TRANSACTIONS IN THE REAL ESTATE MARKET

Young Women's Hebrew Association Buys Site for New Home

ON CATHEDRAL PARKWAY

Hotel Langdon in Harlem Leased for a Long Term —Other Deals.

With the exception of the purchase of a large plot in Harlem by the Young Women's Hebrew Association as a site for a new clubhouse, yesterday's trading developed no big deals. What little trading there was was confined to the sale of flats and vacant property in widely separated sections in Manhattan and The Bronx.

The plot secured by the Young Women's Hebrew Association is on the north side of Cathedral Parkway, 400 feet east of Lenox avenue. It comprises four lots fronting 100 feet on the parkway and running back 100 feet. They were bought from the Pinkney estate, and preparations are now being made for the improvement of the site with a ten story building from plans by Louis A. Abramson.

In the building will be a number of class rooms for the teaching of music, millinery, dressmaking, typewriting and domestic science. On the roof will be a big roof garden, which will be used in turn for entertainments, lectures, children's playground, kindergarten and nursery.

The improvement is to be made with money obtained in a subscription campaign carried on early this year by the members of the association and their friends. The association is at present located in two altered flats on Lexington avenue near 100th street.

MANHATTAN SALES.

WEST 47TH STREET.—Wilber C. Goodsale has sold for Sarah Metzger to Ray Hyman 193 West]Fourth street, a four story building on a triangular lot, fronting 27.8 feet on West Fourth street, 45 feet on Barrow street and several inches on Washington place. This property faces the plaza to be formed by the Seventh avenue extension, which will be used for a subway station exit.

WEST 58TH STREET.—Heil & Stern have sold for Judge Thomas C. O'Sullivan of the Court of General Sessions the four story dwelling at 340 West Fifty-eighth street to a client who will alter the building for business purposes.

HORATIO STREET.—The State and City Realty Company, Frederick C. Gilsey, president, has sold through E. H. Ludlow & Co. the northwest corner of Horatio and West Fourth streets, a three story building on lot 21x40.

ST. NICHOLAS AVENUE.—The newly incorporated St. Nicholas Construction Company has purchased from Kate M. Norton the plot 65x75 at the northeast corner of St. Nicholas avenue and 187th street.

SALES IN THE BRONX.

EAST 180TH STREET.—John A. Steinmetz has sold for L. W. Devine Company 722 East 180th street, a five story flat with stores on plot 37x100, to John Nugent.

TIEBOUT AVENUE.—John A. Steinmetz has sold for the Obark Realty Company a plot 75x100 on Tiebout avenue twenty-five feet south of Ford street to A. Anletta.

WASHINGTON AVENUE.—James F. Conlan has sold the lot 25x95 on the west side of Washington avenue sixty feet north of 180th street.

UNION STREET.—The Kings and Westchester Land Company and J. L. Churlo have sold the lot, 20.1x131, on the south side of Union street, 100 feet east of Franklin avenue.

BROOKLYN SALES.

Studwell & Burkhard have sold for A. Hamain the two story frame dwelling at 351A Quincy street to Peter Schmidt.

The Bulkley & Horton Company has sold for Katherine M. Kane the three story dwelling at 190 Washington avenue near Willoughby avenue.

TO BUILD IN KENSINGTON.

The Rickert-Finlay Realty Company has sold to Raymond Clark of the firm of William Skinner & Sons a plot with 210 feet frontage on Arleigh road and East drive, Kensington, Great Neck, on which he will build a house for his own occupancy next spring.

SALE AT BAY SIDE.

Henry Brady has bought from William F. Sheehan a plot 40x100 on Seventh street south of Montauk avenue, Bay Side, L. I.

LESSEES OF HOTEL ENDICOTT.

Julius and William Manger are the lessees of the Hotel Endicott, on Columbus avenue, from Eighty-first to Eighty-second street, the leasing of which by the Marshall O. Roberts estate was reported yesterday. The Messrs. Manger recently acquired the lease of the new Grand Hotel at Broadway and Thirty-first street, and they also operate the Great Northern Hotel, on Fifty-sixth and Fifty-seventh streets; the Navarre, on Seventh avenue at Thirty-eighth street, and the Plaza Hotel, Chicago.

CHILDS IN TIMES SQUARE.

The Willard S. Burrows Company has leased to the Childs Restaurant Company the former Madrid restaurant, northwest corner of Broadway and Forty-sixth street. The lease is for a long term of years and is said to involve an aggregate rental of more than $500,000. The place was originally known as Churchill's, and was later taken over by George Rector. The last proprietor was Samuel Mayer, but the place has been vacant for several months. The building will be extensively altered for restaurant purposes.

LANGDON HOTEL LEASED.

Gerson Stein has taken a long term lease of the Langdon Hotel at 157 and 159 West 124th street, from Jerome A. Myers. The structure is ten stories high and occupies a plot 50x100, located 125 feet east of Seventh avenue. The property was traded last year by the Ayer estate of Boston for the twelve story Myers Building at 47 and 49 Maiden lane. The property was leased to John E. Korndahl for twenty-one years, but was not carried through.

