WEST END CORNER SALE UNDER WAY

Builder May Buy 93d Street Plot and Erect Large Apartment House.

PARK AVENUE HOUSE SOLD

Plans to erect a fourteen story apartment hotel on the fifty foot site at 690 and 692 West End avenue, north of Ninety-third street, probably will be abandoned and a much larger building of the housekeeping apartment type erected if a deal now pending for the sale of the northeast corner of West End avenue and Ninety-third street is consummated. That corner is owned by Walter Luttgen of the firm of August Belmont & Co., and is occupied by his residence. The dwelling is a large old fashioned house, occupying a plot fronting 75.6 feet on the avenue and 100 feet on the street. An option on this property has been taken by Anthony Campagna, head of the A. Campagna Company, which owns the two lots to the north, plans for the improvement of which with an apartment hotel were filed last month. If this deal is closed Mr. Campagna will have a plottage of 118.11 feet on West End avenue and 100 feet on the street. He said that if he assembles such a plot he will abandon the hotel project and erect instead a fine apartment house.

PARK AVE. APARTMENT SALE.

The thirteen story apartment house at 929 Park avenue has been sold for John C. O'Neill, who bought it in a foreclosure proceeding not long ago for $375,000. The buyer of the apartment was represented by Douglas L. Elliman & Co. Though a holding company will take the property an individual is the buyer. He has given in part payment the southeast corner of Dey and West streets, a three story building on lot 30.3x54.7x14.5x45.2, which figured in the trade at a valuation of $45,000. Miss Emily Redmond, a member of the Redmond family of bankers, is the owner of record, but it was denied yesterday that the Redmonds or any members of the Redmond family were the buyers. If they have an interest in the apartment, it was said, their interest is small. The new owner takes the property fully rented and producing an average annual rent roll of more than $44,000. The structure will be managed by Douglas L. Elliman & Co. The originators of the improvement, the 929 Park Avenue Company, Mundel Herzog vice-president, became involved in financial difficulties almost from the completion of the structure, and failure to adjust matters with the various contractors sent the property to the auction block in December, 1914, when it was bid in by the material men for $284,720. Another public sale was held last March, when the last of the financial troubles were cleared with the sale of the property to Mr. O'Neill.

LOFT BUYS NEXT TO FACTORY.

George W. Loft has bought the property at 398 Broome street, an old business building adjoining his eight story candy factory at the northeast corner of Broome street and Cleveland place. The property sets into the side of his building. He secured it yesterday from the New York Life Insurance Company, as trustee, through the Crulkshank Company and P. H. J. Daly, his real estate representative. The property is 25.6 feet wide and 117.10 feet deep. A four story building covers the site. The purchase may have been made to protect the light of the factory, as it is only a few months ago since a flat was erected on the property next to the realty secured yesterday. Then again, Mr. Loft may have in mind the extension of his factory, which fronts 145 feet on Cleveland place, 75.9 feet on Broome street and 98.9 feet on Delancey street, and which cost him $300,000 to build four years ago. The property just secured squares out the factory's Broome street frontage and gives Mr. Loft control of half the block bounded by Broome street, Mulberry street, Delancey street and Cleveland place.

SALE DUE TO CENTRAL'S PLAN.

The Charles F. Noyes Company has sold for Henry Leerburger to John J. Burton 466 to 470 Washington street, an eight story and basement building covering a plot 70x100. The building was recently modernized, two large elevators and an automatic sprinkler system having been installed and other improvements made. The remade structure was then taken on lease by the Coastwise Storage Company at an aggregate rental of $120,000. Mr. Leerburger held the property at $150,000. Mr. Burton, the purchaser, is of Burton & Davis and owns considerable property on the West Side, including the corner of Hudson and Vestry streets. He will hold his latest purchase as an investment and is probably buying on account of the New York Central improvements and the new subway stations on Canal street.

BRONX FLAT SALES.

THIRD AVENUE—James McEchen has purchased the five story tenement on the northwest corner of Third avenue and 174th street from J. Wilkins. In part payment the buyer gave a farm of 185 acres in Rockland county. The flat is 40x100 in size.

FRANKLIN AVENUE—James Mills has sold the five story tenement at 1415 Franklin avenue to the Podgur Realty Company, which gives in exchange the five story tenement at 1451 Prospect avenue.

