To the Intelligent Public---

Who have seen the wonderful increase in value along the Subway in the Bronx.

WHO KNOW IT MUST CONTINUE IN THE FUTURE.

Who should have common sense enough to take advantage of it if they have a little money.

In the last ten years you have seen a large part of the Bronx grow from vegetable gardens to a city of 640,000 people.

The building of one subway to West Farms has accomplished this.

In 1906, fifteen able, experienced men who had made a large part of their fortunes by buying along the line of the city's growth, bought the Pearsall Property.

They knew by past experience they would make large profits by holding this property until the Subway was running.

They knew that the northward growth was interrupted by Bronx Park and the extensive grounds of Fordham College.

They knew this interrupted growth was bound to move eastward around Bronx Park and along Pelham Parkway.

The City authorities recognized this fact and are now building two subway roads to the Pelham Parkway district.

Ten of the original purchasers (whose names were mentioned yesterday) have died, and their executors and heirs demand the sale of this property.

By all known methods we have endeavored to interest the public in this property and its CERTAIN INCREASED VALUE IN THE FUTURE.

Attention has been called to the large profits made by investors of a few hundred dollars in Bronx property.

We have referred to the fact that all authorities agree that during the coming five years we will have good times.

DURING THE NEXT 18 MONTHS THE WHITE PLAINS EXTENSION OF THE SUBWAY WILL BE RUNNING.

We have shown what an important thoroughfare Pelham Parkway is to-day and how its VALUE WILL INCREASE IN THE FUTURE.

We have shown how money invested in the Bronx along subway lines has made 10% to 20% per annum, as against 3½% to 4% given by the Savings Banks.

We have called attention to the well known fact that if a man wants to make money he must look ahead a few years; how much better investment in the long run real estate is than Wall Street securities; how, in spite of the panic of 1907, real estate in the Bronx has kept ON INCREASING IN VALUE; and that now, when everybody wants to sell, IS THE PSYCHOLOGICAL TIME TO BUY.

We have shown what a splendid property this is for INVESTMENT OR FOR QUICK PROFITS.

In spite of all this, the public, owing to the hard times and other unfavorable conditions, do not seem interested, and in fact are peculiarly indifferent.

The Agents and Auctioneers have been instructed to go ahead and sell the property IN ONE DAY, IF POSSIBLE, WITHOUT ANY REGARD FOR THE PRICE IT BRINGS.

THEY ARE GOING TO DO IT WHETHER THEY GET $25, $250 OR $2,500 A LOT THEY ARE GOING TO BE SOLD AND SOLD QUICK.

All this means that those who attend the sale instead of leaving the city will have a SPLENDID OPPORTUNITY TO PICK UP BARGAINS.

IT IS UP TO YOU TO SEIZE THIS OPPORTUNITY—TO TAKE ADVANTAGE OF IT—AND TO AVOID FUTURE REGRETS. IT'S GOING TO BE AN INTERESTING AUCTION SALE—COME TO IT—

THE PEARSALL PROPERTY

420 LOTS on PELHAM PARKWAY, Williamsbridge Road and adjacent streets, Bronx, **HAVE GOT TO BE SOLD** at Auction without protection

TO-MORROW—DECORATION DAY

on the premises starting promptly at 10 A. M.

SAVINGS BANK BOOKS TAKEN AS DEPOSIT ON PURCHASE OF LOTS.

Only 10% required to-morrow.
20% on July 2nd.
Balance can remain on Mtg. for 5 years.

Titles guaranteed by Title Guarantee & Trust Co.

TO REACH THE PROPERTY

Take 2d or 3d Avenue "L" to 129th St. & 3d Av., thence N. Y., Westchester & Boston R. R. to Pelham Parkway station, opposite property.
Take Bronx Park Subway train to 180th St. station, thence N. Y., Westchester & Boston R. R. to Pelham Parkway station, opposite property.
Take Bronx Park Subway train to Tremont Av. or 177th St. station, thence Morris Park Avenue trolley car to property.
Take 2d or 3d Avenue "L" to Fordham station, where auto-stage will take you to property.

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

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan, The Bronx and Brooklyn.

[AT 14 VESEY STREET.]
By Joseph P. Day.

160 LOTS on Kouwenhoven pl, Av E, Av D, East 54th, 55th and 56th sts, Brooklyn; 50 sale; knocked down to the Kouwenhoven Realty Co for.....$52,500
FORSYTH ST, 157, w s, 75 s Rivington st, 25x100, 5 sty tnt and stores and 4 sty tnt—J M Parker et al, exrs, agt Philip Lehr et al; due, $26,822.84; taxes, &c, $753; to Bertha Kaufman, a party in interest, for.....$24,000

By Charles A. Berrian.

