contracts and payments for necessary improvements owing to inadequacy of funds and leading to unbusinesslike treatment by the city of the business community it subsists on.

"We therefore suggest to the present Comptroller and city administration if a proper scheme of quarterly tax payments can be inaugurated it would serve to steady real estate values and be a distinct betterment to the city, the banks, and the least thought of one of all, the property owner, would be distinctly benefited. Now in the purchase of real estate the party buying and closing title before the first Monday in October assumes all the real estate tax, a matter often lost sight of in the preliminary negotiations of a sale, but it is manifestly an improper charge for the purchaser to have to assume taxes for a period he does not own the property taxed."

Private Sales.

SEVENTY-THIRD STREET.—Henry D. Winans & May have sold for N. Thayer Robb, No. 4 East Seventy-third street, a four story and basement dwelling, on lot 22.6x102.2, adjoining the southeast corner of Fifth avenue. The buyer, Mrs. Edward Van Ingen, gave in exchange her residence at No. 59 East Fifty-sixth street, a four story and basement dwelling on lot 16.8x100.5.

SEVENTH AVENUE.—S. B. Goodale & Son have sold for Herman Klocke, No. 192 South Ninth avenue, also for Emma E. Horn and Elena F. Goodale, No. 194, adjoining. The buyer is Mrs. Catherine McTorken, who owns adjoining property and now controls a plot, 74x100, at the northwest corner of Seventh avenue and Twenty-first street.

ST. ANN'S AVENUE.—Charles A. Weber has sold for George Schutz, No. 674 St. Anns avenue, a four story double flat, on lot 22.5x93.

WEBSTER AVENUE.—Charles A. Weber has sold for a client, No. 1353 Webster avenue, a four story flat on lot 25x90, to an investor, who gives in part payment Nos. 110 and 112 South Twelfth avenue, Mount Vernon, N. Y., two two family houses on plot 50x110.

JACKSON AVENUE.—Louis Reiss has sold for David S. Carruth the two family frame dwelling at No. 1039 Jackson avenue on lot 19x25.

TOWN DOCK ROAD.—The Tuven Realty Company has sold four lots on the north side of Town Dock road one block east of Eastern Boulevard, Lobhauer Park. The buyers will improve the property.

Miscellaneous.

Susan Snyder is the buyer of No. 37 West Eighty-third street, sold recently by Mrs. Barbetta Baruch.

J. Romaine Brown & Co. have moved from No. 53 West Thirty-third street to their new offices in the Tilden Building at Nos. 105 to 111 West Fortieth street.

Leases.

The City Investing Company has leased to the Royal Bank of Canada the ground floor and basement offices in No. 68 William street, northeast corner of Cedar street. The lease is for sixteen years and seven months from October 1. The rental will be at the rate of $15,000 a year to May 1, 1916, and at the rate of $17,500 a year for the rest of the term.

Ernest and Herman Levy, manufacturers of ribbons, at present located at No. 72 to 78 Greene street, have leased the store, basement and first loft rear in the Pocono Building at Fourth avenue and Nineteenth street for a term of years. Robert S. Kamnitzer, who negotiated the lease, reports that the aggregate rental is about $500,000.

The Frank I. Fisher Company has leased for Louisa H. and Laura Dolbear Beach the four story dwelling at No. 143 West Ninety-seventh street for a term of years.

Building News.

George Provot, architect, has filed plans for building a three story brick fireproof automobile garage for Joseph Tassi, at 45 Downing street, at a cost of $30,000. The building will have a frontage of 29.7 feet and a depth of 85 feet.

H. C. Beaven, architect, has filed plans for building a taxpayer on the north side of Eighty-second street 330.5 feet west of Second avenue, in the form of a one story brick store with living rooms in the rear, at a cost of $2,500. For Frederick B. Schwegler, owner. The building will have a frontage of 25.5 feet and a depth of 60 feet.

Renwick, Aspinwall & Tucker have filed plans for building a four story brick loft building for the Corporation of Trinity Church at the northwest corner of Dominick and Varick streets, with a frontage of 75 feet on Dominick street and 125 feet on Varick street, at a cost of $60,000. Further particulars will be found in another column.

Plans have been filed for a five story tenement house to be erected on the north side of Twenty-ninth street 240 feet east of Second avenue for the East Twenty-ninth Street Company, of which John B. Mooney is president and who acts as architect for the company. The building will have a frontage of 25 feet and a depth of 86.9 feet. Cost has been placed at $30,000.