WEBSTER AVENUE—J. B. Wohlfarth and David Mintz have sold for Henry Morgenthau a plot 50x100 on the west side of Webster avenue, 125 feet south of St. Paul's place, to Solomon R. Herrup, who gives in exchange a fifty-seven acre farm at East Nassau, Rensselaer county, N. Y.

PUBLISHER AUCTION BUYER.

George A. Plympton, publisher and owner of the twelve story Educational Building at 2 to 6 West Thirteenth street, southwest corner of Fifth avenue, bought yesterday at auction for $31,200 the abutting four story dwelling at 15 West Twelfth street, offered in partition by Bryan L. Kennelly for the Biddle estate.

BUYING IN OLDER BROOKLYN.

Frank H. Tyler has sold 574 St. Mark's avenue, between Franklin and Bedford avenues, a two story and basement brown stone dwelling, to John Lonergan, who will remodel the house and occupy it for a home. Also a plot of twenty-four lots on Montauk and Wortman avenues to an investor.

The McInerney-Klinck Realty Company has sold the two story and store brick building on the west side of Flatbush avenue, 20 feet north of Ditmas avenue, on a plot 20x100, for the L. & A. S. Building Corporation to a client for investment.

Brooks & Momand have sold for Harvie Blair to Edward F. Curtis 1435 St. Mark's avenue, a three story brick flat on lot 20x100 feet.

BUY LAND AT MANHASSET.

Thomas O'Connell, Manhasset, reports the following sales: Three acres owned by Charles Hahn on Manhasset avenue, Manhasset, to Henry F. Thompson; property formerly owned by Levi Munson in Manhasset Ridge and adjoining the estates of Ralph Pulitzer, Payne Whitney and F. K. Pendleton, to P. Harrington; a plot 120x200 on George street, Manhasset, to William A. Kiley of Brooklyn, for James L. Dowsey; property of Marie Hawkins on Myrtle avenue, Manhasset, to Carl N. J. Peterson; property of Ida May Klothe on same street to Mr. Peterson; property of Mary Edmondson on North Hempstead Turnpike, Manhasset, to Frederick Putnam Platt.

BUYS SITE AT GEDNEY FARM.

The Gedney Farm Company announces the sale of a plot on Littlejohn Place immediately to the north of the lot recently purchased by H. W. Craw to Emerson W. Adams of White Plains, N. Y.

NEW GREENWICH SHOW PLACE.

Herbert S. Collins, director and former vice-president of the Riker-Hegeman Company, has bought, through S. Osgood Pell & Co., the Oscar Peck tract at Clapboard Ridge, Greenwich, Conn., fronting on the Cross road from Lake avenue to Round Hill road, and containing approximately twenty-four acres. The property, which lies high with Sound view and southern slope, is adjacent to the large property recently sold to H. W. Croft of Pittsburg and the fine places of W. E. S. Griswold, Nelson Macy, I. N. Phelps Stokes and Roger Sherman Baldwin. Mr. Collins plans to erect a dwelling, garage and set of outbuildings.

BUYER FOR MONTCLAIR HOME.

The Frank Hughes-Taylor Company, Montclair, has sold for the Montclair Development Company the new nine room stucco residence, on plot 65x135, fronting on Watchung avenue, adjoining the corner of Grove street, to Walter Huber.

$315,000 FLAT OPERATION.

Row of Five Structures Planned for Bronx Corner.

Plans have been filed for five five story apartment houses, with stores, for the northwest corner of Townsend avenue and 170th street by Joseph M. Brody, at a cost of $315,000, from plans by Sass & Springsteen. Mr. Brody recently secured the site from the American Real Estate Company in part payment for the loft building at 32-4 East Thirty-first street.

TWO FLATS FOR 186TH STREET.

Sass & Springsteen, architects for the Manhattan Heights Improvement Company, Harry Goodstein, president, have filed plans for a five story flat on the north side of 186th street 100 feet west of Audubon avenue. It will have a frontage of 75 feet and a depth of 91 feet, with accommodations for thirty-one families, and the cost has been estimated at $75,000. Another flat will be located on the northwest corner of Audubon avenue and 186th street, with a frontage of 64.10 feet and a depth of 90 feet and accommodations for twenty-eight families. The cost has been estimated at $70,000.

$30,000 HEIGHTS GARAGE.