80TH ST, 237 E, n s, 210 w 2d av, 20x98.9, 3 sty dwg—Emigrant Indus Savgs Bank agt C V Corduke et al; due, $9,549.03; taxes, &c, $258.35; to Bridget McGuires for.....$11,300

By L. J. Phillips & Co.

13TH ST, 275 W, 150 e 8th av, 16.8x99.11, 3 sty dwg—R I Dempewolf agt E I Jonas et al, partition; to Mary I Hart, a party in interest, for.....$6,150

By James L. Wells Company.

ELLWOOD ST, n w cor Hillside av, 115.7x200x134.10x204, vacant—Peter Condon agt A B Cregan et al; due, $4,141.64; taxes, &c, $1,943.25; to the Minerva Realty Company for.....$10,000

[AT 3208 THIRD AVENUE.]
By James L. Wells Company.

MAGENTA ST, n s, 281.4 w Bronxwood av, 25x89.6—L W White agt Herman Duden, Jr, et al; due, $300.36; taxes, &c, $225; to the plaintiff for.....$300
MAGENTA ST, n s, 265.5 w Bronxwood av, 25x89.6—L W White agt Herman Duden, Jr, et al; due, $300.36; taxes, &c, $220; to the plaintiff for.....$200
MAGENTA ST, n s, 281.4 w Bronxwood av, 25x89.6—L W White agt Herman Duden, Jr, et al; due, $303.85; taxes, &c, $220; to the plaintiff for.....$300
MAGENTA ST, n s, 181.4 w Bronxwood av, 25x89.6—L W White agt Herman Duden, Jr, et al; due, $297.13; taxes, &c, $235; to the plaintiff.....$300
MAGENTA ST, n s, 206.4 w Bronxwood av, 25x89.6—L W White agt Herman Duden, Jr, et al; due, $297.13; taxes, &c, $220; to the plaintiff.....$200
217TH ST, E s, 25 s Paulding av, 24.4x103.8x25x104.4—L W White agt A J Maas et al; due, $205.29; taxes, &c, $240; to the plaintiff.....$200
JACKSON AV, 483.5, w s, 25 s 147th st, 25x90, vacant—Dollar Savings Bank agt Noah Strauss et al; due, $6,491.62; taxes, &c, $179.92; to the plaintiff.....$1,000
BARRETT AV, n e cor Bear Swamp rd, 14.4x141.7x94.5—Dollar Savings Bank agt F E Walkley et al; due, $3,278.73; taxes, &c, $537.99; to the plaintiff.....$1,000

By Henry Brady.

MAIN ST, e s, 127.10 n Cemetery lane, 25x—City Island Wm Weber, &c, agt F W Larkin et al; due, $1,859.13; taxes, &c, $840; to the plaintiff.....$1,500

[AT THE BROOKLYN REAL ESTATE EXCHANGE.]
By William H. Smith.

FORT HAMILTON PARKWAY, s s, 250 e Chester av, 50x201.10 to Minna st x 50x201.10, sold for $1,250 over mtg of $3,000; also lots 86 and 103, map lands of heirs of G Martense, Town of Flatbush—A M Everett agt R B Shannon et al; to the plaintiff for $550 over a mtg of $1,500.
MILLER AV, w s, 199.5 n Atlantic av, 50x100—W H Ziegler agt B Burchard et al; to M Ladin.....$7,500
GATES AV, s s, 200 w Tompkins av, 20x100—S E Collins agt R Galewski et al; to the plaintiff.....$6,400

By William P. Rae.

BAY RIDGE AV, s w s, 135 n w 3d av, 36.10x136.6; also Bay Ridge av, s w s, 165.10 n w 3d av, 22.1x136.6; also Stillman pl, 100 n e s, 159.7; sold to Temple Bar Realty Co.....$14,100
ROGERS AV, w s, 101 n St John's pl, 26.8x100—F I Moore agt L I Baker et al; to J J Cozine.....$5,750

By Nathaniel Shuter.

CLEVELAND ST, w s, 205 n Stanley av, 40x100—K L Alvenus agt G Vail et al; to the plaintiff.....$25
FULTON ST, n s, 20 e New York av, 60x80—G Sleicher agt Ridgewood Realty Associates et al; to the plaintiff.....$22,500
LOTS 767-8, map 1,197 lots situated in Town of Flatbush and New Utrecht, Kings county, belonging to W Ziegler; A M Hull agt M Helman et al; to the Urban Security Co.....$2,000

By James L. Brumley.

HERKIMER ST, s s, 23 w Havens pl, 69x144x irreg; also Snediker av, e s, 200 n Liberty av, 150x100; also Foster av, w cor E 93d st, 202.6x100—H C Smith agt D Brigaanti et al, Herkimer st sold in five parcels at the plaintiff for $1,000 each; Snediker av property sold in six parcels to the plaintiff for $1,000 each; Foster av property sold to the plaintiff.....$1,500

NEW REALTY CORPORATIONS.