MERCANTILE LEASES.

Daniel Birdsall & Co. have leased the fifth loft in 150-52 Broome street to the K. K. Thread Company, and also for Bernard Kramer the sixth loft in 26 Elm street to the Hirsch Chemical Company.

S. M. Handy has leased to Harry Samuels & Bro. milliners, the store and basement at 704 and 706 Broadway for a term of years.

Bond Scott Gulden has leased a loft in 471 Fifth avenue to Anchorstar & Co., dressmakers, for a term of years; also space in 27 West Forty-sixth street to M. J. Kennedy.

The Louis Becker Company has leased the large store on the north side of 157th street, adjoining the northwest corner of Amsterdam avenue to Harry Solomon for a long term of years.

The Guarantor Realty Corporation has leased to Dilworth, Lockwood & Co. for a term of years the store, basement and first loft in the building on the southeast corner of West and Vestry streets. Also leased offices in the Knabel Building, 437 Fifth avenue, to Mrs. Lillian A. Belmont.

Louis Schrag has leased the fifth loft in 256 West Twenty-third street to Herman Simon; the top loft in 110 and 112 West Twenty-sixth street to Sol Dresser, and the first loft in the building at the northwest corner of Thirty-eighth street and First avenue to the Modern Brass Works.

H. C. Senior & Co. have leased the store at the southeast corner of Sixty-fourth street and Broadway to the Engelburt Tire Company.

Carstein & Linnekin have leased the entire front part of the twelfth floor of the American Woolen Building to the Villa Stearns Company; also space in the same building to Thomas E. Brown of Philadelphia and the Klots Throwing Company; also leased space in the Fifth National Bank Building, Twenty-third street and Lexington avenue, to K. Kaufman & Co. and Mitchell Bernstein, and in connection with Stephen H. Tyng, Jr., the entire front part of the eighth floor to the American Association for Labor Legislation.

LEASE AT MORRISTOWN.

Pease & Elliman have leased for E. W. Van Vleck his residence at Normandie Park, Morristown, N. J., consisting of about seven acres, to F. A. Park, vice-president of the Singer Manufacturing Company.

APARTMENT ON EAST 66TH STREET.

Plans have been filed for the construction of an eight story apartment house at 42 East Sixty-sixth street, for the Jackson Realty Company. David H. Eisner, president. It will have a frontage of 30 feet and a depth of 83.11 feet and will accommodate eight families. Emery Roth, architect, estimates the cost at $100,000.

TO REMODEL HOTEL ALBANY.

The Hotel Albany at the southeast corner of Broadway and Forty-first street, which was recently damaged by two fires, closely following each other, is to be entirely remodelled in the interior and additional fire escapes put up at an estimated cost of $150,000, according to the architect, Henry Ives Cobb. The Forty-first Street Realty Company, of which Theodore M. Brush is the president, is the owner of record.

BRONX BUILDING PLANS.

The plans filed for new buildings in the Borough of The Bronx comprise a three story brick tenement house with stores, 25x58, on the south side of 214th street, 404.5 feet east of Holland avenue, for Annibale Dix Luccia, at a cost of $15,000; two five story brick tenement houses, each 50x112, on the west side of Franklin avenue, 206 feet north of 169th street, for Louis E. Kleban, at a cost of $100,000; a five story brick tenement house, 63.11x81 on the southeast corner of 167th street and Hoe avenue, for the V. B. Construction Company, at a cost of $60,000 and a three story fire patrol house, 50x80, on the south side of 156th street, 47.2 feet east of Park avenue, for the New York Board of Fire Underwriters, at a cost of $30,000.

REAL ESTATE NOTES.

Loren B. Johnston, formerly of the Flagler hotels, has been appointed manager of the Hotel Majestic, which has been newly fitted and redecorated and will reopen this evening with a concert and dinner.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

(AT 14 VESEY STREET.)
By Joseph P. Day.

130TH ST. 19 E. n s. 175 w Madison av, 18x99.11, 3 story dwlg; Broadway Savings Institution vs. A. M. Low et al; due, $7,602.15; taxes, &c., $37.68; to the plaintiff $6,000

(AT 3208 THIRD AVENUE.)
By Joseph P. Day.

VYSE AVE, 2807, w s, 45.9 n 178th st, 75x132.3, 3 story dwlg; A. T. Reynolds vs. C. H. Connor et al; due, $1,846.21; taxes, &c., $753.15; subject to a prior mortg of $8,000; to the plaintiff $10,600

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and attorney. When attorney's name is omitted address party of second part.)

Downtown.
(South of Fourteenth st.)