Plans have been filed by Lorenz F. J. Weiher, architect, for a two story fireproof garage on the south side of 152d street 175 feet east of Amsterdam avenue, for Margaret C. Brown as owner. It will have a frontage of 50 feet and a depth of 95 feet, and the cost has been estimated at $30,000.

RESTAURANT FOR 29TH ST.

On the north side of Twenty-ninth street, 80 feet west of Fourth avenue, a two story restaurant will be erected for Caroline M., Era, Rhoda Todd and Susan T. Horton as owners. It will have a frontage of 20 feet and a depth of 98 feet and the architects, Gross & Kleinberger, have estimated the cost at $12,000.

42D STREET HOTEL BUILDER.

The George A. Fuller Company has been awarded the general contract for the construction of the Bush Terminal Company's twenty-five story commercial hotel at 132 and 134 West Forty-second street, between Broadway and Sixth avenue. Plans prepared by Architects Helme & Corbett call for a building 50x98.9, to cost about $1,000,000, with a facade in the Gothic style. Three thousand tons of steel, for which Post & McCord have the contract, will be used in the construction of this hotel. The Fuller company also has the general contract for the Pennsylvania Railroad's $8,000,000 hotel, which is about to be started on Seventh avenue opposite the terminal.

APARTMENTS FOR BEDFORD AV.

Plans have been completed by W. T. McCarthy, architect, for three four story apartment houses to be built by the Conrad Construction Corporation on plot 150x100 on the west side of Bedford avenue, 50 feet north of Carroll street, to cost $105,000.

PLANS $4,500 BRONX HOME.

Edward O. Seifert will erect a $4,500 hollow tile dwelling on the east side of King avenue, 100 feet north of Elizabeth street, from plans by George W. Kibitz.

FIRM RENTS NEW QUARTERS.

Buildings and Lofts in Various Sections Get Tenants.

Pease & Elliman have leased to Mary J. Piper the four story and basement dwelling at 22 West Forty-seventh street, it is owned by Hugh and Gustave Blumenthal, who own from 16 to 24 West Forty-seventh street, all of which have been altered for business and leased. Royal Scott Golden was associated as broker in yesterday's lease.

T. & L. Hess have leased at 334 Fourth avenue the twelfth floor, containing 12,500 square feet, for a term of years at an aggregate rental of $50,000. The lessee is the H. W. Gossard Company of Chicago, one of the largest corset manufacturers in the West. This is to be the headquarters and salesroom for its Eastern territory. Homer Foot, Jr., represented the Milbank estate, owner.

Albert B. Ashforth has leased space in the Tilden Building, at 105 West Fortieth streetfl to Edward J. Skou and Herman L. Sorensen; second floor at 11 West Thirtieth street to Mrs. J. McDowell for a term of years; second floor at 72 West Thirty-sixth street to Makstain Bros.; space at 200 West 118th street to Edward Miller; second and third floors at 85 Fifth avenue, corner Fifteenth street, to Dent Allcroft & Co.; space in the Brokaw Building, Broadway and Forty-second street, to Dr. Joseph C. Watson, and with George M. Bowman space to the Independent Electric Lighting Corporation.

Carstein & Linnekin have leased space at 24-26 East Twenty-first street to Benjamin H. Hermann and the Royden Marble Machinery Company; at 347 Fifth avenue to Morton G. Blum and Edgar H. Longstreet at 230 Fifth avenue to Manufacturers Cooperative Association; at 366 Fifth avenue to Marie Pons; at 118 East Twenty-eighth street to the Maxim Construction Company, and in the new Printing Crafts Building to Bromfield & Co.

N. Brigham Hall and William D. Bloodgood have leased to Thomas Dragna the store and basement at 897 Eighth avenue.

William A. White & Sons have rented the entire building at 247 East Thirty-third street to Patrick Clifford.

The Charles F. Noyes Company has leased the store and basement at 541-547 Pearl street, for a term of years to the Bishop Paper Company, the store at 85 Maiden Lane to C. H. Koenig and A. E. Rosenfeld, the store at 92 Broad street to Lunham & Moore, and space at 116 Fulton street to Samuel Rovinsky.