The following realty corporations were chartered at Albany yesterday:

The Societies Realty Company, Manhattan; capital, $700,000; directors, Robert E. Ely, Mary D. Cleveland and Leo L. Redding, New York city.

Monte Blanco Real Estate, Manhattan; capital, $200,000; directors, Robert W. Crawford, C. W. Cuthell and Jennette E. McLaughlin, New York.

Equity Mortgage Corporation, Manhattan; capital, $150,000; directors, J. L. Goodwin, Philip Meyerowitz and Louis J. Jacoves, New York city.

Property Owners Improvement Corporation, Manhattan; capital, $100,000; directors, Frank A. Shaw, Ransom E. Wilcox and H. D. Cochrane, New York.

Guanajuato Real Estate Corporation, Manhattan; capital, $30,000; directors, J. L. Clark, R. W. Crawford and Bessie B. Janes, New York.

Allesor Company, Manhattan; capital, $10,000; directors, C. Bertram Plante, Brooklyn; Harry Edwards, Beensonhurst, N. Y., and Florence Scheuer, New York city.

Greenwich Estates, Inc., Manhattan; capital, $5,000; directors, Helen O. Zurich, Sadie Roth and Franklin S. Keller, New York city.

Vendry Corporation, Manhattan; capital, $3,000; directors, Charles M. Riedell, Jersey City, N. J., Alfred T. Tompkins, New York, and Cathrine Burke, Brooklyn, N. Y.

Traf Building Company, Bronx; capital, $500; directors, J. W. Dantinger, R. J. Cushing and J. P. Boyland, Bronx.

Fink Realty Company, Brooklyn, N. Y.; capital, $5,000; directors, Sophie Fink and Abraham S. Fink, Brooklyn; Louis Lipskin, New York city.

Shachardt Real Estate Company, Brooklyn; capital, $500; directors, Julian C. Shachno, Moore Engelbert and Thomas Kelly, Brooklyn.

Cornaga Land Company, Queens; capital, $20,000; directors, William J. McKenna, Elizabeth Cronin and Mary A. McKenna, Far Rockaway, L. I.

Broad Channel Realty Company, Queens, capital, $9,000; directors, Christopher Piske, Frederick Piske and F. L. McSorley, Brooklyn, N. Y.

SATISFIED MORTGAGES.

