REAL ESTATE AT AUCTION.

Joseph P. Day 31 Nassau St., N. Y. City.
Auctioneer.
will offer

At Public Auction
On Special Sales Day
Tuesday, May 26
at 12 o'clock noon, at Exchange Salesroom, 14 Vesey St., New York City.

96-98 & 100 Maiden Lane
(Bet. William & Pearl Sts.)

54-55 South Street
(Bet. Jones Lane & Wall St.)

908 Second Avenue
(Bet. 48th & 49th Sts.)

268 & 270 West 131st St.
(Bet. Seventh & Eighth Avs.)
To be sold as one parcel.

47 East 57th Street
(Bet. Madison & Park Avs.)

235 West 30th St.
(Bet. Seventh & Eighth Avs.)

3367 Sedgwick Av.
(Bet. Giles Place & Fort Independence St.)

411 & 417 & 419 E. 134th St.
(Bet. Willis Av. & Brown Place)
To be sold as one parcel.

S. W. Cor. 78th St. & 3rd Av.
and Two Adjacent Parcels
(Known as 1368-70-72 Third Av. and 180 & 182 East 78th St.)
1372 Third Av. is a Goelet Leasehold. All other parcels are in fee.

Richmond Hill, L. I.
1015 Birch Street
(Bet. Chichester & Beaufort Avs.)

South Orange, N. J.
S. E. Cor. Fairview & So. Orange Avs.
N. E. Cor. Ward Pl. & So. Orange Av.
358 So. Orange Avenue.

Hackensack, N. J.
143 Summit Avenue
(Near Beech Street.)

Public Auction Sale
Thursday, May 28
At 12 o'clock noon, at Exchange Salesroom, 14 Vesey St., N. Y. City.
160 Flatbush Lots
(To be sold as one parcel.)
Located on
Kouwenhoven Place, Ave. "E," Ave. "D" and East 54th, 55th and 56th Streets, Brooklyn, N. Y.
Send for booklets

OWNERS NEEDING MONEY WILL SELL BRONX LOTS

Tract on Bronx and Pelham Parkway to Be Offered on Decoration Day.

To provide the land poor heirs of some former real estate operators with money is the reason given by J. Clarence Davies and Joseph P. Day for the sale of the property in The Bronx known as the Pearsall estate. The sale is to include 420 lots on and near The Bronx and Pelham Parkway. It will be held on the property on Decoration Day.

The Pearsall tract was known in 1825 as the Quimby tract. It was acquired in 1852 by Denton Pearsall and remained in the hands of the various members of the Pearsall family until 1906, in which year the tract, which consisted of about thirty-nine acres, was bought by a syndicate of fifteen men, of whom ten have died since. It is said that the syndicate had an idea of developing the property, but that the plans were upset by the panic of 1907, and that with one after another of the members dying the thought of doing anything with the property became more remote year by year.

The tract has its principal frontages in The Bronx and Pelham Parkway, Williamsbridge road, Lydig and Neil avenues, also in the adjacent cross streets, and occupies the highest point of land along the Parkway. The property comprises an arrowhead shape tract, the base of which extends 1,650 feet along Williamsbridge road and about 2,000 feet, or nearly half a mile, on Pelham Parkway south.

Opposite the Pearsall tract on the north side of the Parkway are the extensive holdings of the Astor, Gould, Spencer, Stern and other prominent estates, as also the Pelham Parkway express station on the line of the New York, Westchester and Boston Railroad on Williamsbridge road. Lydig avenue leads direct to the Paulding avenue station of the same rapid transit line. Neil avenue runs through the property from the Parkway to the Neil avenue station of the subway extension, on White Plains road. The Morris Park avenue trolley car system, which connects with the subway and Second and Third avenue elevated lines, operates to Williamsbridge road at a point about 800 feet south of the property.

The Bronx and Pelham Parkway subway station on the White Plains road extension of the present subway will be about ten minutes walk from the property. The Morris Park avenue trolley car now runs to Williamsbridge road and Woodmansten Inn, and there is every probability that, as soon as it is warranted, this system will be extended east and west on Williamsbridge road and, doubtless, through the Pearsall estate tract also. It is expected that the White Plains road extension of the present subway will be completed within one year. This will provide a rapid transit route at a five cent rate of fare to all parts of the city. The property can be reached also by the trolley on White Plains road to The Bronx and Pelham Parkway, about ten minutes walk distant.