The Loton H. Slawson Company has leased for the F. R. Wood, W. H. Dolson Company offices in the Foster Building, southwest corner of Madison avenue and Fortieth street, to the *Woman's World* Magazine, and have sublet for J. B. Linerd an office at 171 Madison avenue to E. B. Davidson of Kansas City, advertising.

William J. Roome & Co. have leased for James D. Black for a term of years the store and basement at 1147 Broadway to Wally Wolff, importer, now located at 123 Fifth avenue.

Pease & Elliman have leased in the Liberty Tower, 55 Liberty street, space to William T. Dougan and Joseph E. Vincent, Jr.

TENANTS FOR CITY HOMES.

Worthington Whitehouse has leased for Adelina Pell Sargeant to Laura D. Babcock the dwelling at 61 West Fiftieth street for a term of years.

Pease & Elliman have leased the four story and basement dwelling at 268 Madison avenue, adjoining the corner of Thirty-ninth street, for George McCullough Miller to John W. Brett.

James A. Sheeran has leased the dwelling at 133 East Ninety-fourth street to Frances Downing; for Alice Duff Conger the dwelling at 441 East Eighty-fourth street to Manuel Mendoza; for Edward C. Sheehy the dwelling at 1265 Lexington avenue to J. Garcia.

Pease & Elliman have leased furnished for E. H. Landon to Benjamin Armstrong of New London, Conn., the five story American basement dwelling at 40 East Fifty-first street, between Madison and Park avenues.

Charles S. Kohler has leased for Francis S. Thraner, trustee of the Hitchcock estate, the two story dwelling at 509 West 185th street.

Porter & Co. have leased for William Colgate to Ellen F. Wright the three story brownstone dwelling at 2111 Madison avenue.

RAILROAD MAN RENTS ON L. I.

H. Schuyler Cammann has leased for Mrs. Philander Reeves Jennings Edgehurst, her country place at Merrick, L. I. It comprises five acres and a large mansion of twenty rooms and four baths, gardener's cottage, garage and other outbuildings. Thomas M. Schumacher, vice-president of the El Paso and Southwestern Railway, is the lessee.

The Lewis H. May Company has leased at Edgemere, L. I., for M. H. Lewis a cottage on Harriman avenue to Maurice Bandler, and for the S. & L. Construction Company a cottage on Maple avenue to Dr. Simon Strauss.

The Scarsdale Estates has leased one of its houses on Walworth avenue, Scarsdale, to Emmet H. Naylor of New York city.

John F. Scott and Douglas L. Ellimah & Company have rented for Stuyvesant Fish Morris, Jr., his country place in the Hewlett Bay property at Hewlett, L. I., to George L. Kingsland.

BROKERS RENT NEW OFFICES.

William J. Roome & Co., who recently subleased their store at 177 Madison avenue, have rented from John Gellatly the first floor in 175 Madison avenue, where their office is now located.

BROKERS IN PEARL ST. DEAL.

Cammann, Voorhees & Floyd were the brokers in the sale of the northwest corner of Pearl and Cedar streets, title to which was transferred yesterday.

ASSIGNMENTS OF MORTGAGES.

Manhattan.

RIVERSIDE DRIVE, s e cor 149th st, 100.7x137x99.11x148.6—N Y Title Ins Co to Union Dime Savs Bank, 701 8th av; attys, Butcher, T & F, 1 Madison av.....$75,000

15TH ST, n s, 240 e 7th av, 20x100—Jos B Edwards, exr, to Fanny B Leland, ½ pt; attys, Theall & Beam, 45 Wall st.....$2,500

96TH ST, 46.8 W—Wm M Baird, exr, and ano to Frederic R Coudert, admr, 154 E 55th st; atty, L T Co.....$65,000

63D ST, 340 E—Jno H Cromwell and ano, exrs, &c, to Title Guar & Trust Co, 176 Broadway; atty, T G Co.....$1,000

DELANCEY ST, 78-84—Harris Mandelbaum and ano to Jacob Rosenberg and ano, 1500 7th av; attys, Feltenstein & R, 309 Bway.....$100

NEW CHAMBERS ST, 4 and 6—Gesina F Rose to Henrietta C E Westfall, 22 Clarkson av, Bklyn, a t; atty, Jas Demarest, 140 Nassau st.....Omitted

BARROW ST, 12—Jas H Clark and ano, exrs, to Frank L Clark, 404 W 7th st, Plainfield, N J, correction assignment; attys, Man & Man, 56 Wall st.....$1