18TH ST, s s, 140.6 e 7th av, 20x103.2—Henry C Roth to John W Grindle, 171 W 12th st. Sept 13 $100

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

3D AV, 1409, s e cor 80th st, 20x73, foreclosure Aug 8—Robert H Powell, ref to Jos B Rylance, Dadeville, Ala, mtge, $21,000, Sept 12; atty, S G Gibboney, 30 Broad st $9,000

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

37TH ST, 15 W, n s, 25x98.9—Dundonald Estate Co to Harry C Cochrane, 131 27th st, Milwaukee, Wis, mtge, $72,500, Sept 12 $50

54TH ST, n s, 100 w 7th av, 75x100.5—Andrew J Kerwin, Jr to West Side Hotel Co, 140 Nassau st, mtge, $374,000, Sept 13; atty, Conrad Milliker, 140 Nassau st $1

70TH ST, 305-11 W, n s, 40x100.5—Directors' Realty Holding Co to Reliant Holding Co, 160 Bway, mtge, $67,000, Sept 9; atty, L T Ins Co, 160 Bway $100

Bronx.
(Borough of The Bronx.)

BEAUMONT AV, e s, 220 s 187th st, 50x100—Ellen Slattery to William Slattery Constn Co, 99 Nassau st, Sept 12; atty, T G & T Co, 176 Bway $100

BEAUMONT AV, e s, 170 s 187th st, 50x100—Kath Slattery to William Slattery Constn Co, 99 Nassau st, mtge, $3,500, Sept 12; atty, T G & T Co, 176 Bway $100

LOTS 19-20 map 82 lots on 18th and 19th sts, Wakefield, 50x64—Gottfried Buhler to Mary Buhler, his wife, 825 E 227th st, Sept 12; atty, F Wm Eggert, 4709 White Plains av $100

LOTS 669-92 map Van Cortlandt Estate—Major A Rothschild to Mabel G Rothschild, doing business as Yonkers Security Co, 96 Hamilton av, Yonkers, N Y, Sept 4, mtge, $7,462.50 $1

183D ST, n s, 25 w Webster av, 26x100.9x25x99.9—William G Reimann to Augusta K Werrick, 86 Fletcher av, Mount Vernon, N Y, Sept 12; atty, F I Hule, 39 Prospect av, Mount Vernon $1

146TH ST, n s, 200 w St Ann's av, 25x100—Mary Lyon to Edna L Smith et al, 719 E 4th st; q c, June 27; atty, W W Westcott, 53 Liberty st $1

BRYANT AV, 2002-7, w s, 46x127x irregx110—Paul Stacknik to Mary Losere, 1549 Beach av, 1-3 part; mtg, $6,350, Sept 11; atty, H H Ritterbusch, 80 Maiden lane $1

CRIMMINS AV, n e cor Oak Terrace, 100x36—Crimmins av, s e cor Oak Terrace, 100x36—Margt C Post et al to Pomac Holding Co, 44 E 23d st; atty, S Eidlitz & H, 31 Nassau st $1

LOT 132, map W F Duncan at Williamsbridge—Frank E Sweetser, ref, to Jas F Waldron, 5 Clinton st, Box Q, Sept 13; atty, Alex Wilson, 489 5th av $3,000

LOT 354, map Van Cortlandt Estate—Belle Salomon to Edna Abrahams, 1600 Bway, Aug 30; atty, B S Deutsch, 261 Bway $1

LIND AV, e s, 735.3 s 165th st, 100x80—Jos H Jones to High Bridge Bldg Co, 949 Ogden av, Sept 5; atty, F A Snow, 15 Wall $1

PLIMPTON AV, 1327, w s, 22x100—Dan'l B Hanlon to Edw F Morris, 1327 Plimpton av, Aug 29; address 1327 Plimpton av $100

BURNSIDE AV, n e cor Morris av, 26.3x91—Leopold W Harburger, ref, to Hy R Snipben et al, trus, 201 W 57th st, Sept 13; atty, John V Irwin, 203 Bway $5,000

MORTGAGES.

(With name and address of lender and of lender's attorney.)

Downtown.
(South of Fourteenth st.)

GRAND ST, 258-260, 49.8x75; 2d Av, 174, s s, 25.9x100—Joseph Wenstein to Willy Pleser, 1841 Madison av, Sept 10, 1 yr, 6 p c; atty, Winthrop & S, 32 Liberty st $8,500

13TH ST s s, 140.8 E 7th av, 20x103.2—John W Grindle to Henry C Roth, Stony Point, N Y, Sept 13, due Sept 13, 1927, 5 p c; atty, F W Penney, Haverstraw, N Y $20,000

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

22D ST, 29-31 E, 52x98.9—Selkirk Realty Co, to Olivia M Cutting et al, exrs, 25 E 72d st, Sept 13, pr mtg, $200,000, due Aug 1, 1917, 5 p c; atty, J A Murray, 49 Wall $125,000

2D AV, n e cor 49th st, 50.4x115—Mary L Cassidy to N Y Life Ins Co, 346 Bway, 3 yrs, 5 p c, Sept 13 atty, L T Ins & T Co, 160 Bway $20,000