Mr. Mooney as architect has filed plans for a twelve story extension to the store and private dwelling of Lillia Babbitt at the northwest corner of Madison and Fortieth street at a cost of $100,000. The building is used in conjunction with the business offices, salesrooms, storage and stables. Further particulars will be found in another column.

Plans filed for new buildings in the Borough of The Bronx comprise a two family dwelling on the north side of Bronx avenue, east of Castle Hill avenue, for Charles H. Lennon at a cost of $6,000; a two story brick garage on the north side of Anthony avenue, for William F. Hoops at a cost of $1,800; and five story brick tenements on the west corner of 166th street and Avenue for the Eureka Development Company, of which Samuel J. Siegel is president, at a cost of $65,000; a six story tenement on the north side of 165th street, west of Washington avenue, for Max Sommer, at a cost of $60,000; a one story frame store on the north side of Layton avenue, west of Fairfax avenue, for Frank Ris, who is his own architect, at a cost of $200; a one story frame extension 25x20 feet to grade the three story frame school and parish house of the Church of the Immaculate Conception at a cost of $1,000.

Yesterday's Auction Sales.

(At the Vesey Street.)

BY BETAN J. KENNELLY.

Factory, No. 15, east side, 139.4 feet north of Division street, 25x100, two story brick building with store, executor's sale, estate of Lloyd L. Smith, to Joseph H. Hartz $38,750

Avenue, northwest corner of Third street, 97.6x50, two story building and store and three story loft building and store; American Ice Company, vs. Mattock Realty Company, et al.; judgment, $110,624.50, subject to Ac., $6,578, subject to a first mortgage of $100,000; to the plaintiff 175,000

Avenue, southeast corner of 143d street, 24.11x55, vacant; Corn Exchange Bank Company, vs. Spencer Blake Company, et al.; due on judgment, $13,397.05, subject to taxes, &c. Adjourned to October 4

Street, north side, 50 feet east of Sheridan avenue, 25x113.4, vacant; Manhattan Company, vs. Albert Gerhards, executor, et al.; due on judgment, &c.; to J. Schoonmaker 5,100

BY JOSEPH P. DAY.

Street, Nos. 218 and 220, east side, 100 feet north of Bleecker street, 45x100, tenement and stores; Bridge, trustee, vs. Saul Walden; due on judgment, $61,919.95, taxes, &c. ..... Withdrawn

Nos. 1730 and 1734, northeast corner of 150th street, 47.8x95.8x irregular, 2 stores, dwelling and vacant land; $10,500

Avenue, northeast corner of 143d street, 24x95, vacant corner lot; Charles Burkhoff for $4,200 advanced on this; to the plaintiff 5,400

Street, east side, 350 feet north of 174th street, 100x85, vacant; to the plaintiff 9,250

St. Mary's avenue, southeast corner of Central avenue, 25x100, vacant; J. E. Hard et al., vs. M. T. Hard et al.; partition; to M. M. Rosenthal 750

142d street, No. 264, south side, 34 feet west of Morris avenue, 25x100, one story stable; F. A. Layton et al., vs. Frederick Hitchock et al.; due on judgment, $3,511.90, subject to taxes, &c., $1,500

Adjourned to October 4

SELECT APARTMENTS ABOVE 14TH ST., WEST SIDE | SELECT APARTMENTS ABOVE 14TH ST., WEST SIDE | SELECT APARTMENTS ABOVE 14TH ST., WEST SIDE | SELECT APARTMENTS ABOVE 14TH ST., WEST SIDE.

Pease & Elliman

340 Madison Ave. (near 43d St.)
165 West 72d St. (near B'way.)

TELEPHONE 1000 MURRAY HILL

OFFER THE FOLLOWING HIGH CLASS

Apartments for Rent

535 Park Ave.
N. E. CORNER 61ST ST.
New 14 Story Fireproof Building
Co-operative Apartments.
DUPLEX APARTMENTS.
7 Rooms, 2 Baths,
$2,600 to $3,000.
12 Rooms, 3 Baths,
$6,000 to $6,500.

The Southfield
145 EAST 35TH STREET.
New 8 Story Fireproof Building.
Exceptionally Light Apartments.
7 Rooms, 2 Baths,
$1,700 to $2,500.

129 Riverside Drive
CORNER 85TH STREET.
Modern House, All Outside Rooms, with Every Improvement.
8 Rooms and Bath, $1,800.