7TH ST, n s, 193 e Av B, 20x65.3x21.5x37.5—Eliz Laub, extrx, to Eliz Laub, 58 Beacon av, Jersey City, N J; atty, Saml Greenbaum, 63 Park Row.....$1

4TH AV, s w cor 18th st, 63x irreg x77x180—Celestin S Werle to Marguerite Wehrle, Stamford, Conn, a t, 1-2 part; attys, Kendall & H, 27 William st.....$1

18TH ST, s s, 325 e 9th av, 20x92—Hy Brady to Mary E Brady, 371 W 23d st; atty, Hy Brady, 200 W 23d st.....$1

COLUMBUS AV, n w cor 76th st, 102.2x25—Lawyers Mtg Co to New York Institution for Instruction of Deaf and Dumb, 257 Washington av and 163d st, a t; atty, Lawyers Mtg Co.....An int of $14,000

21ST ST, 80 W—Bankers Trust Co to Bankers Trust Co, trus, 14 West 41st st; attys, White & O, 14 Wall st.....$1

49TH ST, n s, 296 w 2d av, 18x100.5—Merrill Payson, exr, to Jennie C, wife George C Howe, at New Canaan, Conn; attys, Merrill, R & T, 100 Bway.$6,000

72D ST, 525 E—Title Guar and Trust Co to Jos Wrana, 309 E 74th st; atty, T G Co.....$6,000

212TH ST, n s, 300 w Amsterdam av, runs n 99.11 x w 123.10 to e s Bway x 18.7 to 112th st x 197.9 to beg—City Real Estate Co to Wm B Isham, 21 E 63d st; atty, Jas H Robertson, 63 Wall st.....$100

145TH ST, 514-16 W—190th St Holding Co to Jno K Moors, 318 W 134th st; atty, Jno K Moors, 201 W 57th st.$100

STANTON ST, 123-5, s e c Forsyth, 190-2—Walter Fishel to Selma Realty Co, Inc, 140 Nassau st; atty, David Drechsler, 140 Nassau st.....$1

172D ST, 642 W—Lawyers Mtg Co to Carrie R Rubenstein, 275 Central Park W, as life tenant; atty, Lawyers Mtg Co, 59 Liberty st.....$54,000

Bronx.

WHITE PLAINS ROAD, e s, lot 20, map No 1 S Vernon Pk—Alice Dexter, admx, to Wm Thomas Mapes, 665 E 241st st.....$50

NELSON AV, n e cor Bland av, 50x100—B W B Brown, trus, to Ludwig M Wilson, 1362 82d st, B'klyn.....$1

DALY AV, n e cor 181st st, 83.6x109.2x83x100—City Mtg Co to Lawyers Mtg Co, 59 Liberty st; atty, T G Co.....$70,000

DALY AV, e s, 83.6 n 181st st, 75.4x107.7x62.5x105.8—Same to same; attorney, same.....$52,000

DALY AV, n e cor 181st st, 83.6x109.2x83x100—N Y Tr Co to City Mtg Co, 15 Wall st; atty, T G Co.....$1

DALY AV, e s, 83.6 n 181st st, 75.4x107.7x62.5x105.8—Same to same; attorney, same.....$1

146TH ST, s s, w ½ lot 236, map Mt Haven, 25x100, & other prop, assn, 17 mtgs—Ernest Hall, exr, to Stanley Gifford, 140 W 71st st; atty, E Hall, 64 William st.....$1

PARK AV, s e cor 173d st, 100x100—Chas E Drake to Morris Dworetzky, 559 W 141st st; atty, Alfred Frankenthaler, 35 Nassau st.....$1

187TH ST, 533 E—Ernest Hall, exr, to Jessie Gifford, 235 W 71st st; atty, E Hall, 62 William st.....$1

178TH ST, 114 E—Julius Grossmann & ano to Geo G Conklin, exr, Perris, Cal; atty, T G Co.....$4,000

169TH ST, 458 E—Lawyers T & Tr Co to N Y Cotton Exchange, 60 Beaver st; atty, L T & T Co.....$9,000

COLLEGE AV, w s, 74 n 188th st, 34x85—N Y Tr Co to City Mtg Co, 15 Wall st; atty, L T & T Co.....$1

SAME PROPERTY—City Mtg Co to Belle E Duane, 2137 7th av; atty same.$13,000

SATISFIED MORTGAGES.