In addition the New York, New Haven and Hartford Railroad operates between the location of the Pearsall tract and the new Lexington avenue Bronx subway elevated line on Westchester avenue, with several stations located at nearby points between Williamsbridge road and Pelham Parkway.

COLONIAL HOMES AT JAMAICA.

So successful have been the Colonial brick houses completed last autumn two blocks north of the new main station in Jamaica of the Pennsylvania-Long Island Railroad that the Everett Realty and Construction Company has now completed, ready to live in another group. This new group is also of Colonial design, planned by Electus D. Litchfield. They are situated on Middletown street, formerly known as Colonial avenue, and they face the group previously built. Some of the houses have ten rooms and two baths, while others have nine rooms and one bath, but with facilities for the installation of a second bath arranged for in advance.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

NEPONSIT

West Rockaway, City of New York.

ABSOLUTE AUCTION

DECORATION DAY
SATURDAY, MAY 30TH
at 1:30 P. M. on the premises, rain or shine

285 Seashore Lots
and also 3 ATTRACTIVE COTTAGES.

Being that section of the Neponsit property lying between Jamaica Bay & Newport av., the Neponsit Club House & Belle Harbor.

59 OF THE LOTS DIRECTLY ON JAMAICA BAY

THE OCEAN BEACH at Neponsit, which is only 3 blocks from property to be sold, is for the SOLE USE and enjoyment of the LOT OWNERS and cannot be built upon or otherwise obstructed.

THE LOTS are absolutely free and clear of any mortgage or similar encumbrance.

ALL TITLES INSURED without expense to purchasers by the Title Guarantee & Trust Co.

ALL IMPROVEMENTS: A complete and permanent sewer system, water and gas mains, macadamized streets, cement sidewalks and curbs, electric lights, a substantial bulkhead on the bay side—all actually in place and all paid for in full.

NEPONSIT is the last word in Seaside developments. It's a restricted community for refined people

RESTRICTED TO ONE FAMILY DWELLINGS AND BUNGALOWS

to cost at least $3,000 each. On the greater part of the property one house to 40 ft. and on most of the lots private garages permitted

HOW YOU MAY PAY—10% and auction fees down; balance in 48 EQUAL MONTHLY PAYMENTS, or 60% on mortgage, or discount for all cash.

HOW TO GO: Take any train on the Rockaway Park division of the Long Island R. R. at either the Penn. Terminal, Manhattan, or Flatbush Ave., Brooklyn, and ride to the end of the route at Rockaway Park; there take a Neponsit trolley, getting off right on the property to be sold.

SPECIAL TRAINS ON DAY OF SALE

For illustrated maps, complimentary passes, and further particulars apply to
NEPONSIT REALTY CO., 1 W. 34th St., Manhattan;
REALTY ASSOCIATES, 162 Remsen St., Brooklyn

JERE JOHNSON, JR. CO.
187 Broadway,
Manhattan,
and
193 Montague St.
Brooklyn.

TAKE MY ADVICE
Follow the Line of the New Subways

BROOKLYN ABSOLUTE AUCTION SALE
AT 1 P. M. **SATURDAY, JUNE 6, 1914** ON PREMISES

600 DUAL RAPID TRANSIT STATION LOTS

15 Minutes From City Hall, Manhattan, Via New Dual Subway System
5-CENT FARE NOW
44TH ST., NEW UTRECHT AVE., FORT HAMILTON PARKWAY
8th, 9th, 10th Aves., 41st, 42d, 43d, 44th, 45th, 46th and 47th Sts.
EVERY UP-TO-DATE CITY IMPROVEMENT.
The Choicest and Most Beautifully Situated Property in New York City.
MOST LIBERAL TERMS. 70% on Mtge. at 4½% or 60% at 4%. FREE TITLE POLICIES
Send for Bookmap and Full Details to
Bryan L. Kennelly Real Estate Auctioneer **156 Broadway, New York**

Bryan L. Kennelly, Real Estate Auctioneer
WILL SELL AT AUCTION
Wednesday, May 20, 1914
at 12 o'clock noon, at the Exchange Salesroom, 14 and 16 Vesey St., New York.

