ADVERTISEMENTS RENEWED EVERY DAY.

FOR SALE.

$45,000.—FOR SALE, FOUR HOUSES AND LOTS; three on Greenwich street, 18 or 53 feet, and one on Harrison street, 20 by 54 feet; the whole also of ground, 54 or 76 feet, situated on the northwest corner of Greenwich and Harrison sts., in a growing business county, within three streets of the North river docks, and but a few rod from the Hudson River and New York and Erie railroad depots. Said property is subject to two mortgages of $28,000, the first mortgage to Trinity Church, of $14,000, at 6 percent pa able in about one year; the second mortgage, of $14,000, payable on the day of sale. N. B.—The proceeds of sale of said property, above the $28,000 may be on bond and mortgage for five years, at 6 per cent. Said property will be sold by order of the Supreme Court, the 8th day of February, at 12 o'clock M., in the Merchants' Exchange, if not disposed of before at private sale. A good and indisputable title will be given. For further particulars, call on Dr. H. K. ROOT, No. 512 Broadway.

32,000 ACRES OF TEXAS LAND FOR SALE OR exchange for city property or merchandise.—Also two genteel houses in Brooklyn for sale. Also 100 acres of Ulster and Delaware county lands for sale or exchange. Apply at 16 Wall street, New York to SYLVESTER LAY, Attorney at Law, and Commissioner for all the states.

5,500.—FOR SALE, A FARM CONTAINING 135 acres of land, in the village of Salway, Saratoga county, on the New York Central railroad 1½ miles from the village of Galway. In the town of Galway. Good house, barn and other outbuildings; plenty of fruit, &c. Will be sold cheap. Apply at 229 Broadway, room 24.
A. CAMPBELL & CO.

$2,000.—FOR SALE OR EXCHANGE FOR MERchandise or real estate—two thousand acres of selected lands in the State of Wisconsin, comprising pine, and the choicest farming lands located near and on a contemplated railroad. Apply to SHERMAN, BROWER & CO., No. 6 Wall street.

$125 WILL BUY THE STOCK, FURNITURE AND fixtures of a liquor, oyster and eating saloon, doing a good business, and capable of much improvement; situated within three doors of spring street market. Apply at 337 Spring street. Satisfactory reasons for selling out.

$125 FOR THE STOCK, LEASE AND FIXTURES of the liquor and grocery store 62 James street. Lease to May, 1858, of the whole house, if required. I am a single man, so I will take a partner in one half shares. Apply in the store, 62 James street, East river.

$100.—A WELL ESTABLISHED SEGAR STORE, IN the very best location in this city, doing a tip top business, will be sold cheap, with or without stock, by calling immediately at 80 Chatham street.

92 LOTS, IN THE CITY OF MILWAUKIE WORTH $18,000, for sale or exchange. As this property is rising the rate of 100 per cent per year, and is immediately available, only first class real estate will be taken, if exchanged. Apply at the drug store 158 Grand street.

$50.—FOR SALE, AN INTEREST IN A CASH BUsiness, which will pay a man $500 a year clear. The business is established and in successful operation; his time and attention to the business will be required. Apply to C. B. HOWES & CO., 84 Nassau street.

DESIRABLE COUNTRY RESIDENCE FOR SALE, OR exchange for property in the city of New York; located on the west side of the Passaic river, at Bellville, Essex county, New Jersey, two miles from the city of Newark and eight miles from the city of New York. It consists of a modern style dwelling, entirely brick and stone house, with marble mantels on each floor, and slate and ba cement, and the entire structure of superior finish. A lot of land on which is the building, fronting on the main street of the village, sixty by two hundred feet, adjoining the rear of which is another lot, fifty by one hundred feet; also a lot fronting the house, and extending from the street to the river. There are commodious outbuildings, two wells of fine water, a cistern, and a large assortment of fruit trees and vines, of the most choice and valuable kinds. Possession of the place will be given immediately. The terms will be moderate, and part of the purchase money may remain on bond and mortgage, if desired. For particulars inquire at No. 194 Tenth street, one door east of Third avenue, New York, or No. 49 Third avenue.

A BUTTER AND GENERAL PROVISION STORE FOR sale—the fixtures, stock, &c., of one of the best stands in a great business avenue, now doing a successful and increasing trade. This is an excellent stand for a family grocery. Apply to C. B. HOWES & CO. 84 Nassau street.

A CONFECTIONERY, WITH STORE, MANUFACTORY, and ice cream saloon for sale. The location is very desirable, being on one of the greatest business and fashionable thoroughfares in New York; the manufactory, utensils, &c., all complete, and will be sold at a bargain on immediate application to C. B. HOWES & CO, 84 Nassau street.