407 Central Park W.
NEAR 100TH STREET.
Overlooking the Most Picturesque Part of Central Park.
Modern Building, All Improvements, 7 and 8 Rooms and Bath.
Rents, $1,000 to $1,200.

563 Park Ave.
N. E. CORNER 62D ST.
New 12 Story Fireproof Building.
Co-operative Apartments.
One Apartment Left.
7 Rooms, 2 Baths, $2,500.

901 Lexington Ave.
CORNER 67TH STREET.
First Floor Apartment,
9 Rooms, 3 Baths, $2,100.

The Phillien
411 WEST 114TH ST.
New Building.
Co-operative Apartments.
Large Rooms, Unique Arrangement.
8 Rooms, 2 Baths,
$1,200 to $1,550.

1269 Madison Ave.
CORNER 91ST STREET.
Modern House, Choice Apartments.
Every Up-to-Date Convenience.
7 Rooms and Bath,
$1,000 to $1,200.

24 West 45th St.
BACHELOR APARTMENTS.
2 Rooms and Bath.
All Improvements, Including Service Valet on Premises.
Rents, $1,000-$1,200.

116 East 58th St.
NEAR PARK AVE.
New 9 Story Fireproof Building.
7 Rooms, 2 Baths,
8 Rooms, 3 Baths,
$2,400 to $3,000.
2 Rooms, Kitchenette and Bath, Doctor's Office,
3 Rooms, $1,000.

144 East 40th St.
NEAR LEXINGTON AVE.
New 6 Story Building. High Ceilings.
Two Apartments on a Floor.
6 Rooms and Bath,
$1,800 to $1,900.

320 West 84th St.
NEAR BROADWAY.
New Modern Apartments, with All Improvements.
8 Rooms and 2 Baths,
$1,200 to $1,400.

960 Park Ave.
71-75 EAST 82D ST.
6 and 7 Rooms and Bath,
$600 to $900.

24 Gramercy Park
One Duplex Apartment
Southern Exposure.
6 Rooms and Bath, $2,400.
Also One Apartment,
3 Rooms and Bath, $1,200.

Wellesbourne
144 EAST 56TH ST.
Near Lexington Ave.
Modern Elevator Apartments.
5 Rooms and Bath, $1,000.
7 Rooms and Bath, $1,800.

316-318 West 84th St.
NEAR BROADWAY.
Exclusive Location. Convenient to Subway.
Modern House. All Improvements.
7 Rooms and Bath, $1,000.

2680-88 Broadway
BETWEEN 102D and 103D STS
7 Rooms and Bath.
$600 to $900.

11½ West 84th St.
7 Rooms and Bath.
Rent $660.

NON-HOUSEKEEPING APARTMENTS

510 Park Ave.
S. W. CORNER 60TH ST.
2 Rooms, Bath and Kitchenette.
Maid Service. All Improvements.
Also One Large North Light Studio, with Bedroom and Bath.
$750-$1,200.

46-48 East 41st St.
NEAR PARK AVE.
2 and 3 Rooms and Bath.
Caterer on Premises.
$900 to $1,200.

165 West 72d St.
Near Subway Express Station.
Also Convenient to Elevated and Surface Lines.
2 Rooms and Bath,
$720 to $780.

136-138 W. 65th St.
Convenient to Subway, Elevated and Surface Lines.
2 and 3 Rooms and Bath.
All Improvements.
$480 to $600.
One Housekeeping Apartment.
5 Rooms and Bath, $1,000.

These Houses Are Under Our Exclusive Management and Are Inspected Daily By Us.

The BELNORD

Occupying the Entire Square Block
Broadway, Amsterdam Ave., 86th to 87th Street
THE LARGEST AND BEST APPOINTED APARTMENT HOUSE IN THE WORLD.
EVERY ROOM AN OUTSIDE ROOM

Convenient to All Transit Lines.
Subway Station at 86th Street.

Housekeeping suites of all sizes from 7 rooms up with two, three and four bathrooms, each having every known convenience. Abundant closet and storage room. A court garden in centre, containing over 22,000 square feet of open space, is a unique feature, insuring all rooms facing upon it absolute quiet and abundant fresh air and sunlight. Electric light and artificial refrigeration free.