Rye----Portchester
WESTCHESTER COUNTY, NEW YORK.
19 CHOICE VILLA PLOTS of 4 to 21 Acres Each
with dwellings and outbuildings on some of the plots, at
Absolute Auction Sale
"Roxton Farm," Formerly the ESTATE OF WILLIAM H. CATLIN, Dec'd.
On King St. and Harrison Ave.
In the beautiful hills of Westchester County.
Adjoining the suburban homes of many prominent New Yorkers.
To be sold absolutely to the highest bidder, making this one of the most exceptional Auction Offerings of High-Class Westchester Acreage Plots in the history of New York City Suburban Real Estate.
AUTOMOBILES WILL MEET ALL TRAINS FROM NEW YORK FROM 10 A. M. TO 5 P. M. AT PORTCHESTER STATION TO-DAY AND TO-MORROW. REPRESENTATIVES WILL BE ON THE PROPERTY TO SHOW PROSPECTIVE CUSTOMERS.
Titles guaranteed by the Westchester & Bronx Title & Mortgage Guarantee Co.
50% may remain on mortgage for 1, 2 or 3 years.
Booklet at Auctioneer's Offices, 156 Broadway, New York,
or Geo. R. Read & Co., 20 Nassau St., New York

BIG BOROUGH PARK AUCTION.

600 Lots on New Subway Line to Be Offered Investors.

One of the largest Brooklyn auction sales in recent years will be held by Bryan L. Kennelly on Saturday, June 6, when he will offer to the highest bidder 600 lots at Forty-fourth street, New Utrecht avenue and Fort Hamilton Parkway. The property has been held for the past thirty-eight years by Stewart McDougall, who has authorized Mr. Kennelly to sell his holdings.

The lots are directly on the new dual subway system and right at the Forty-fourth street and New Utrecht avenue station. They will be but fifteen minutes from the City Hall in Manhattan upon the completion of the new subway system. The station in front of the lots to be sold will be 480 feet long and one of the very important stations in this vicinity. The section is served now with good transit at a five cent fare by the elevated and trolley lines, which run through New Utrecht avenue direct to downtown Brooklyn and Manhattan. The lots are on Eighth, Ninth, Tenth avenues, Forty-first, Forty-second, Forty-third, Forty-fourth, Forty-fifth, Forty-sixth, Forty-seventh streets, New Utrecht avenue and Fort Hamilton Parkway.

Unusually liberal terms are offered. Sixty per cent. of the purchase money may remain on mortgage at 4 per cent; or 70 per cent. may remain at 4½ per cent.

PLANS FOR ASTOR APARTMENT.

New Building on 45th Street to House 84 Families.

Vincent Astor filed the plans yesterday, through Tracy & Swartwout, for the six story apartment house he will erect on the north side of Forty-fifth street, 100 feet west of Eighth avenue. It will be of fireproof construction, with a facade of brick and limestone, and will contain eighty-four apartments. It will have a frontage of 115 feet and a depth of 87.5 feet. The architects have estimated the cost at $165,000.

PLANS BRONX STORE.

Frank Marion Wright has filed plans in the Bronx for the construction of a one story brick store, 100x100, on the northwest corner of 165th street and Webster avenue, for Elizabeth A. Diller at an estimated cost of $15,000.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Every Month 6,000 PEOPLE
Move into the Bronx

The Trend of Population is exactly in the direction of the **PEARSALL ESTATE**

Therefore THIS PROPERTY WILL INCREASE 10 TO 20% IN VALUE YEARLY

420 LOTS ON **BRONX & PELHAM PARKWAY** AND WILLIAMSBRIDGE ROAD

HAVE GOT TO BE SOLD at Auction without Protection

DECORATION DAY, SATURDAY, MAY 30TH, 1914

70% can remain on mortgage **for five years**

TO REACH THE PROPERTY
From Fordham Station of 2nd or 3rd Avenue Elevated Railroad Auto Stage will run to Pearsall Estate To-day. N. Y., Westchester & Boston trains every ten minutes from 129th St. Station 3rd Ave. Elevated Railroad, to Pelham Parkway Station, opposite Property.