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

58TH ST, 256 W, 25x200.5—Cath M Comstock to Annie E Copeland, Brockton, Mass, Sept 13, pr mtge, $40,500, due July 1, 1912, 6 p c; atty, T Ins Co, 135 Bway $2,000

70TH ST, 305-7 W, 42x100.5—Reliant Holding Co to Lawyers Title Ins & T Co, 160 Bway, 2 mtges, each $17,000, 3 yrs, 5 p c, Sept 12 $34,000

70TH ST, 309-11 W, 38x100.5—Same to same, Sept 13, 2 mtges, each $15,000, 3 yrs, 5 p c, address, 160 Bway $30,000

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

NAGLE AV, n w s, at s w s Arden st, 150x150—Brown Brothers, Incorporated Owners and Builders to Robert S Phelan, 2231 Bway, Sept 11, pr mtge, $21,000, demand, 6 p c; atty, Gannon, S & R, 2 Rector st $15,000

Bronx.
(Borough of The Bronx.)

AVENUE A, n w cor 15th st, 103x205, Unionport—Jacob Sorin to Adam Kerner at Ghent, N Y, Sept 12, due as per bond; atty, T G & T Co, 176 Bway $2,500

SAME PROPERTY—Same to Annie L Millington, 172 Prospect Park West, Bklyn, N Y, Sept 13, pr mtge, $2,500, installs, 6 p c; atty, same $700

LOTS 243-51 map (1,104) 134 lots, remainder Varian Estate—Chas H Schroeder to Mary T Grace, 2550 Grand av, Sept 12, due as per bond; atty, T G & T Co, 176 Bway $5,000

LOTS 2-8 map John P Schmenger, Mt Hope—Eva W Bailey to Geo I Hervey, Deansboro, N Y, Sept 10, pr mtge, $8,500, 1 yr, 6 p c; atty, Herman W Booth, 299 Bway $5,700

LOTS 28-48 map Wm O Giles, Kingsbridge Heights—Cath Pilkington to James Pilkington, 2527 Sedgwick av, pr mtge, $30,000, Aug 28, demand, 6 p c; atty, Alexander & G, 165 Bway $40,000

VYSE AV, w s, 275 n Jennings st, 75x100—Harrison Bldg Co, Inc, to Manhattan Mtge Co, 200 Broadway, Sept 13; 2 mtges, each $30,000, due as per bond $60,000

LOT 221, map 473, lots Haight estate—Arthur McBurney to Mt St Vincent Coop Bldg & Loan Assn, 531 Tremont av, Sept 13; due, &c, as per bond; atty, J J O'Grady, 277 Broadway $1,000

LIND AV, e s, 735.3 s 165th st, 100x80—High Bridge Bldg Co to City Mtge Co, 15 Wall st, Sept 6, demand, 6 p c; atty, F A Snow, 15 Wall st $36,000

223D ST, n s, 179.7 e Barres av, 25x114—Park McSorley to Mary J Mapeladen, Catskill, N Y, Sept 13; due Oct 1, 1917, 5½ p c; atty, H S Ogden, 82 Beaver st $4,000

5TH AV, s e cor 19th st, 50x—, Wakefield—Thomas Smyth to American Cooperative Savings & Loan Assn, 147 E 125th st, Sept 12; install, 6 p c; atty, M S Cohen, 302 Broadway $600

1ST ST, s s, 230 w Av A, 53x65.8, Unionport—Leonard C Hubbard to Mary W Hubbard, Berlin, Conn, Aug 29; pr mtge $1,000, demand, 6 p c; atty, Geo W Kisley, 277 Main st, New Britain, Conn $1,000

PARK AV, w s, 427.8 s 187th st, 100.2x93.3—4945 Park Av Co to Comity Mtge Co, 40 Wall st, Sept 13; 1 yr, 6 p c; atty, S G Thomas, 49 Wall st $50,000

165TH ST, s s, w cor Morris av, 20x79.10—Mitchell-McDermott Corp to to Geo H Fitzgerald, 448 Madison st, Bklyn, Sept 13; due Dec 1, 1913, 5 p c; attys, Lexow, M & W, 43 Cedar st $26,000

165TH ST, s s, 20 w Morris av, 36.9x80—Same to same, Sept 13; due Dec 1, 1913, 5 p c; atty, same $20,000

SATISFIED MORTGAGES.

(With name and address of lender's attorney.)