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

LOT 566, map of Van Nest Park, May 17, 1909—Ella & Mary Schneider to Louise Brulse; atty, C N Beechler, 1126 Walker av.....$1,200
WATER ST, 336, n s, 18.9x87.3x19.6x65.6, e s, July 17, 1908—Archibald C M I Stewart to Adele Kneeland & Fox Co; atty, Hy L Bogart, 99 Nassau st.....$6,000
WATER ST, 338, n s, bet Roosevelt st & James Slip, 19x65.6x18x64, July 17, 1908—same to same; atty, same.....$6,000
169TH ST, n e s, 42.1 s e Fox st, run n e 80.10 x e 12.1x s 34x s e 10x s w 87.8x n w 20, to beg Nov 22, 1907—Ernst & Frieda Schopps to Lizzie & Eliza Miller; atty, L T I Co, 160 Bway.....$2,500
224TH ST, 832 E, known as w ½ lot 315, map 143 Wakefield, 25x114, April 11, 1910—Wm Burkley to Saml Garry, attorney, G Co, 176 Bway.....$1,300
WASHINGTON AV, e s, 287.6 s Fletcher (now 182d) st, 191x136.2x18.10x139.6, Sept 25, 1907—Agnes M & Frank A Sheppard to T G & T Co, 176 Bway.....$1,500
72D ST, 426 E, s s, 263 e 1st av, 25x102.2, May 25, 1904—Vaclav & Mary Novak et al to Frank A Klaproth, 130 Heyward st, Bklyn.....$2,500
LOT 232, map portion Hunt estate, Van Nest Station, Jan 22, 1908—Cosimiro & Maria Mariconte et al to Vincenzo de Cesare; atty, David Zirinsky, 67 Morrell st, Bklyn.....$1,000
WEST ST, 46-50, e s, 146.6 s Rector st, 125x89.6x125x99.1, July 16, 1912—H Crystal & Son, Inc, to the Irving Sav Inst, 115 Chambers st; attys, Deyo & B, 111 Bway.....$50,000
WEST ST, 46-50, e s, 146.6 s Rector st, runs e 179 to w s Washington st (76-82) x s 100x w 89.6x s 25x w 90.1 to e s West st x n 125 to beg, Feb 15, 1911, Same to same; attys, same.....$180,000
96TH ST, s s, 100 e 3d av, 27.3x100.8, June 25, 1902—Marie E Dage to Mutual Life Ins Co, 59 Cedar st.....$10,000
38TH ST, 427-29 W, n s, 354.3 w 9th av, 55.3x98.9, Aug 1, 1910—Patk J Dempsey & wife to Edward Wilson; attys, Burley & Sullivan, 135 Bway.....$5,000
CHATHAM SQ, 22, near junction, s s, New Bowery or Bowery Extension, runs s 63.3 to n s of 2 Oliver st, x e 16.2x n 60.10 to s s square of E Bway x w 173, to beg—Max Breakstone to Ebling Brewg Co; atty, J A Hardman, 27 Wm st.....$4,900
123D ST, 50 E, bet 5th & 6th av, 216.8 e Madison av, 33.1x99.11x34.4x99.11, 124th st, 125 W, n s 275 w Lenox av, 31.1x90x25x71.7; 98th st, 47 W, n s; 250 e Col av, 25x100.11, May 23, 1910—Jennie Goodheim to Moses H Grossman; attys, House, Grossman & V, 115 Bway.....$10,000
FRONT ST, 378-380, n s, 114.2 w Jackson st, 36x70, May 14, 1906—Leonora H Weilbrock to Hy W Schutt, gal gdn, $29 Bway.....$3,500
70TH ST, 230-40 W, s s, 225 w Amsterdam av, 100x.00.5, Jan 31, 1913—Directors Realty Holding Co to Estate of Charles Frederick Hoffman, 258 Bway; attys, Bowers & Sands, 46 Cedar st.....$111,666.66
117TH ST, 31 W, n s, 360 w 5th av, 25x100.11, Mar 12, 1903—Abram and Caroline Samter to Jacob Jung; attys, A & H Block, 79 Nassau st.....$2,750
117TH ST, 29 W, n s, 385 w 5th av, 25x100.11, Mar 12, 1903—Same to same.$2,750
9TH AV, s e cor 44th st, 40.2x100, Oct 11, 1900—Albert L and Isabella N Adams to Equitable Life Ass Soc; attys, Alexander & Green, 165 Bway.....$27,500
169TH ST, n e s, 40.2 s e Barretto st, runs n e 80.10x e 12.1x s 0.4x s e 10x s w 87.8x n w 20 to beg, Aug 21, 1900—Jacob Wirth to Dollar Sav Bank, City of N Y; attys, Lexow, Mack & Wells, 43 Cedar st.....$5,000
147TH ST, s s, 172.4 w Timpson pl, 18.10x100, May 9, 1908—Wm Ryan, Sr, to Susan A Dier, Mt Vernon, N Y; atty, T G Co, 176 Bway.....$1,800
PROSPECT AV, 623, w s, 50 n 151st st, 25x100, Apr 5, 1905—A H and Mary Roitman to Julius Lorenz; atty, N Y T I Co, 135 Bway.....$6,000
BRISTOW ST, e s, 215 n Jennings st, 20x100, May 18, 1911—Hy M A and Matilda Meyer to Jno A and Lena Bruckner; atty, Robt H Bergman, 3219 3d av.....$3,500
LOTS 336-337, map of Laconia Park, 25x114, Sept 1, 1910—Wm J Boyd to Wm Preston, attorney, Chas Hudson, 149 Bway.....$1,200
SAME PROPERTY, May 15, 1908—Same to same.....$400
LOTS 110-111, map 1448, Monatiquot R E Co, Wakefield, July 1, 1912—Builders of Modern Homes, Inc, to Nathaniel Niles, Madison, N J, or 154 Nassau st.....$1,050
58TH ST, 423 E, n s, 340.1 w Av A, 18x100.4, Dec 31, 1909—Jno and Deborah Mullen to Lewis S Goebel, trustee, 41 Park Row.....$1,200
SAME PROPERTY, Mar 18, 1903—Same to Mary E Des Caso and ano, exrs; atty, Lewis S Goebel, 41 Park Row.....$4,000
CLAY AV, e s, being lots 81-85, map property of Wm E M Zborowski, on Webster and Crestline avs, 125x90, Oct 27, 1908—Kath A Kruger to Virgil Thurkauf; atty, H S Sayers, 31 Nassau st.....$6,000
20TH ST, 329-33 E, n s, 45.11x92, Apr 18, 1902—Abr and Lizzie Siegel et al to Frank M Wells, trustee; atty, Wilson M Powell, 7 Wall st.....$80,000

RECORDED LEASES.

Manhattan.