Titles guaranteed by Title Guarantee & Trust Co.

Send for Maps to
J. Clarence Davies, 149th St. & 3d Ave.
Joseph P. Day, 31 Nassau St.
Agents and Auctioneers

SUMMER COTTAGES TO RENT.

Summer Cottages To Let. FACING THE ATLANTIC OCEAN.

35 miles south of Boston on Duxbury Beach facing Massachusetts Bay, most delightful location on the Eastern shore; a white sandy safe beach, no undertow; cottages will be ready for occupancy June 15th, fitted entirely with new furniture; built on concrete foundations with cemented cellar floor; first floor large living room with open fireplace, dining room, pantry and kitchen, 8-ft. covered piazza; second floor four chambers and bath; westerly chambers have door leading to covered sleeping porch entirely screened; best of drinking water; house wired and fitted for electric lighting; neighborhood the best, quiet location; go where you get fresh lobsters, clams and fish, also vegetables and berries direct from nearby farms. Rent $500 for season. Everything new and desirable, these cottages will be taken quick. Also larger cottage with additional maids' room on bluff in grove overlooking beach and ocean, just finished and newly furnished, all improvements. $750 for season. Contract now. Address
GEO. F. MARSHALL,
201 Devonshire Street, Boston, Mass.

SUMMER BUNGALOWS
VILLA NOVA COURT
ADJOINING SEA GATE
on the Atlantic Ocean. Just completed—Handsomely Furnished, High Class, Restricted Homes.
2, 3 AND 4 ROOMS
and Kitchenettes,
Rent for Season, $200 up.
Modern conveniences; Electric Light Free.
Inquire Office on premises,
SURF AV. AND 37TH ST.,
CONEY ISLAND, N. Y.,
or G. Aquino, 398 Broome. Tel. Spring 6764.

FURNISHED COTTAGES $300 up.
Send stamp for Booklet and list of Real Estate Agents at
Asbury Park
Wonderland of the North Jersey Coast. Fifty miles south of New York. The finest family resort in America. No mosquitoes. Address MUNICIPAL INFORMATION BUREAU, 305 Boardwalk, Asbury Park, N. J.

MID THE BERKSHIRES.

FOR RENT—Colonial house, 14 rooms, 2 baths, electric lights, hot and cold water, stationary tubs, telephone, tennis grounds, adjoins Country Club, trolley service, 13 acres with trout stream, ice house filled, garden made, garage, extensive lawn, lots of fruit, pine, maple and elm shade. Rent for season four months, $800. Cheaper places for rent. D. B. CORNELL CO., Gt. Barrington, Mass.

TO RENT—Two furnished cottages, new, on the trolley line, at Pleasant View, R. I., near Watch Hill; electric lights, city water, sanitary plumbing, surf bathing, sandy beach; larger cottage has 9 rooms and bathroom; for the season, $300; per week, $35; smaller cottage has 7 rooms and toilet room; for the season, $250; per week, $25. Address MRS. M. H. WILLIAMS, care Williams Mfg. Co., Northampton, Mass.

CAPE COD COTTAGES
WELLFLEET and TRURO—Quaint, comfortable, well furnished; charming beach locations. Address agent, CAPTAIN L. D. BAKER ESTATE, Wellfleet, or 33 Broad st. Tel. Main 6455 Boston.

BUNGALOWS and cottages, summer construction, fully furnished at Shorelands, Sound Beach, Conn., open for inspection daily including Sundays; rents moderate. Box 848, Sound Beach, Conn.

FOR RENT—Mount Pocono; furnished and unfurnished cottages, baths, use of barn or garage; beautiful location. BERTON DAVIS, 1541 Dickson Ave., Scranton, Pa.

ATTRACTIVE nine room corner home, furnished, to sublet for summer; convenient station, Montclair section. 190 Summit Ave., Upper Montclair, N. J.