REPRESENTATIVE ON PREMISES AT ALL HOURS TO SHOW APARTMENTS
Illustrated Booklet Mailed on Application
W. H. DOLSON & CO., Agents
Office on the Premises, 2364 Broadway at 86th Street
Telephone, 10400 Riverside

IF YOU WISH TO LIVE BELOW THE PARK INSPECT

THE WYOMING AND THE IDAHO

55th St. and 7th Ave.
Modern Housekeeping Apartments
ABSOLUTELY FIREPROOF
The Lightest, Largest Rooms in the City
Built as an Investment. Not a Speculation.
Every Modern Convenience. Servants' Elevators. Vacuum Systems, &c.
9 to 14 Rooms and 3 Baths
Rents $2,000 to $5,000

ABOVE 14TH ST., EAST SIDE | ABOVE 14TH ST., EAST SIDE.

Gramercy Park Club
36 Gramercy Park

The Management has decided to offer for rent a few very desirable suites of apartments which have not been heretofore offered.

8 Rooms, 3 baths ... $2,200—$2,400
9 Rooms, 3 baths ... $2,400—$2,900
10 Rooms, 3 baths ... $3,000

The Building is Open Daily for Inspection.
PEASE & ELLIMAN, Agents,
340 Madison Av., near 43d St.
Phone 1000 Murray Hill.

THE VERONA.
At the crossing Madison Av., 64th St.
The Verona contains Twenty magnificent apartments each an absolutely detached residence from its neighbors.
It offers to families of refinement all the advantages and conveniences that go to make a complete home.
The many exclusive innovations in the residences of THE VERONA afford incalculable assistance to the duties of housekeeping.
Apartments containing Fourteen Rooms and Three Baths, $8,000 to $9,500.
Manager on Premises.

SELECT APARTMENTS.

APARTMENT HOUSE DWELLERS
who are paying $1,000 to $2,000 rent, merely for accessibility and not from choice, should be interested in learning the facts about a beautiful RESIDENTIAL PARK in New York City, eighteen minutes from Herald Square and twenty-five minutes from the Battery, and containing sewers and every other City improvement. For full information and illustrated literature address
Jamaica Estates
Timothy L. Woodruff, President, 344 Fifth Avenue, New York City.

APARTMENT HOTELS.

HOTEL SEVILLE
Madison Ave. and 29th St.
Suites furnished and unfurnished to lease by the season or year.

STRICTLY MILANO FIREPROOF
135 & 137 West 38th Street.
7 rooms and bath, $1,000-$1,500.
All night elevators, standard service.
"L" and B'way surface terminals on block. Subway 2 blocks. Central Park one block.

FINEST NINE-ROOM APARTMENTS IN NEW YORK CITY.
DESIGNED TO MEET THE WANTS OF PERSONS ACCUSTOMED TO PRIVATE HOUSES
Size of rooms and baths and quantity of closet room can be found in no other apartment in this city, being in every respect equal to those in private houses.
WELLSMORE
77th Street & Broadway.
$2,750 to $3,250.

ALL LIGHT AMIDON LARGE ROOMS
Broadway and 83d Street.
7 rooms and bath, $1,200-$1,500.
Electric light, all night elevator, hall service.
ONE CORNER APARTMENT.

El Dorado
Central Park West,
90th and 91st sts.
Absolutely fireproof
Apartments of 6, 8, 10 and 14 rooms.
Rents $750 to $3,500.
F. R. WOOD & CO., Broadway and 50th St.

Finest 8, 9 and 10 Room Apartments on Broadway.
12 Stories High—Absolutely Fireproof.
THE CORNWALL
N. W. Cor. Broadway and 90th St.
2 and 3 baths. Rents $1,000 to $2,500.
Agent on premises.

LUDINGTON,
205 WEST 105T ST.
Near Broadway, 3080 st. subway station and 104th st. elevated station.
High Class Modern Elevator Apartment House.
6 and 7 rooms and bath, $600 to $1,050.
Apply to Superintendent on premises.
FRANK I. FISHER CO.
440 Columbus av., corner 81st st.

THE FORT VIEW
Magnificent Elevator Apartments.
3, 7, 8 and 9 Rooms, $425 to $1,500.
S. E. cor. 181 St. & Haven Ave.

GEORGEAN COURT
CENTRAL PARK WEST.
CORNER 66TH ST.
8, 10 and 12 Rooms and 2 AND 3 BATHS.
RENTS $2,500 TO $4,000.
SLAWSON & HOBBS
162 West 72d St., near Broadway.

BROOKFIELD
480 RIVERSIDE DRIVE (116TH ST.)
10 story fireproof building arranged in suites of 5 Rooms and 2 Baths
$1,500 and up.
Huston & Spraker Co.
35 Liberty St. Tel. 5827 John.