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

MACDOUGAL ST, 79-81, 1-3 part, June 1, 1915—Jos O Clement, 816 W 184th st, to John L Fogliosso, Fort Lee, N J; atty, L T Co, 160 Bway.....$6,000

128TH ST, 43-5 E, satisfaction of sum of rents recorded Oct 23, 1915—Olim Realty Co, 3436 Bway, to Albert Rosenthal, 454 Columbus av; atty, J S Rosenthal, 27 William st.....$2,840

SEAMAN AV, s e c, 96.8 n e 215th st, 50x100, May 29, 1905—Elias P Schinsky to Mary M Stagg; atty, L T Co, 160 Broadway.....$3,040

SEAMAN AV, s e s, 146.3 n e 215th st, 50x100, May 29, 1905—Same to same.....$3,040

DEY ST, s e cor Church st, runs e 63x s 75x e 5.10x s 138.9x w 81.10x n — to beg, Jan 31, 1913—Havemeyer Real Estate Co to U S Trust Co; attys, Stewart & Shearer, 45 Wall st.....$150,000

130TH ST, 235 W, April 6, 1904—Josiah A Westervelt and ano to Fredk L Allen, trus, will Wm D Ward; atty, N Y Title Ins Co, 135 Bway, Mr Regney.....$9,000

111TH ST, 220 E, July 20, 1906—Giacinto Carrisso to Josephine E Beekman, 2111 Madison av; atty same.$13,000

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Thursday, May 25th,

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY.

Great Auction Sale of Foreclosed Real Estate

BELONGING TO

BOND AND MORTGAGE GUARANTEE CO.

The Bond and Mortgage Guarantee Co. has been in business for 24 years. In that time it has guaranteed in Manhattan and the Bronx $219,000,000 of mortgages, and in Brooklyn and Queens $390,000,000. It has at present outstanding guarantees in the former Boroughs totalling $70,000,000 and in the latter $187,000,000.

The total amount of foreclosed real estate accumulated by the Company in that period and now owned by it is $670,000 in Manhattan and the Bronx and $305,000 in Brooklyn and Queens. It has decided to offer at auction its total holdings in Manhattan and the Bronx, consisting of 35 separate parcels.

Manhattan Parcels

E. S. AMSTERDAM AVENUE, 1,050 Ft. N. of 188th St.
N. W. COR. PLEASANT AVENUE & 123D STREET
266 BOWERY
256 EAST BROADWAY
20 WEST 15TH STREET
220-231 WEST 30TH STREET
216 WEST 34TH STREET
8 WEST 104TH STREET
362 WEST 116TH STREET
117 WEST 120TH STREET
51 EAST 122D STREET
250 WEST 131ST STREET
216 WEST 132D STREET

E. S. AMSTERDAM AVENUE, 1,251 Ft. N. of 188th St.
209 BOWERY & 3 RIVINGTON ST.
151 CROSBY STREET
19 MERCER STREET
113-115 MERCER STREET
358 WEST 30TH STREET
132 WEST 76TH STREET
160 EAST 109TH STREET
159 WEST 121ST STREET
107 WEST 131ST STREET
254 WEST 131ST STREET
208-210 WEST 141ST STREET
406 WEST 145TH STREET

Bronx Parcels

S. S. PELHAM AVE., 50 Ft. West of Belmont Av.
1062 FRANKLIN AVENUE
1015 WASHINGTON AVENUE
912 WHITLOCK AVENUE

E. S. RIVER AVENUE, 160 Ft. S. of 150th Street.
1128-30 SOUTH'N BOULEVARD
910 WHITLOCK AVENUE
950 WHITLOCK AVENUE

3786 THIRD AVENUE

Facts About This Sale

The titles will be guaranteed by the Title Guarantee and Trust Company free of cost to purchasers. 60% of purchase money may remain on mortgage at 4½% for three years, and a further amount, if desired, not exceeding 20%, at 5% interest, with principal payable in three equal annual instalments.

This sale will be **ABSOLUTELY WITHOUT RESERVE OR PROTECTION**, save only that the Bond and Mortgage Guarantee Company retains the right, as the sale progresses, to make openly and from the stand, in its own name, one bid and one only, on any given piece.