REAL ESTATE FOR SALE.

REMOVAL NOTICE
We take pleasure in announcing to our patrons and the public at large that our New York office is now located at **31 East 42nd St., Vanderbilt Building, next to Grand Central Station.**
SUITE 400. PHONE 1986 MURRAY HILL.
BIRDSALL'S FARM AGENCY.
Newburg Office, 58-60 Second St., Newburg, N. Y. Phone 1207-J.
Send for our illustrated monthly bulletin.

WALL PAPER removed by a new process. **Cleaner, Quicker.**
Estimates cheerfully furnished.
A. GREENSTEIN, Artistic Paper Hanger, 1371 41st Street, Brooklyn, N. Y.

TO LET FOR BUSINESS PURPOSES.

FOR SALE—In the Adirondacks, a seven room cottage, barn and one acre of ground; good water, is a fine summer house; terms reasonable. For particulars write to J. J. NOKES, Balsam Grove Farm, Lake Clear Junction, N. Y.

LONG ISLAND REAL ESTATE FOR SALE.

A Home in Cedarhurst Park

With scenic beauties, natural advantages, remarkable transportation facilities and the pleasures of land and sea right at hand, there is every reason to say that no more favorable location for a Suburban home can be found anywhere.

We have built a number of architecturally attractive, substantially constructed homes, which can be purchased at prices ranging up to $15,000.

Handsome booklet upon request.

WEBB CONSTRUCTION COMPANY, INC.
Longacre Building, Broadway & 42nd Street, N. Y., and Cedarhurst Park, Cedarhurst, Long Island.

CHICKEN FARM
$150 CASH WILL START YOU

Balance $3 weekly will buy a poultry farm with well built house, 6 rooms; range and stationary tubs in kitchen; large dry concrete cellar; in greatest poultry country; population 7,000; trolley and railroad; one hour from city; few minutes from station and beautiful harbor; healthy climate; good markets right in town; all kinds of factories; plenty of work all year; soil just suited for poultry and farming. Address POULTRY, box 130 Sun office.

YOUR OPPORTUNITY

Charming summer or all year home situated among the hills of the North Shore, near the Huntington Country Club and water. Old fashioned dwelling, 12 rooms, bath, furnace and electric lights, surrounded by beautiful trees, flowers and shrubbery; modern concrete garage, never failing supply of water from flowing spring; ten acres of land, half in grass and ready for cultivation; balance timber; delightful and quiet place to live, in section where land is becoming more valuable every day; price $15,000. For photos and particulars apply to DANIEL M. GERARD, 220 Broadway, N. Y.

BAYPORT, L. I., on Great South Bay—A gentleman's estate, 23 beautiful acres; fine 14 room modern house, furnished; heating, fireplaces, grand piazzas, porte cochere. Stable, summer and poultry houses. Beautiful shade trees and shrubs. Heirs will sacrifice; terms liberal. E. M. FREEMAN, 653 Washington Street, Quincy, Mass.

PRETTY BUNGALOW HOME
on 75,000 sq. feet of good rich soil; house, 5 large rooms; big cement cellar under whole house; extra large living room; range and stationary tubs in kitchen; house well shaded; cedar grove; fine fruit; few minutes to depot and harbor; best of fishing, boating, etc.; an ideal house; will be sold at a sacrifice; must have $200 cash; balance $18 month. Address SEAMAN, 171 Flatbush Avenue, Brooklyn.

ESTATES OF GREAT NECK, L. I., 27 minutes electric trains from Pennsylvania Terminal, near station, schools, churches; water front, golf links; for sale on easy terms or rent, new English tile stucco house, 10 rooms, 3 baths, sun parlor, garage, spacious lawns, garden, also new 7 and 8 room houses, 3 baths. A. G. DELAMATER, Great Neck Station. Phone Great Neck 330.

WHITESTONE, L. I., Beechhurst section, house nine rooms, all improvements, cement garage with apartment for help; cement fence, sidewalk, curbing, gutter; 200x200; whole or part; not 10 minutes from railroad station, trolley or bathing beach. A. E. MEEKER, 20 28th St., Whitestone Landing. Telephone 294M Flushing.