117TH ST, 303 E, n s, 24x80, April 12, 1912—Benjamino and Lucy A Pompilio to Robert Cleand; atty F. W. Duckworth Co, World Bldg

70TH ST, 265 W, n s, 18.6x100.5, Aug 7, 1908—Jas and Mary J Hebron to Philip Stevenson; attys, Merrill & Rogers, 128 Bway $16.20

MIDDLETON ROAD, n s, 75.4 e from n e cor Williams a, 50x102.9x50.2x108.5, Nov 20, 1908—Chas R Baxter et al to Jas S Bolton; atty, T Powers, Westchester, N Y $1,000

68TH ST, 16 W, n s, 20x100.5, Nov 27, 1908—Louisa F Mahoney to the Bowery Sav Bank; attys, Strong & C, 40 Wall st $15,000

LOTS 13 and 14, map 987 Darby estate, Mar 1, 1909—Victoria D'Andrea to Auguste Helmstetter; atty, T G Co, 176 Bway $1,200

SAME PROPERTY, Aug 6, 1912—Ike and Golde Melnik to Victoria D'Andrea $400

AV A, n w cor 15th st, 103x205, Unionport, Nov 21, 1905—Louisa Stuckardt to Jno Sommer; atty, T G Co, 176 Bway $1,000

BRIGGS AV, 77.5 s of intersection with 199th st, 32.8x99x25.6x99.11, June 27, 1910—Alonzo Fogal, Jr, et al to Clara T Van Steenbergh; atty, Wm H Van Steenbergh, 10 Wall st $2,650

RAILROAD AV, s e s, 125 s w from n e bl, lot 61, map of Morrisania, runs s e 160x s w 62x n w 150 to s e s 4 x n e 50 to beg, June 1, 1901—Wm T and Sarah K Rehm to Wm T Rehm, exr; atty, David F Toumey, 34 Pine st $5,000

LEXINGTON AV, 450, w s, 16.8x80, Nov 13, 1906—Gerard Beekman to Caroline W Mitchell; attys, Mitchell & M, 44 Wall st $8,000

LEXINGTON AV, 452, w s, 16.8x80, Nov 13, 1906—Same to same $8,000

HOME ST, n s, 75 e Fox st, at div line be lots 3 and 4, map 724 Fox estate, 23d ward, 21.4x91.8x25x89.2, May 11, 1911—Jesse Roberts to Annie E Moffett; attys, Arnstein & Levy, 128 Bway $3,200

HOME ST, n s, 25 e from point of intersection thereof, with e s Fox (Barrton) st, runs n 93.1xe 42.9x s 91.8x w 30 to beg, June 12, 1911—Eva Siegel to Abr Fox and ano; atty, Wm Weiss, 61 Park row $2,500

SAME PROPERTY, May 10, 1907—Max and Ruth Schlesinger to Gus Fould; attys, Kurzman & F, 25 Broad st $4,500

182D ST, n s, 325 e 11th av, 25x100.9, Sept 13, 1905—Emanuel Alexander to Robt D Oakley and ano, exrs; atty, J F Egan 5 Nassau st $5,000

9TH (now E 223D) ST, n s, 159.7 e 4th (Olinville) av, 25x114, Wakefield, Nov 15, 1904—Eliz Smithson to Alphonse A Jakobi; atty, Morris Cooper, 25 Vesey st $3,000

LOT 221, map Haight estate, Westchester, Sept 19, 1898, Arthur and Eliz McBurney to Mt St Vincent Cooperative Bldg and Loan Assn; atty, Fred C Leubuscher, 99 Nassau st $1,000

50TH ST, 104 W, s s, 19x75.5, June 2, 1905—Eliz Brown to Title G & T Co, 176 Bway $11,000

50TH ST, s s, 61.11 w 6th av, 19.1x75.5, Nov 1, 1900—Ida F Emerson, devisee under will of Eloi Legault to Abbie L Whiteman; atty, Fernando Sollinger, 231 Bway $3,000

SAME PROPERTY, May 1, 1905—Same to same; atty, same $1,500

RECORDED LEASES.

CHATHAM SQ, 21, all—Michl P Rich to Edw S Branigan, 735 E 166th st, 3 yrs from May 1, 1912; attys, Hirsh & E, 13 William st $1,400

2D AV, 597 to 601, and 33d st, 258 E—Orella D Brown et al to Saml Muller, 258 E 23d st, 3 7-12 yrs and 15 days from Sept 1, 1912 $1,740

116TH ST, 404-10 E, 1st floor—Raffaele Marrazzi to Sebastiano Lopresti, 256 E 116th st, et al, from June 1, 1912, to May 1, 1915; atty, A C Astarita, 320 Bway $5,500

AUDUBON AV, 280, n w cor 179th st, strip—Queen Mab Co to Isidor Braveman, 534 W 178th st, 5 yrs from Oct 1, 1911; attys, D F Urquhart & Co, 1238 St Nicholas av $960

BROADWAY, 851, str and b—Broadway Impt Co to Costis Takis, 130 2d st, 11 4-12 yrs from Oct 1, 1912; atty, M Auerbach, 42 Bway

6TH AV, 279-283, stores, &c—Hy A Steinberg to W T Grant Co, 279 6th av, 7 9-12 yrs from Jan 1, 1910; atty, Jos M Levine, 30 W 18th st $19,000

MECHANIC'S LIEN.