REAL ESTATE FOR SALE—WESTCHESTER COUNTY.

TO LEASE OR FOR SALE.
South Yonkers, Caryl Ave
FACING
VAN CORTLANDT PARK
Large (14 room), comfortable, all year residence, furnished or unfurnished, with modern improvements, on an elevation, to lease for 3 or 5 years' rental to apply to purchase price if sold; terms reasonable. Address J. K., box 159 Sun office.

HOMES IN WESTCHESTER
See our Acre plot property on the Boston Post Road, Riverdale Acre, fully improved; 100 yards from the Sound; ideally situated for country homes. Call or write for map and information.
NEW YORK CENTRAL REALTY CO.
1328 Broadway, Phone 1268 Murray Hill, N. Y.

REAL ESTATE FOR SALE.
BERKSHIRE HILLS
"SIX MAPLES"
Situated on the edge of the hills with grand view of one of the prettiest villages; nicely built to room modern house, open plumbing, furnace heat, large living room with stone fireplace; large verandas, large stable suitable for horses or autos, 2 rooms for coachman or chauffeur; ice house; 15 acres land, never failing spring water to all buildings, one of the finest summer residences one could ask, cash price only $10,000. Further particulars of H. A. HIDWELL, Becket, Mass.

TO LET FOR BUSINESS PURPOSES.
STUDIOS & OFFICES TO LET
Broadway Studio Building,
Broadway and 80th St.
Steam heat and elevator service.
Very desirable neighborhood.
Subway station same block.
Apply on premises, Room 3, 2231 B'way.

LONG ISLAND REAL ESTATE FOR SALE

"Home-Loving Hearts Are Happiest."
Old-fashioned comforts and new-fashioned conveniences, amid ideal surroundings, in the new Ackerson Cottages, just completed, in the charming suburban home community of
Brightwaters
BAYSHORE, L. I.
These cosy cottages are located on plots 100x150 feet equal to 2½ city lots, within easy walking distance of station, lakes, yacht harbor, casino, bathing pavilion and the other attractive features of Brightwaters. Each cottage has roomy porch, large living room, broad open fireplace, dining room, kitchen (equipped with laundry tubs, running water, range), with from three to six sleeping rooms. Electric fixtures, screens and shades. Decorations quaint and restful.
Prices begin at $2,880, then $3,090, $3,240, $3,600, and by easy stages up to $6,300. Also limited number at from $7,000 to $10,400. Any cottage selected may be purchased on terms to your liking.
One-Half Acre Cottage Plots, $480.
$50 Down and $10 Monthly.
Readers of the SUN are invited to visit Brightwaters as our guests.
Please write our New York office or telephone Murray Hill 3204 for reservations.
Edition de Luxe Booklet No. 4 Upon Request.
T. B. ACKERSON CO.,
Developers of Choice Properties and Builders of Houses of Merit.
New York Offices: 1 West 34th St., Opposite Waldorf-Astoria.

OWNER leaving for Denver will sacrifice elegant new substantial residence, expensively and artistically furnished, 14 rooms, two up to date bathrooms, mission finish library, panelled forest oak, finish dining room, open fireplaces, gas, steam heat, wide piazzas, the very best plumbing and heating system. Many beautiful acquisitions, handsome grounds, select and restricted location, few minutes of station, 48 minutes out. Title guaranteed by the Title Guarantee and Trust Company of N. Y. Immediate possession, price $20,000, suitable terms. Address GRAND HOME, box 281 Sun office.

22 ACRES, mostly woodland, high ground, fine Sound views, 610 feet highway frontage, 2½ miles from station, price, at present $175 per acre. EDWIN N. ROWLEY, Northport, L. I.

PUBLIC NOTICES.

DEPARTMENT OF FINANCE

BUREAU FOR THE COLLECTION OF TAXES.

NOTICE TO TAXPAYERS.

NOTICE IS HEREBY GIVEN THAT ALL taxes on real estate and personal property in The City of New York for the year 1910 are due and payable on

MONDAY, OCTOBER 3, 1910,

at the office of the Receiver of Taxes in the Borough in which the property is located, as follows:
Borough of Manhattan, 57 Chambers st.
Borough of The Bronx, Municipal Building, corner of 3d and Tremont aves.
Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building.
Borough of Queens, Court square, Long Island City.
Borough of Richmond, Borough Hall, St. George.

All taxes become liens on the day due and payable.

TO AVOID PENALTY TAXES MUST BE PAID IN OCTOBER.