Write for booklet.

31 Nassau St., N. Y. City. Joseph P. Day Auctioneer. Phone 744 Cort.

LONG ISLAND REAL ESTATE FOR SALE.

OVERLOOKING THE OCEAN
Beautiful cottage just finished, built for all year home, owner cannot occupy; 7 large rooms, bath, open fireplace in living room; all the very latest improvements, electricity, gas, full cellar, hot water heat; new model range with extra hot water attachment in kitchen; abundance of shrubbery, trees and vines; worth $6,000; responsible party can take possession for $600 cash, balance very easy terms; 40 minutes from city. C. BROWNE, 349 E. 14th St.

IDEAL COUNTRY HOME
Hour out North Shore, near water; old fashioned homestead; 11 rooms, bath, electric lights, garage, ice house, artesian well; 3 acres, garden, all kinds of fruit trees, broad lawns, flower beds, tennis court; beautiful old shade trees around house; also small lake and running brook; great bargain $12,500; terms.
THEO. S. HALL, 47 West 34th St.

ELEGANT 5 room bungalow, modern improvements such as gas and electric light, pretty fixtures, steam heat, panelled walls and beamed ceilings, white enameled woodwork, beautiful bath, spacious porch, lawn and plot 90x100 with garage; city blocks from bathing beach and harbor; must have $200 cash, balance easy. HARBOR BUNGALOW, box 140 Sun office.

UP-TO-DATE BUNGALOW
Five rooms and bath within 2 minutes walk of bathing beach; has electricity, water, gas, sidewalks, etc.; terms $300 cash, balance easy monthly payments. F. SHORE, 243 W. 34th St.

MODERN SHORE FRONT
40 miles from City, plot running from Sound to Harbor, sandy beach, shade trees, new ten room Bungalow, tub, bath, screened sleeping porch, etc.; garage; $5,500. EDWIN N. ROWLEY, Northport, L. I., or 47 West 34th Street.

FREEPORT WATER FRONT
bungalows and houses, $3,000 up, also building lots on Randall Bay and Woodcleft Bay; low prices, easy terms. Send for particulars. JOHN J. RANDALL CO., Freeport, L. I.

IF YOU ARE LOOKING for a little bungalow for $975 and a large plot of ground near water and trolley on terms of $75 down and $8 monthly answer at once. C. STORE, 105 Flatbush Ave., Brooklyn.

WATER FRONT HOME, $35 monthly buys it; gentleman leaving for the West, cannot occupy; sell at great sacrifice, little cash. OWNER, box 84 Sun office.

A NEW L. I. LIST MAILED
Acreage, Farms, Houses, some furnished. Shore Fronts a Specialty.
CODLING, Northport, L. I., & 217 B'way, N. Y.

WESTCHESTER REAL ESTATE FOR SALE.

BUILDING PLOT
AT A BIG BARGAIN; VIEWS FOR 50 MILES; FINE TREES; EVERY IMPROVEMENT; 6 MINUTES TO STATION.
VAN FOSSEN, HASTINGS-ON-HUDSON, N. Y.

REAL ESTATE FOR SALE—QUEENS.

Whose Roof Is Over Your Head?
$750. Cash!
Easy monthly payments—like rent—will secure for you one of our attractive 6 or 7 room all-year homes of the semi-bungalow type, at
HOWARD BEACH ESTATES,
a community of water-front country homes in the City of New York. Here you have city conveniences and unexcelled summer advantages—bathing—fishing—boating—Casino—600 foot pier—tennis court for the exclusive use of property owners and their guests. Ample restrictions—no assessments—titles guaranteed.
The opportunity we offer for a home, together with a water-front investment, cannot be duplicated in New York City.
Call—write—or phone—for particulars to
SMITH & RICHMOND, Inc.,
Sales Managers,
51 Chambers St. 'Phone Worth 3556.

Artistic Waterfront Home
on a beautiful corner plot, with a fine view of sound and bay; large city rooms and 2 baths, enclosed sleeping porch; white enameled woodwork throughout; 2 tapestry brick fireplaces; interior finished in modern style, sewerage and all city improvements; privileges of private bathing beach; built under owner's personal care; $500 cash, balance can be arranged; 30 minutes from city. C. O'CONNELL, 105 Flatbush Ave., Brooklyn.