MOTT ST, 302, str & b—Thos Farese to Nunziata D'Agostino, 302 Mott st, 5 yrs from May 1, 1913; atty, Eastern Brewing Co, 205 Bushwick av, Bklyn.....$810
56TH ST, 118-22 W, all—Jno S Coleman et al to Wm A Larney, 103 E 92d st, 10 yrs from May 1, 1914; atty, Chas H Hyde, 47 West st.....$16,000
7TH AV, 209-211 E, all—Wm L Juhring to Frank Dworkin, 1332 Park av, 4 11-12 yrs from June 1, 1914; atty, Geo W Simpson, 51 Chambers st.....$4,900
19TH ST, 40-2, E, 3d loft—Ewald Morimer to Henry Scheuer et al, 40 E 19th st, 3 yrs from Feb 1, 1914; attys, Scheuer Bros, 40 E 19th st.....$1,600
4TH AV, 156, all—Geo Ehret to Leo Greenbaum, Far Rockaway, L I, 5 yrs from May 1, 1916; atty, B Kalish, 132 Nassau st.....$12,000
3D AV, 923, store & b—U S Trust Co of N Y, trus, to Emil Kreseler, 931 2d av, 5 yrs from May 1, 1914; atty, Chas Kalish, 60 Wall st.....$1,000
103D ST, 310 W, all—James B Nimmons to Geo C Tyler, 154 W 93d st, 5 1-12 yrs from Sept 1, 1914; attys, Coulter & B, 2 Rector st.....$2,000

Bronx.

CHARLOTTE ST, 1507-15, all—Colton Realty Co to Abraham Freden, 129 E 123d st, 5 yrs from June 1, 1914; atty, Samuel Kahn, 63 Park Row.....$11,250

SATISFIED MECHANICS' LIEN.

Manhattan.

110TH ST, n s, 145.5 w 8th av—Edgar A Whitney agt Louis W Morrison et al, Sept 22, 1913.....$700

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

SPECIAL TRAINS TO-MORROW

LEAVE

Pennsylvania Terminal
33d Street and 7th Ave.
at 12:30 P. M.
Rockaway Park Div. L. I. R. R.

Flatbush Ave.
Brooklyn Terminus Subway.
at 12:15 P. M.
Rockaway Park Div., L. I. R. R.

FOR THE

ABSOLUTE AUCTION

285 Seashore Lots

and also 3 ATTRACTIVE COTTAGES

Adjoining the Neponsit Club, which is for use of residents of Neponsit, and comprising the BAY FRONT at

NEPONSIT

On ROCKAWAY COAST, in New York City.
Sale at 1:30 P. M. on the premises, rain or shine.

IDEAL SITES FOR BUNGALOWS AND ALL-YEAR HOMES
ALL CITY IMPROVEMENTS ALL TITLES INSURED

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

Our REPRESENTATIVES will be at BOTH STATIONS prior to train time and complimentary PASSES may be obtained from them.

JERE JOHNSON, JR., CO.
187 Broadway, New York
193 Montague St., Brooklyn

BROOKLYN HOUSES FOR SALE. | BROOKLYN HOUSES FOR SALE.

Eastern Parkway Heights

Our Latest Development in "Easy Housekeeping Homes"

Highest Elevation in Brooklyn

UNION STREET, between Rogers and Nostrand Avenues. Two stories and cellar, bay window stone fronts, stone porches, artistically carved; 9 rooms and bath, hot-water heat, instantaneous gas water heater, electric fixtures, tiled mantels, kitchen floors and walls tiled, hardwood trim of the highest type and parquet flooring throughout; rear piazzas with southern exposure; walls decorated to suit purchasers; terraced fronts, trees and shrubbery, lot 127 feet deep.

ALL OF THE IMPORTANT FEATURES THAT MADE OUR "EASY HOUSEKEEPING HOMES" FAMOUS, WITH MANY NEW ONES ADDED.

ONLY $1,000 CASH, balance monthly payments. Eastern Parkway Subway Station to be at the Nostrand Avenue corner. Take either Rogers, Ocean, Lorimer, Nostrand Avenue, or St. John's Place trolley.

Realty Associates
On Premises, Union St. and Rogers Ave., or
162 Remsen Street. Phone Main 648. Brooklyn, N. Y.

REAL ESTATE FOR SALE—Westchester Co.

Country Life PERMANENT Exposition

FREE EXHIBIT

In Grand Central Terminal, daily except Sunday, from 9 to 6.

The Real Country in the City.

Novel, educative and helpful exhibits for the home buyer, builder and furnisher.
Demonstration of household appliances.
Tea and luncheon at the Rustic Tea House.
Musical and other features daily.
Special program every Saturday afternoon.