180TH ST, s s, 116 ft e Park av, 25x120.10—Thomas Drescher agt Mellie Const Co, owner & contr; Wolf Weinhart, contr $150

SATISFIED MECHANIC'S LIEN.

4TH ST, s s, 60 ft e Wooster st—M Tiernan Const Co agt Max Targman et al, Sept 3, 1912 (by deposit) $133.50

LIS PENDENS.

BARCLAY ST, 83 to 87; Washington st, 227—County Holding Co agt Laura V Rhinelander et al (action to declare conveyance void); attys, Merrill & Rogers.

LOTS 118 and 119, map Waldo Hutchins estate, Bronx—Aldus Realty Co agt Edw J Duggan et al (foreclosure of mtg), atty, J Meyers.

108TH ST, 103 E—David Banks et al agt Israel M Finkelstein et al (foreclosure of mtg); atty, F B Makepeace, Jr.

94TH ST, 44 West—Flora Douglas agt Charlotte Hauptner (foreclosure of mortgage); atty, J J Lenehan.

LOT 40, northeasterly 24 feet of southwesterly 4 feet of lot 41, map of Washingtonville, Bronx; gore lot C, map of South Washingtonville, Bronx; lot 300, map of Washingtonville, Bronx—Antonio Benda, gdn, agt Wm W Penfeld et al (foreclosure of mortgage); atty, H D Patton.

LOT 3, parcel 5, map of Ogden estate, Bronx—American Swedenborg Printing & Publishing Society agt Elmer Realty Co et al (foreclosure of mortgage); atty, E C Brown.

CONCOURSE, e s, bet 187th and 188th sts, lot 61—Tax Lien Co agt Sarah E Timpson et al (foreclosure of transfer of tax lien); atty, W Lustgarten.

177TH ST, s e cor Av St Nicholas, 100x99.11—Home Life Ins Co agt Fluri Construction Co et al (foreclosure of mortgage); atty, H Swain.

119TH ST, 71 West—Grace Stanger agt Clara Blumenthal (action to foreclose mechanic's lien); atty, H S Fleischer.

89TH ST, n s, 225 e Amsterdam av, 50x100.8—Wm C Strange agt Diedrick Brinkman et al (foreclosure of mortgage); attys, Hardy, Stancliffe & Whitaker.

LOTS 1 to 6 and 15 and 16, map estate Thomas O Woolf, Bronx; two actions—Eugene T Woolf agt James K Price et al (foreclosure of two mortgages), atty, J A Deering.

MADISON ST, 353—Juliette F Potter agt Morris Flores et al (foreclosure of mortgage); atty, S A Potter.

$70,000,000 OIL MERGER IN CALIFORNIA PLANNED

Associated and Union Plants May Form Lusty Rival for Standard.

SOUTHERN PACIFIC DEAL?

Railroad Said to Have Reopened Scheme for Independent Company.

The merger into an independent company of two California oil companies, which together would have a capitalization of more than $70,000,000, is being discussed by the controlling interests, according to a report current in the financial district yesterday.

These companies are the Associated Oil Company, capitalized at $40,000,000, of which a majority of the stock is held by the Southern Pacific Railroad, and the Union Oil Company of California. If the merger is accomplished the resultant company will be a lusty rival of the Standard Oil of California.

The Associated Company was formed in 1900 by consolidation of small competitors. The Southern Pacific bought control. The company has large holdings in Kern and the San Luis Obispo county districts of 54,485 acres.

The company has not paid dividends since 1907, when $1.50 was paid. Up to March, 1910, it had expended $8,445,979 of earnings in new lands, pipe lines, ships and stocks.

The Union Oil Company, on the other hand, has paid out, since its incorporation in 1890, $25,701,992 in dividends, of which $15,794,800 was a special dividend in 1908. The present annual rate is 2.2 per cent. The company is capitalized at $50,000,000, of which $30,288,400 is outstanding, and it controls 231,488 acres. It distributes along the Pacific coast, and in Hawaii, Chile, Panama and Guatemala, and owns extensive pipe lines and refineries and a large fleet.

As an independent company, it is said to stand in good favor with the people of California. The Associated, as the child of the Southern Pacific, it is said, does not enjoy an equal degree of popularity.

The Associated Oil Company contracted in 1910 to market the product of the Independent Agency-Union Oil Company. In 1906, it is said, the Standard Oil Company considered taking in the Union, but the plan was given up owing to fear of popular disapproval.

TONGS IN COURTS BUILDING.

Ominous Lineup Causes Attendants to Take Precautions.

Attendants thought for a while yesterday that they might have a tong war on their hands in the Criminal Courts Building when Lei Fong and Frank Yee of the On Leong tong got bail in $2,000 each and had their bonds approved. The two Chinese are accused of shooting Eng Sing in the leg on February 27.