BENEDICT & COIT, CORNER OF PINE AND NASSAU streets, over the Bank of Commonwealth, have for sale, in desirable locations, 47 high stoop, brown stone front modern built dwelling houses, worth from $15,000 to $30,000 each; 24 high stoop, brown and brick fronts, worth from $8 000 to $14,000 each; 17 English basement brown stone four story houses, from 15 to 25 feet in width, worth from $7,000 to $20,000. They have also in progress of building a large number of very fine brown stone houses, which will be ready, some of them, by the 1st of May, and others the 1st of July, which will be thoroughly built, and sold reasonable.

COTTAGE FOR SALE ON 155TH STREET, CORNER of Kingsbridge road, Chermansville. It contains eleven rooms, and has well and cistern water in the kitchen. Time from Chambers street, by Hudson River Railroad, 45 minutes. Apply to JAMES GIFFIN, 30 Broadway.

DRY GOODS STORE FOR SALE.—THE LEASE AND fixtures of a well established dry goods store in the best location on the Third avenue; reason for selling, ill health. Apply to P. BEADLEY, 490 Third avenue, between Thirty-fifth and Thirty-sixth streets.

DRUG STORE FOR SALE.—A PHYSICIAN, ABOUT leaving for Europe this week, will dispose of his drug store and private practice for the sum of $300. No better chance can be had for a young physician or druggist. Address, Druggist, M. D., box 51, Herald office. No agents need answer this.

FOR SALE—A LARGE TANNERY, IN ONE OF THE best locations in the country. The communication is first rate. Hides and skins plenty, at the lowest rates. Oak bark at $8 per cord, in abundance, and hemlock at $5 plenty. The tannery contains about 50 vats; a ten horse power engine, to drive a large oak mill; elevator, pump, &c. The leaches are heated by steam. The tannery is 50 by 68 feet; the currying shop 25 by 50. There are on the premises a good dwelling house, containing six rooms and garret, cellar and summer kitchen, and a good barn on two lots of ground, in a lively town. Price $3,500. For further particulars apply to A. H. BLAKE & CO., 27 Ferry street.

FOR SALE—ONE OR THREE THREE STORY AND basement brick houses about three blocks from the City Hall, Brooklyn, in a genteel neighborhood; they have all the modern improvements, under cellar, gas, ranges, &c. The above houses will be sold for less than two-thirds their cost, say $4,000 each, if applied for soon. Address, post paid, W. A., C. Bonus, Herald office.

FOR SALE—A NICE COTTAGE HOUSE AND LOT, IN good repair. Price $2,700. Inquire at 204 West 36th st.

FOR SALE, LEAD PIPES, COPPER BOILER, IRON bath tub, bible cocks, &c., at one half the cost. Also a Theodolite, a new instrument, cheap. Inquire at 81 West street, third floor, rear office.

FOR SALE—A BEAUTIFUL ENGLISH BASEMENT house, in Fourteenth street, between Sixth and Seventh avenues. It is built with great elegance and care, and has not been occupied a little more than a year. It has all the modern improvements. D. S. EPHEL, No. 7 Wall street.

FOR SALE—THE THREE YEARS' LEASE OF A FOUR story double house, containing thirty-two rooms, together with some of the furniture, if required, situated in the vicinity of St. John's park; suitable for a small hotel, if required. Address W. D., Herald office.

FOR SALE—A CHOICE FAMILY GROCERY AND liquor store; one of the best stands in this city; has been established for the last ten years and now doing a large business, with first class customers, will be disposed of at valuation with the house and lease of the lot for twenty years. No agents need apply. Inquire on the premises, 174 Third ave., corner of Seventeenth street.

FOR SALE—TWO NEW FOUR STORY STONE FRONT houses, adjoining, on south side of Thirty-first street, between Madison and Fourth avenues, built in a very neat and substantial manner, containing all the modern improvements, and are now ready for occupancy. Apply to the owner, on the premises.

FOR SALE—THE FOUR STORY HOUSE NO. 229 WEST Twentieth street, complete with every convenience, water, gas, furnaces, &c., in perfect order, being newly painted throughout. Price $11,000, including the gas fixtures and oil cloths throughout. For further particulars apply on the premises.

FOR SALE—THE MOST SPLENDID RESTAURANT IN New York, known as the "Great Republic," 113 Fulton street, at one-third of the original cost. For particulars, apply on the premises, or at 191 Reade street.

FOR SALE—THE SEVEN FOUR STORY HOUSES, NOS. from 3 to 15 Ashland place, Perry street, built in the most substantial manner, containing all the modern improvements; in perfect order; can be connected, and would make a desirable hotel or extensive boarding house. Apply to E. BLOOMER, 208 Broadway.

FOR SALE—THE THREE STORY BRICK HOUSE NO. 23 Twelfth street, between Sixth and Seventh avenues, in first rate order, and replete with every convenience. For terms, &c., apply to THOS. MONAHAN, 165 Front street.

FOR SALE—THE GOOD WILL AND FIXTURES OF A liquor store, with five years' lease unexpired. The store is now doing an excellent business. Reasons for selling out will be given on application at 50 Hudson avenue, Brooklyn.