If you wish to learn of the choicest real estate, inland or on the water, in Westchester or on the North Shore of Long Island, call at our booths

SCARSDALE ESTATES
GEDNEY FARM COMPANY
THE HALESITE CO. of Huntington
OAKLAND BEACH, Rye
NEPPERHAN HEIGHTS, Yonkers
or write to me at the exposition. Robert E. Sunday

ATTRACTIVE ACREAGE BUILDING SITES, ALL IMPROVEMENTS, at Briarcliff Manor, within easy walking distance of Briarcliff Lodge and station; for sale at prices from $2,000 to $3,000 per acre.
Fish & Marvin 527 Fifth Avenue. 6526 Murray Hill.

ALONG THE SOUND AND HUDSON
Fish & Marvin and throughout Westchester County. 527 5th Ave., N. Y.

ATTRACTIVE BUNGALOW FOR $1,700.
On Lake Mahopac, N. Y.
Water rights.
N. W. WALKER, 40 West 32d St.

Kenneth Ives & Co Hudson River. Westchester. 7 E. 42

APARTMENTS TO LET—FURNISHED.

RIVERSIDE DRIVE, near 116th Street—Attractive front apartment overlooking river, delightfully cool; seven rooms, two baths; will sub-let for summer fully furnished, silver and linen included; terms reasonable. Apply Room 1012, 47 West 34th Street. Tel. Greeley 3060

TO LET FOR BUSINESS PURPOSES.

TO LET—At 16 Horatio St. (2nd st. south of 14th St. & 8th Ave.) four story and basement factory, containing over 10,000 square feet of floor space; all light with heat and power; of easy access to cars and elevated R. R. For further particulars apply to Estate of P. E. GUERIN, 23 Jane St.

FARMS FOR SALE—NEW YORK.

48 ACRE FARM in Rifton, beautiful scenery, large pond and boat; ice house filled; housefurnishings, stock and implements complete; inventory and price submitted upon request. R. D. 237, Ulster Park, N. Y.

CONNECTICUT REAL ESTATE FOR SALE.

Stamford, Conn.
COME TO SHIPPAN POINT, ON THE SOUND.
and secure finest **Building Lots** ever offered at attractive prices and easy terms.
Boating, bathing beach; good yacht anchorage; tennis courts, &c.
Send for Booklet B.
Address THE ATLANTIC REALTY CO. 56 Park row, Stamford, Conn.

CITY REAL ESTATE.

HoraceS.Ely&Co.

REAL ESTATE
21 Liberty St. 489 Fifth Av.

BRONX REAL ESTATE FOR SALE.

JEROME AVE.; subway and "L" extensions now building; houses built; for lot bargains take Jerome ave. trolley to Yonkers ave. HELDEN'S office

NEW JERSEY REAL ESTATE FOR SALE.

For Homes in the real country near New York consult The Country Home League, 40 West 32d street. 'Phone 9860 Madison.

SUMMER COTTAGES TO RENT.

LAKE HOPATCONG Furnished dwellings with modern improvements and ample grounds for rent and for sale. Campbell, 150 Bway, N. Y.

DOUBLE SLAYER CONVICTED.

First Degree Verdict This Time Against Giuseppe Mirena.

A jury before County Judge Dike in Brooklyn yesterday returned a verdict of first degree murder against Giuseppe Mirena, who shot James O'Connel on February 6 in an attempt to escape after shooting Policeman Edward J. Murtha. The jury was out three hours.

Mirena already had been convicted of manslaughter in the first degree for the killing of Policeman Murtha. The defence contends that he should have been tried for both offences at the same time. District Attorney Cropsey holds that he had a right to try each count separately. He brought Mirena to trial the second time because he thought the manslaughter verdict inadequate. Counsel for Mirena will appeal.

Killed When Auto Turned Over.

ITHACA, May 28.—Nathaniel Beers, aged 40, of the village of Danby was instantly killed this evening when an automobile which he was driving turned turtle a mile and a half from this city. Beers was crushed under the car.

Army and Navy Orders.

WASHINGTON, May 28.—These army orders were issued:

Capt. W. S. Bartow, retired, to New Mexico Military Institute, Roswell, N. M., as professor of military science and tactics.

First Lieut. J. M. Pratt, Medical Reserve Corps, to Fort Clark, Texas.

First Lieut. J. H. H. Scudder, Medical Reserve Corps, to Fort Bliss, Tex.

First Lieut. H. N. Kerns, Medical Reserve Corps, from Army Medical School, Washington, D. C., to Fort Baker, California.

Capt. Philip Yost, General Staff, from duty in Western Department to Washington, D. C.

Second Lieut. A. B. Conard, Tenth Cavalry, to West Point.

Major E. J. Timberlake, Coast Artillery, to West Point, relieving Capt. F. B. Watson, Quartermaster Corps.

Brig.-Gen. Charles J. Bailey, to command of the North Atlantic Coast Artillery district at Fort Totten, New York.

Major W. Chamberlain, Coast Artillery, to Fort Warren, Massachusetts.