While the accused men were busy at one side of the bond department, Yip Suey, a head man of the On Leongs, arrived on the top floor of the building with a number of his followers to watch proceedings, and so did On Fong, who is a leader of the Hip Sings, the rival tong. On Fong and a dozen of his friends were interested because En Hing is a Hip Sing man and is now in the Tombs charged with murder.

As soon as the bail bonds had been fixed up and the two Chinese were free to go attendants hustled them through a side door to an elevator, and the men were on the street before the group on the top floor knew they were gone.

AFTER THE HALLROOM BOYS.

Lutherans Open Home for Young Strangers in Harlem.

More attention than formerly is to be paid this season to hall bedroom boys who come to New York by the thousands, lead lonesome lives and not infrequently fall into bad company.

The Lutherans have taken a house in Harlem quite near to Fifth avenue that will accommodate thirty. It is to be known as a Lutheran Hospice. There is to be a meeting of the Lutheran Inner Mission Society on Monday night to choose a man to be in charge.

There has been formed a Christian Union to train young men for work in their own churches. It grows out of the Montenac venture on Greenwood Lake this summer. It is proposed to form a Montenac Club with headquarters in a house near Lexington avenue and Fifty-ninth street.

A part of this work will be the gathering in of hall bedroom dwellers and the setting of them at work in Sunday schools after suitable training.

JAIL TO CURE BROADWAYITIS.

Magistrate Cornell Sends Ten Loiterers to Workhouse.

Magistrate Cornell in the West Side court yesterday sentenced to the workhouse ten men who had been arrested for loitering in the Tenderloin region of Broadway at late hours. These sentences did not carry the option of fines and the men must serve five days each.

On Thursday Magistrate Cornell had a number of late loiterers before him. He discharged the first fourteen, but when the next man was arraigned the Magistrate fined him $10, adding that he would send to jail any one arrested by the new "curfew squad," who went out on Inspector Dwyer's orders.

"The island," said the Magistrate, "is a much better place than the Tenderloin after midnight."

FURNISHED ROOMS TO LET.

29TH ST., 108 EAST—Desirable large rooms for gentlemen; references.

43D ST, 13 EAST—Large room with and without private bath; also small room; reference.

78TH ST., 100 WEST—Beautiful sunny parlor suite; suitable gentleman or couple; transients; reasonable. SHILLER.

90TH ST., 4 WEST—Large rooms; board optional; reasonable; parlor floor, business.

108TH ST., 203 WEST—Attractive newly furnished rooms for students or business men. SULLIVAN.

BOARDERS WANTED.

A.—A.—THE EARLE, 103-105 Waverly Place, nicely furnished room with private bath; $17 week including meals.

THE ROHDA (69 Madison Av.)—Small hotel catering to select patronage at moderate prices; table choice and abundant; telephone Mad. Sq. 3318.

5TH AV., 46—Attractive large, small rooms; excellent table; telephone; refined surroundings; gentlemen or couple.

57TH ST., 351 WEST—Newly furnished double, small rooms; private bath; excellent table; subway; telephone.

HELP WANTED—MALE

CHAIR FINISHERS wanted. J. W. MASON & CO., 436 Pearl st.

FOREMAN for architectural bronze foundry; thoroughly experienced in handling men and the production of castings of finest detail. G., box 109 Sun office.

WANTED—First class draftsman, thoroughly familiar with wood and steel passenger, elevated and electric cars. OSGOOD BRADLEY CAR COMPANY, Worcester, Mass.

Specialty Men for the Peerless Stamp Affixer. Latest invention. G. H. MITCHELL, 50 Church st.

CITY REAL ESTATE.

All Loans on desirable improved property will receive prompt attention and be quickly acted upon by
LAWYERS TITLE INSURANCE AND TRUST COMPANY
CAPITAL - - $4,000,000
SURPLUS - - 5,500,000
160 Broadway, New York.
188 Montague Street, Brooklyn.
367 Fulton Street, Jamaica.

BOROUGH OF RICHMOND—FOR RENT.

TO LET Splendid house, 10 rooms, furnace, bath, laundry, gas, electricity, broad piazza, all improvements, first class condition, shade, ideal surroundings; 50 minutes Manhattan, $35 month. DRAKE, 29 Broadway.

APARTMENT HOTELS.

HOTEL MAJESTIC
Central Park West, at 72d Street
Residential suites of any desired number of rooms for lease.
Transient and season accommodations.
Loren B. Johnston, Mgr.

HOTEL SEVILLE
S. W. Cor. Madison Av. and 29th St., offers a few desirable suites of parlor, bedroom and bath. At very attractive prices by the season or year.
EDWARD PURCHAS, Manager.

HOTEL BERKLEY
170 WEST 74TH ST.
Two blocks from express stations of subway or elevated; a new family hotel; over 300 rooms, exceptionally large and light; unusual closets; suites of every size; rentals from $600 per annum; rented only by the year, unfurnished.

UNFURNISHED APARTMENTS, BROOKLYN.