QUEEN ANNE COTTAGE
of 9 rooms and bath, near Long Island Sound; large open fireplace, sleeping porch, tiled bathroom, sewer, water, gas and electricity; 20 minutes from 33d and 7th Ave.; shore front privileges; deep water anchorage, etc.; $1,000 cash, balance can be arranged. A. A. STEPHENSON, 243 W. 34th St.

SEE THE NEW HOUSES AT
Kew Gardens
15 minutes from Herald Sq.

Houses for the Summer

VERMONT.

LAKE COTTAGES
On Shore of One of Prettiest Lakes in Vermont
IN "THE MOST DELIGHTFUL REGION OF EASTERN AMERICA."
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For other real estate transactions see page 18.

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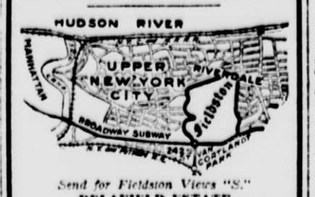
at Riverdale-on-Hudson, lies within the limits of New York City, on a high ridge overlooking Van Cortlandt Park, immediately north of the subway terminal at West 242nd Street. This ridge is the highest land in New York City, and is covered with trees. The country homes of many prominent New York families are situated there.



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Fieldston Office, 246th St., cor. Waldo Ave.
When motoring on Broadway turn west at Spuyten Duyvil Parkway near 242d St.

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SACRIFICE $6,200
Terms to Suit Responsible Purchaser.
Beautiful Colonial Home
BEST OF COMMUTATION TO THE CITY.

Delightful all year home on large grounds, with 100 ft. frontage, in most select neighborhood. Large living room, with old fashioned open fireplace, dining room, butler's pantry and well fitted kitchen on the first floor.
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BUYS THIS
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GROUNDS 100 BY 100 FEET.
48 Min. on D., L. & W. R. R. Ex. Sta.

Over the $2,500 Is Paid
$34.04 Monthly
Pays Interest, Taxes, Insurance and Water Rate
A fine, well built, modern house of 11 rooms and 3 baths, with beamed ceilings and walls panelled in hard wood. Two huge open fireplaces. All city conveniences.
Full Information from
L. A. MANCHESTER,
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For sale, ideal country residence; house, 11 rooms and bath, laundry in basement, steam heat, electric light, modern barn or garage; about 4 acres, fruits and shrubbery; high elevation; macadam road; about 10 minutes' walk from station; terms to suit. Address Box 65, Murray Hill, N. J.

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Balance 5% Five Years.
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Telephone 7905 Cortlandt.

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The most desirable all year residence property near New York. CHAS. BUEK CONSTRUCTION CO., 7 E. 42nd St.

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THE WEATHER FORECAST FOR TO-DAY AND TO-MORROW

Steamship Arrivals and Departures—Outgoing Foreign Mails—The Fire Record.

THE WEATHER.

For eastern New York, showers to-day; warmer in eastern portion; strong southwest winds; to-morrow, fair; cooler.

For New Jersey, partly cloudy and warmer to-day; probably local showers; strong south and southwest winds; to-morrow fair; cooler.

For northern New England, showers to-day; warmer in the interior; strong south and southwest winds; to-morrow fair; cooler.

For southern New England, showers and warmer to-day, with strong southwest winds; to-morrow fair; cooler.

For western New York, showers and cooler to-day, followed by fair in west portion; southwest to west gales; to-morrow fair.

NEW YORK, May 11.—The pressure was high yesterday over the middle and south Atlantic States and over almost all sections west of the Missouri Valley.

Throughout all other parts of the country low pressure prevailed out of a centre over Wisconsin, Minnesota and western Ontario and caused cloudy and showery conditions in the lake regions and parts of the middle Atlantic States.

Snow occurred in Montana and rain on the north Pacific coast.

It was warmer in the Mississippi and lower Ohio valleys and parts of the lake regions, but cooler in the Atlantic States and much colder in the Northwest, with freezing temperatures in Montana, Wyoming, Nevada, Utah, Idaho, Oregon and a small part of California.

Frosts occurred in New England and New York.

In this city the day was cloudy and cooler; wind, fresh northwest; average humidity, 50 per cent.; barometer, corrected to read to sea level, at 8 A. M., 30.08; 3 P. M., 29.95.

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