GENTLEMAN will sacrifice small country estate; new artistic rambling house; acre plot; beautiful shade trees; all conveniences; two-car garage; $9,500, worth $12,000. OWNER, Box 85, Huntington, L. I.

COUNTRY BOARDERS WANTED.

A HOMELIKE PLACE to rest tired nerves and body; nourishing food; clean, attractive surroundings; terms, $12.00 and $15.00 per week. Apply "RED CHIMNEYS," Englishtown, N. J.

TO LET FOR BUSINESS PURPOSES. | TO LET FOR BUSINESS PURPOSES.

MONAHAN EXPRESS COMPANY BUILDINGS

216-218-220-222 West 18th Street
TOP FLOOR
11,100 Square Feet.
Best practical floor in this city regarding strength, light, height of ceilings, etc. Must be seen to be appreciated.

221-223-225 West 17th Street
Near 7th Avenue.
3 BRIGHT FLOORS
Steam heat, power and elevators.
Rent Very Reasonable

Monahan Express Company, Owner, on Premises.

NEW YORK REAL ESTATE FOR SALE. | NEW YORK REAL ESTATE FOR SALE.

Famous Lake George Estate for Sale
Home of the Late William Demuth

Famed in song and story, rich in historical associations and legendary lore, Lake George is the most frequented of all American waters, and it is generally conceded that it surpasses in lake and mountain beauty any of the notable Scotch and English lakes.

The Lake is 36 miles long, with a width varying from three-quarters of a mile to four miles, and contains over three hundred islands. The majestic mountains that inclose it are the eastern bastions of the Adirondack system. These physical and elemental conditions combined with its refined social life make Lake George one of the most delightful summer resorts in America.

Among these associations is the beautiful estate of the late William Demuth, which is now offered for sale. This estate is situated on the west shore of the Lake and comprises 56 acres of land and an attractive mansion, fully furnished. A gardener's cottage, garage, farm implements, greenhouses, barns, steam yacht, electric launch, dock and boathouses are also included.

Will rent for this season with option of buying.

THE ESTATE OF WILLIAM DEMUTH, 507 Broadway, New York City.

FOR SALE—100-ACRE FARM IN DUTCHESS COUNTY ON STATE ROAD, ONE MILE FROM NEW HAMBURGH, HIGH STATE OF CULTIVATION, ELECTRIC LIGHT, HEATER AND GOOD BUILDINGS. SCHWARTZ BROS., JEWELERS, 1370 BROADWAY, COR. 37TH STREET.

BOROUGH OF BROOKLYN—FOR SALE.

Kings Lawn
Finest Homes in Brooklyn
$5750 Terms to Suit
Take Brighton Beach El. to Kings Highway, Walk West on Ave. Q to Ocean Parkway
Kings Lawn Improvement Co., Inc., Owners
Postal for Booklet. Phone Mid. 5703

FOR SALE—ONE OF THE MOST BEAUTIFUL HOMES IN THE STATE. COMPELLED TO SELL ON ACCOUNT OF ILLNESS. 170 ACRES, ELECTRIC LIGHTS, TELEPHONE, HOT WATER HEAT, FRUIT OF ALL KIND. DON'T BUY ANYWHERE UNTIL YOU SEE THIS PLACE, 5 MILES FROM POUGHKEEPSIE ON STATE ROAD. SCHWARTZ BROS., JEWELERS, 1370 BROADWAY, COR. 37TH STREET.

WHERE are you going to live during the summer months? Here is a country gentleman's estate 3-story, 17 room, beautiful residence, with all improvements, 4 baths, hot and cold water, fireplace in each room, also furnace heat; hardwood trim; large barns, ice house, two house coach house, grand lawns, shade trees, driveways on State road; 60 acres; about 1,000 fruit trees bearing; price $8,000; come and see. LLOYD M. HALLENBECK, Greendale on the Hudson, Columbia County, N. Y.

VERY desirable office to rent, 550 sq. feet, southeast corner Hudson Terminal Bldg., immediate possession. For further particulars apply W. A. FUSCH. Phone Hamilton 174.