On all taxes which are unpaid on the first day of November, interest shall be charged at the rate of seven (7) per cent. per annum, from October 3, 1910, the day on which taxes become due and payable.

When checks are mailed to the Receiver of Taxes they must be accompanied by addressed envelopes WITH POSTAGE PREPAID in order to assure return of receipted bills by mail.

Checks dated October 3 should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

DRAFTS, CHECKS ONLY ON NEW YORK EXCHANGE TO THE ORDER OF THE RECEIVER OF TAXES.

DAVID P. AUSTEN, Receiver of Taxes.

LEGAL NOTICES.

CIRCUIT COURT OF THE UNITED STATES.
District of Massachusetts.
IN EQUITY.
No. 178.
ANNA L. H. WEIS, Administratrix, et al.
Vs.
HAIGHT AND FREESE COMPANY et al.

ORDER OF NOTICE.
September 12th, 1910.

LOWELL, J. Upon the petition of the Receiver in the above entitled cause for leave to apply in payment of his further compensation, and for expenses of counsel fees, or otherwise, the sum of thirteen hundred dollars, recently received from the United National Bank, of Providence, Rhode Island, it is ORDERED that the said petition be set down for hearing on Monday, the third day of October next, at two o'clock in the afternoon, and that all creditors, or other persons interested, appear on said date to show cause, if any they have, why said petition should not be granted, and that the Receiver give notice of said petition by publishing a copy of this order once a week for three successive weeks in the Boston Daily Advertiser, the Providence Journal, the New York Sun and the Philadelphia Inquirer.

By the Court.
CHARLES A. DARLING, Clerk.
By JOHN E. GILMAN, Jr., Deputy Clerk.

A true copy:
Attest: JOHN E. GILMAN, Jr., Deputy Clerk.

QUEENS REAL ESTATE FOR SALE | QUEENS REAL ESTATE FOR SALE.

17,354 Commuters

were carried by the Long Island Railroad during August, 1910, from 150 stations. Study the distribution of some of this travel:

The McKnight Company Developments are at			Well Known Developments of OTHER Companies are at		
Bayside	328	Commuters	Plandome	17	Commuters
Great Neck	142	"	Malba	2	"
Flushing and Murray Hill	386	"	Manhattan Beach	1	"
Cedarhurst	247	"	Laurelton	12	"
			Massapequa	79	"
			Broadway	64	"
			Manhasset	48	"
			Roslyn	71	"
			Combined Total	294	"

DO YOU SEE THE POINT?

There must be MERIT where so many PREFER to go.
The Properties explain the REASONS.
We will show them to you at your convenience.

Ask for our Long Island Magazine, free of charge.

McKnight Realty Co
347-5th Avenue N.Y.

CITY REAL ESTATE. | CITY REAL ESTATE.

New York office, Chamber of Commerce.

GUARANTEED MORTGAGES
netting 4% or 4½% Tax Paid
On New York City Real Estate
LAWYERS MORTGAGE CO.
RICHARD M. HURD, President
Capital and Surplus, $6,000,000
59 Liberty St., Manhattan
184 Montague St., Brooklyn

Geo. R. Read & Co.
REAL ESTATE
Head Office, 60 Liberty St., near B'way.
Branch: 3 East 35th St.

Joseph P. Day
Auctioneer.
31 NASSAU ST. N. Y. CITY.
Private Sales Dept.

BOROUGH OF BROOKLYN—FOR SALE

YOU DON'T NEED A SERVANT
in an "Easy Housekeeping Home," Rutland Road, between Bedford and Rogers avs., Brooklyn. $7,950, $950 cash and $50 a month. Houses open day and evening. Brighton Beach "L." Prospect Park station. Send for booklet.
REALTY ASSOCIATES,
176 Remsen St., Brooklyn.

SELECT APARTMENTS—BROOKLYN.

ST. JAMES COURT
Gates Av., cor. St. James Place.
Beautifully located in fine restricted section.
4 rooms and bath ..... $480 per year
5 rooms and bath ..... $660 per year
6 rooms and bath ..... $750 per year
WENNETH F. PELLETREAU & CO.
185 Remsen St., Brooklyn. Tel. 2900 Main.

FORECLOSURE SALES.

NOTICE OF SALE.