These navy orders were issued:

Commander I. V. G. Gillis, from office of naval intelligence, Washington, D. C., to the Michigan.

Commander A. Althouse, from the Michigan to duty in connection with General Board, Navy Department.

Lieut. W. T. Conn, Jr., from command of the Mayrant to the bureau steam engineering, Navy Department.

Lieut. H. L. Pence, from Naval Academy to the Rhode Island.

Lieut. W. L. Heiberg, from the Trippe to treatment Naval Hospital, New York.

Ensign G. C. Hitchcock, from the Constellation to the Isla de Luzon.

Passed Assistant Surgeon T. W. Reed, from the San Francisco to home for orders.

Assistant Surgeon H. R. McAlister, from training station, San Francisco, to training station, Guam.

WEATHER FORECAST

Washington Predictions for To-day and To-morrow.

For eastern New York and southern New England, partly cloudy to-day; unsettled, probably showers to-morrow; moderate east winds.

For New Jersey, partly cloudy to-day; overcast to-morrow; probably local showers; not much change in temperature; light to moderate variable winds.

For northern New England, partly cloudy to-day; cloudy, probably showers and warmer to-morrow; moderate variable winds.

For western New York, partly cloudy and warmer to-day, probably followed by thunder showers by to-night; showers and cooler to-morrow; fresh east to south winds.

NEW YORK, May 29.—The depression which covered Ontario and Quebec on Wednesday moved eastward and was central over Nova Scotia yesterday leaving the pressure high over western parts of New England and all other sections westward into the central valleys.

A trough of depression existed over the plains States, while high pressure prevailed over the Pacific States and the extreme Northwest.

Rain continued to fall in Texas and showers occurred in the southern lake regions, the Ohio Valley and central States.

It was warmer in the Dakotas and Wyoming, but cooler, with few exceptions, in other parts of the country.

In this city the day was fair and somewhat cooler; wind, fresh northwest; average humidity, 44 per cent.; barometer, corrected to read to sea level, at 8 A. M., 30.07; 8 P. M., 30.08.

The temperature in this city yesterday, as recorded by the official thermometer, is shown in the annexed table:

	1914.	1913.		1914.	1913.
9 A. M.	78°	54°	6 P. M.	81°	54°
12 M.	82°	53°	9 P. M.	76°	52°
3 P. M.	84°	55°	12 Mid.	75°	55°

Highest temperature, 84°, at 2 P. M.

MARINE INTELLIGENCE.

MINIATURE ALMANAC.

	AM		PM
Sun rises	4:28	Sun sets	7:18
Moon sets	11:30		

HIGH WATER THIS DAY.

	AM		AM		AM
Sandy H'k	10:28	Gov. Island	10:38	Hell Gate	12:28

LOW WATER THIS DAY.

	AM		AM		AM
Sandy H'k	4:30	Gov. Island	4:57	Hell Gate	6:37

Arrived—THURSDAY, May 28.

Ss Graf Waldersee, 11:30 A. M., Hamburg, May 16.
Ss Patria, 8:05 A. M., Palermo, May 15.
Ss Star of Australia, 5:40 A. M., Barry, May 16.
Ss San Giorgio, 11:20 P. M., Wednesday, Naples, May 14.
Ss Arcadia, 7:30 P. M., Hamburg, May 13.
Ss Toronto, 10:15 P. M., Hull, May 15.
Ss Philadelphia, 6:10 A. M., San Juan, May 23.
Ss Nicholas Cuneo, 6 A. M., Jamaica, May 23.
Ss Juan, 10:30 P. M., Wednesday, Port Limon, May 22.
Ss Santurce, 7:43 A. M., Porto Rico, May 20.
Ss Almirante, 8:30 P. M., Kingston, May 22.
Ss Momus, New Orleans, May 23.
Ss Wilhelmina, Tampa, May 23.
Ss Vesta, Port Arthur, May 18.
Ss Emilius de Perez, Boston, May 27.
Ss Chesapeake, Baltimore, May 26.

ARRIVED FROM NEW YORK.

Ss Ryndam, at Boulogne.

SAILED FOR NEW YORK.

Ss Imperator, from Cherbourg.
Ss Prinzess Irene, from Genoa.
Ss Adriatic, from Liverpool.
Ss St. Paul, from Queenstown.
Ss Advance, from Cristobal.

OUTGOING STEAMSHIPS.

Sail To-day.

	Mails Close	Vessels Sail.
Philadelphia, Southampton	6 30 A M	10 00 A M
Maracas, Grenada	10 00 A M	12 00 M
Guiana, Barbados	11 30 A M	3 00 P M
Vigilancia, Nassau	12 00 M	3 00 P M
Jan Van Nassau, Hayti	1 30 P M	4 00 P M
Laura, Algiers		5 00 P M
Bayamon, San Juan		12 00 M
Hamilton, Norfolk		3 00 P M

Sail To-morrow.