THE WOODHULL
62-66 Hemlock Street
THE GRAYDON
65-74 Montague Street
Accessible to Manhattan
ARTHUR H. WATERMAN
185 Montague St., Bklyn.

ST. JAMES PL., NR. FULTON ST.,
6 & 7 room modern apartments, $42. Send for booklet. GOLDEN REALTY CO., owners.

QUEENS REAL ESTATE FOR SALE.

Kew Gardens
NEW HOUSES
Right at the KEW Station.
Prices $7,750 to $17,000 on convenient terms.
Write for details, plans, views, &c.
KEW GARDENS,
Marbridge Bldg., Broadway, cor. 34th st., N. Y.
Telephone, Greeley 5590.

LONG ISLAND REAL ESTATE FOR SALE.

FORECLOSURE BARGAIN OPPORTUNITY—purchaser forfeited large cash payments; house back on my hands; has eight rooms, tiled bath, huge veranda, open fireplaces; ½ acre ground, actually on the water; sell for less than cost building; very easy terms. BUILDER, box 219 Sun office.

NEW JERSEY REAL ESTATE FOR SALE.

DAINTY MOUNTAIN COTTAGE
All-Year-Round Home.
Price $3,000. Satisfactory Terms.
Has 7 rooms, tiled bath, hardwood trim, parquet floors and all modern conveniences. Built on one-half acre well shaded ground. Congenial neighborhood. 55 minutes from New York on Road of Anthracite.
Write for Particulars.
Bargain, P. O. box 1923, N. Y. city.

FOR RENT

FURNISHED HOUSE, 10 minutes walk from station; all improvements, water, electric light, phone; 14 rooms; bath; view; 12 acres; 30 trains; one hour out; $75. E. A. CAHILL, Boonton, N. J.

REAL ESTATE AT AUCTION.

ABSOLUTE AUCTIO SALE
96 BRONX LOTS
Opposite Van Cortlandt Park
ON BROADWAY, W. 256th ST.,
Mosholu Av., Fieldston Road, Faraday, Sylvan, Newton & Valles Avs.
SATURDAY, SEPT. 28,
At 2 P. M., on the premises, rain or shine.
70% May Remain on Mortgage 3 Years at 5%.
TITLE PERFECT. MAPS FREE.
Seybel & French, Attys., 41 Park Row.
Call or write for bookmaps.
BRYAN L. KENNELLY,
156 Broadway, New York.

SELECT APARTMENTS.

Above 14th St., West Side.

Rivercrest Elevator Apartment
Southwest Corner of 160th St. and Fort Washington Avenue
a block and a half from 157th Street subway station. Elegant five, six and seven room apartments. HEBER C. KOPP, agent, on premises, 5:30 to 8 P. M. daily, or telephone 4845 Broad. Inspection can be made at any time.

THE HAVENDALE
N. E. Corner 179th St. and Northern Ave.
Modern, high-class elevator apartment house, most desirable section of Washington Heights; overlooking the Hudson River; convenient to subway; apartments of 4, 5, 6 and 7 rooms and bath.
$34 to $75 per month.
Competent service. Superintendent on Premises.

Above 14th St., East Side.

840 Park Ave.
N. W. Cor. 76th St.
8 Rooms, 3 Baths
Individual laundries, steam & roof drying.
$3,000 to $3,500
960 Park Ave.
N. W. cor. 82d St.
12 Rooms, 3 Baths
$4,000 to $5,000
135 West 58th St.
12 Rooms, 4 Baths
$4,500 $5,500
Douglas L. Elliman & Co.
421 MADISON AVE.
At 48th St. Tel. 850—Murray Hill

405 PARK AVE.
NORTHEAST CORNER 54TH STREET.
10 to 13 Rooms, 4 Baths, $4,200 to $6,000.
118 EAST 54TH ST.
NEAR PARK AVENUE.
5, 8 & 9 Rooms, 3 Baths, $1,800-$3,300.
MOORE & WYCKOFF, Agents,
546 Fifth Ave. (45th St.). Tel. 1263 Bryant.

Miscellaneous.

APARTMENTS FOR RENT
Douglas Robinson Charles S. Brown Co
East Side Office: 10 East 45th Street, Tel. 3200 Bryant
West Side Office: 2277 Broadway, Tel. 3773 Schuyler

TO LET FOR BUSINESS PURPOSES.

SMALL STORE in the BEST SECTION of the BRONX suitable for DELICATESSEN, FAMILY LIQUORS, FLORIST, SHOES, BAKERY, GENTS' FURNISHING, MILLINERY, HAIR GOODS and MANICURE PARLOR. Rents very reasonable. A. ARENT CO., East 163d and Simpson Sts. Take Bronx Subway to Simpson Street.

NICE basement, suitable for electrician or general storage, &c.; rent $9. Inquire JANITOR TORIAN, 142 East Broadway, New York.

BUSINESS CHANCES.

PATENTED DEVICES used for electrical installations; at wholesale price; agents required; patent for sale. I. H. VE