WHEREAS, in and by a mortgage or deed of trust, dated the first day of January, 1884, made by the GAINESVILLE WATER COMPANY to the undersigned, The Farmers' Loan and Trust Company, as Trustee, to secure an issue of bonds aggregating One hundred thousand dollars ($100,000) of principal, it was among other things provided that in case the said Gainesville Water Company, or its successors, should make default in the payment of some principal money or any interest secured by the said bonds or obligations, or some or one of them, according to the tenor thereof, or of the coupons thereto annexed, and such default should, if in payment of interest, continue for thirty days, the said The Farmers' Loan and Trust Company, as such Trustee, its successor or successors, might foreclose, and upon the written request of the holders of a majority in interest of the said bonds, should foreclose the said mortgage by legal proceedings, or sell and dispose of, all and singular, the works, premises and property thereinbefore expressed to be conveyed, or any of them, or any part or parts thereof, either together or in parcels, by public auction, in the City of New York, or at such place within the State of Texas as the said Trust Company, its successor or successors should designate, and at such time as it or they might appoint, with power upon such sale, to make any stipulations as to the title or evidence of title, or form of conveyance, or payment of the purchase money, by instalments or otherwise, or any other stipulation with reference to such sale as the said Trust Company, its successor or successors, might think proper, after notice of the time and place of such sale in the manner provided in the said mortgage or deed of trust; and

WHEREAS, such default has been made upon the said bonds as entitle the said Trustee under the said power to make such sale, and the said Trustee has been duly requested in writing by the holders of a majority in interest of the said bonds so to do.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that in pursuance of said power the undersigned, the said The Farmers' Loan and Trust Company, as Trustee under the said mortgage or deed of trust, will sell at public auction, to the highest bidder, as an entirety, at the door of the Court House, in the City of Gainesville, State of Texas, on the 26th day of October, 1910, at three o'clock in the afternoon of that day, all and singular the works, premises and property in and by said mortgage or deed of trust expressed to be conveyed, the said works, premises and property being described in the said mortgage or deed of trust dated January first, 1884, as follows: (The words "party of the first part" contained in said description referring to the said the Gainesville Water Company):

All rights, powers, privileges and franchises which may have been granted to or conferred upon said party of the first part by the State of Texas, the County of Cooke or the City of Gainesville, or which may be hereafter so granted or conferred, together with all real estate and property, real, personal or mixed, now owned or which may hereafter be acquired by the said party of the first part, situate in the City of Gainesville or the County of Cooke, and all erections and buildings, all machinery, engines, reservoirs, pumps, wells, pipes or other constructions, tools, implements, or fixtures of every kind and nature, made, manufactured, constructed, built, laid, purchased or in any way acquired in and about the construction, maintenance and operation of water works, or other works in the City aforesaid, and also all the income, rents, profits, emoluments and money derived from said Water Works, or other Works, including any sum or sums of money which may be paid by the City of Gainesville, or the County of Cooke, under and by virtue of any contract with either of them, and including any revenues from any other sources whatsoever.

Dated, August 30th, 1910.

THE FARMERS' LOAN AND TRUST COMPANY, TRUSTEE.
By SAM SLOAN, Vice President.
[Seal.]
Attest: A. V. HEELY, Secretary.

GELLER, ROLSTON & HORAN,
22 Exchange Place,
New York, N. Y.
H. O. HEAD,
Sherman, Texas.
Attorneys for the Trustees.

FURNISHED ROOMS WANTED.

ABSOLUTELY select private families desiring one or two roomers can secure same without publicity; boarding and rooming houses also listed; no place listed without inspection; applicants requiring refined desirable accommodations consult us. Telephone Madison Square 4742. ST. JAMES REALTY CO., 1135 Broadway.

FURNISHED ROOMS TO LET.

LARGE and small rooms, steam heat, excellent table board; telephone. 116 East 17th st.

HELP WANTED—FEMALE.

GREAT SCARCITY OF TELEGRAPHERS!
The railroads and Wireless companies of America are short full 10,000 telegraphers. We can qualify young men and ladies in a few months and place them at $70 to $90 per month for beginners. Tuition can be deposited until position is secured. Operating six schools under direct supervision of Railway and Wireless Telegraph Officials. Main line wires and Wireless stations in each school. Write for catalogue to nearest Institute. NATIONAL TELEGRAPH INSTITUTE, Cincinnati, Philadelphia, Memphis, Columbus, S. C., Davenport, Ia., Portland, Ore.

HELP WANTED—MALE.