Olympic, Southampton	6 30 A M	10 00 A M
Pr. Friedr. Wilh., Bremen	6 30 A M	10 00 A M
Saratoga, Havana	7 00 A M	10 00 A M
Bermudian, Bermuda	8 00 A M	10 00 A M
Cosmo, San Juan	9 00 A M	12 00 M
Vandyck, Bahia	9 00 A M	12 30 P M
Pastores, Jamaica	9 00 A M	12 00 M
Pr. Sigismund, Jamaica	11 00 A M	2 00 P M
Caledonia, Glasgow		12 00 M
Vaderland, Antwerp		10 00 A M
Minneapolis, Antwerp		10 00 A M
Stampalia, Naples		11 00 A M
Canada, Marseilles		3 00 P M
Antilles, New Orleans		12 00 M
Juan, Bocas del Toro		12 00 M
San Jacinto, Galveston		1 00 P M
City of Columbus, Savannah		3 00 P M
Sabine, Key West		1 00 P M
Mohawk, Jacksonville		1 00 P M
Princess Anne, Norfolk		3 00 P M
Santiago, Brunswick		3 00 P M
El Oriente, Galveston		3 00 P M

Sail Monday, June 1.

Antilla, Tampico	9 00 A M	12 00 M
Madison, Norfolk		3 00 P M

INCOMING STEAMSHIPS.

Due To-day.

Louisiane	Bilbao	May 18
Inca	Huelva	May 11
Kansas City	Swansea	May 13
Caroline	Havre	May 16
Russia	Libau	May 15
Egyptian Transport	Barbados	May 20
Baltic	Liverpool	May 21
Principello	Rotterdam	May 16
Italia	Palermo	May 15
Madonna	Naples	May 16
Alfred Nobel	Hamburg	May 14
Mohawk	Jacksonville	May 26
El Sud	Galveston	May 23

Due To-morrow.

La Lorraine	Havre	May 23
Carmania	Liverpool	May 23
St. Louis	Southampton	May 23
Kaiserin Aug. Victoria	Hamburg	May 21
Algonquin	Puerto Plata	May 24
Matura	Trinidad	May 23
Lampasas	Galveston	May 28

Due Sunday, May 31.

Campania	Glasgow	May 23
Panceras	Para	May 18
Kotonia	Progreso	May 28
El Cid	Galveston	May 25
City of Columbus	Savannah	May 28

Incoming Vessels—By Wireless.

Ss Italia, 200 miles east of Sandy Hook at 10 A. M. yesterday.

Ss Baltic, 660 miles east of Sandy Hook at 11 A. M.

Ss Kaiserin Auguste Victoria, 820 miles east of Sandy Hook at 2:45 P. M.

Ss Concho, Galveston, 40 miles east of Galveston at 7 P. M.

Ss Proteus, New Orleans, 188 miles northwest of Tortugas at noon.

Ss El Occidente, Galveston, 165 miles west of Tortugas at noon.

Ss Perfection, Sabine, 223 miles west of Tortugas at noon.

Ss City of Montgomery, Savannah, 10 miles north of Winter Quarter at noon.

Ss El Sud, Galveston, 213 miles south of Sandy Hook at noon.

Ss Mohawk, Jacksonville, 172 miles south of Sandy Hook at 7 P. M.

Ss El Cid, Galveston, 89 miles south of Jupiter at noon.

Ss Edward L. Doheny, Tampico, 78 miles east of St. Augustine at 6 P. M.

Ss City of Columbus, Savannah, 10 miles south of Martin's Industry at 7 P. M.

Ss Algonquin, Turks Island, 290 miles south of Sandy Hook at 7 P. M.

Ss Lampasas, Galveston, 46 miles south of Diamond Shoals at noon.

Ss Apache, Jacksonville, 17 miles north of St John's bar at 7 P. M.

Ss El Rio, Galveston, crossed Galveston bar at 5:40 P. M.

Ss Sabine, Mobile, 400 miles south of Sandy Hook at 7 P. M.

Movements of Naval Vessels.

WASHINGTON, May 28.—The supply ship Glacier has arrived at Mazatlan; the destroyer Perry at La Paz; the cruiser Albany at Salina Cruz; the destroyer Jouett at Galveston; the repair ship Vulcan at Hampton Roads; the destroyers Cassin, Jenkins and Jarvis at Vera Cruz; the collier Saturn at Mare Island; the monitor Tallahassee at Cristobal.

The tug Iwana has sailed from Boston for Provincetown; the tug Uncas from Newport for Boston; the collier Justin from La Paz for San Francisco; the tank ship Arethusa from Port Arthur, Tex., for Lobos Island; the destroyers F