ATTENDANTS AND NURSES—The New Jersey State Hospital at Morris Plains for the treatment of mental and nervous diseases requires the services of 25 young men and 25 young women to become attendants and nurses; training school course free, diploma upon graduation; will pay to start, men $24 and women $22 per month, with board, room and washing, and advance in accordance with character of service rendered, experience unnecessary. For application blank containing all necessary information apply by postal, Dr. B. D. EVANS, Medical Director, P. O. address Greystone Park, N. J.

GREAT SCARCITY OF TELEGRAPHERS!
The railroads and Wireless companies of America are short full 10,000 telegraphers. We can qualify young men and ladies in a few months and place them at $70 to $90 per month for beginners. Tuition can be deposited until position is secured. Operating six schools under direct supervision of Railway and Wireless Telegraph Officials. Main line wires and Wireless stations in each school. Write for catalogue to nearest Institute. NATIONAL TELEGRAPH INSTITUTE, Cincinnati, Philadelphia, Memphis, Columbia, S. C., Davenport, Ia., Portland, Ore.

HELP WANTED

Miss Wild Employment Agency
Marbridge Building, 47 West 34
Room 1011-13-15. Tel. Murray Hill 2943-2944
Great care taken to supply thoroughly competent servants, but only after strict personal investigation of references.
HOUSES OPENED—CLEANED
Circulars sent on request.

SITUATIONS WANTED—FEMALE.

NEAT colored woman wishes position as nightmaid; best references. HALL, 225 West 40th st.

SITUATIONS WANTED—MALE.

ACCOUNTANT. Do you want occasional, reliable, adjusting or opening of books? An experienced accountant will satisfy you by new, concise and simple system, unravelling, complicated accounts specialty, terms low; references, clients. J. B. AUDITOR, 26 West 9th st.

A—A—ACCOUNTANT, BOOKKEEPER—All lines, books opened, closed, written up, systematized, audited, $5 monthly upwards. ACCOUNTANT, Room 511, 320 Broadway. 2723 Worth.

SITUATIONS WANTED.

EMPLOYMENT AGENCIES.

Domestic.

MRS. SHEPARD EMPLOYMENT AGENCIES, 344 WEST 56TH ST. 107 WEST 125D ST. Tel. 6460 Columbus. Tel. 6916 Morningside. BEST DOMESTIC HELP FURNISHED; REFERENCES THOROUGHLY INVESTIGATED.

HOUSEWORK. Several neat colored girls, experienced, with good references, want places in small families, other good Southern help furnished. LINCOLN INDUSTRIAL EXCHANGE, 314 West 59th st. Phone 4786 Columbus.

JAPANESE EMPLOYMENT AGENCY, 326 6th av. skilled, reliable, domestic help furnished. Telephone 3059 Bryant.

COLONIAL AGENCY furnishes reliable domestic help; references thoroughly investigated. 36 West 39th st. Murray Hill 5582.

COOKS, waitresses, chambermaids, laundresses, nurses, house workers. FLAHERTY AGENCY, 455 Columbus av. Tel. 741 Riverside.

WEST SIDE AGENCY, 2095 Riverside. First class female domestic help furnished, 615 Columbus av., 60th.

SELECT colored help furnished, male, female; references investigated. VICTORIA AGENCY, 36 West 123d st. 4711 Harlem.

MRS. MACK, Waldorf Employment Agency, 12 West 33d St. Phone 300 Madison. Highest class servants all nationalities, male and female; references personally investigated; temporary servants also supplied.

INSTANT RELIEF AGENCY, 337 W. 36th. Phone 1011 Columbus. Experienced male, female help furnished, all kind.

BUSINESS CHANCES.

MANUFACTURERS' agent and advertiser. Correspondence solicited. Highest references. V. J. LAPUEDRA, P. O. box 85, Havana, Cuba.

ACTIVE MANAGER wanted to purchase interest in profitable magazine, exceptional opening. INVESTIGATE, box 118 Sun office.

LOST, FOUND AND REWARDS.

LOST. An envelope addressed to Mrs. A. F. Cudlipp, care of the Castleton Apartments, New Brighton, Staten Island, papers of no intrinsic value; suitable reward if returned. Send or call at above address.

AUTOMOBILE EXCHANGE.

AUTOMOBILE runabout, Northern make, good running order, $125. 427 West st., West Hoboken.

HORSES AND CARRIAGES.

WAGONS—Chute, ice, coal, express, peddler, grocer, carpenter, plumber, laundry. 1535 Halsey st., Brooklyn.

OFFICE FURNISHINGS.

BIG SALE—Office furniture; roll top, flat top, bookkeepers', typewriters' desks; safes. CHAVES, 119 Pearl st.