FOR SALE—THE AMERICAN VULCANIZED INDIA Rubber Belt and Packing Company's mills, machinery and real estate, at South Orange, close to the depot, and a few miles from Newark. Machinery, &c., in perfect order. Terms easy. Apply to W. J. SHUNDRED & CO., Commonwealth Buildings, 15 Nassau street.

FOR SALE—VILLA ON THE HUDSON RIVER, AT Yonkers, a few minutes' walk from the depot, containing 13 rooms with gas, water, bath room, &c.; half an acre of garden, with choice fruit in great variety. A delightful suburban residence. Apply to W. J. SHUNDRED & CO., Commonwealth Buildings, 15 Nassau street.

FOR SALE—THE VALUABLE TENEMENT PROPERTY, known as 144, 146 and 148 Cherry street, between Catharine and Market streets. All of this property will be sold at sale on at the Merchants' Exchange, on the 14th of February, 1856. For further particulars inquire of ANTHONY J. BLEECKER, auctioneer, No. 7 Broad street.

FOR SALE—FIXTURES, SUITABLE FOR A DRY goods or a wholesale millinery store. Can be seen at 293 Broadway. For particulars apply to G. P. WRIGHT, 289 Broadway, up stairs.

FOR SALE—A BLACKSMITH AND WHEELWRIGHT shop, in a good location and doing a good business; good reasons given for selling out. Apply on the premises, 659 Hudson street, near Thirteenth.

FOR SALE—THE LEASE, STOCK (WHICH IS LIGHT) and fixtures of the family grocery 258 Madison street, corner of Clinton street; also, horse and wagon. Apply at 190 East Broadway.

FOR SALE—THE STOCK AND FIXTURES OF THE store 287 Hicks street, south Brooklyn, L. I. It will be sold cheap as the owner wants to retire from the business. The rent of store and back room is $10 per month. For further particulars inquire of MICHAEL GALLAHAN, on the premises.

FOR SALE OR EXCHANGE—THE SPLENDID HOMEstead farm, on Long Island Sound, in the town of Rye, formerly owned by James Barker, deceased, containing about 110 acres with one of the finest dwelling houses in the State, and outbuildings corresponding, locating in one of the most select neighborhoods in the county of Westchester, with graperies and fruit trees of all kinds. If the whole is not wanted, it will be cut up into lots of ten to fifteen acres to suit purchasers. A ship or real estate in New York city or Brooklyn will be taken in exchange. Further particulars may be learned by inquiring of S. M. PARSONS, 67 Wall street.

FOR SALE OR EXCHANGE FOR DRY GOODS.—A three story English basement house in Thirteenth street, between Eighth and Ninth avenues, with all the modern improvements. Inquire in O. MOWBRAY'S dry goods store, 230 Grand street.

FOR SALE OR EXCHANGE—TWO FOUR STORY brick houses adjoining, with stores, in South Brooklyn—above the mortgage. Half cash and half merchandize, or would take in exchange a good dwelling house in New York or Brooklyn. Apply at 130 Pearl street, up stairs.

FOR SALE.

FOR SALE, VERY CHEAP, A LOT OF READY MADE clothing, military caps, &c., at 279 First avenue. Also, the store to let.

FOR SALE CHEAP—ON ACCOUNT OF THE OWNER going to leave the city, a first class daguerreian gallery, No. 165 Eighth avenue, established in 1852. Apply this week.

FOR SALE OR EXCHANGE—THE FIRST CLASS SUBstantial and three story brick house No. 192 Bridge street, Brooklyn, a few blocks from the Bridge street ferry; is a desirable residence, being furnished with gas, marble mantles, ranges, and all the modern improvements, would be exchanged for a good farm. For further particulars call on or address GEORGE W. SHERMAN, No. 5 Fulton market, N. Y.

FOR SALE OR TO LET—A NUMBER OF FIRST CLASS buildings, containing all the modern improvements. Also to let, the two houses situated at the corner of Greenwich avenue and Perry streets. Apply to
ELISHA BLOOMER, 208 Broadway.

FOR SALE OR TO LET—A VALUABLE LEASE AND buildings suitable for a livery stable, carriage factory or stables, or any manufacturing purpose where a good light is required. Size of lot 50 feet front, 75 feet deep, and 60 feet wide on rear, on which are buildings three stories high, and fire proof, also sixteen stalls. For further particulars apply on the premises, 62 and 64 Leroy street. NATHAN PEARE.

FOR SALE OR LEASE—TWO FOUR STORY BROWN stone houses, on Thirteenth street between First and Second avenues. Houses, 22½ by 50; lots 22½ by 98; price, $8,500; $6,000 can remain on mortgage or to good tenants leases will be given at $700. Apply at No. 75 Dey street.

FOR SALE, OR TO LEASE FOR A TERM OF YEARS, near the Fulton ferry, in Brooklyn, the corner property known as the "Branch." Apply to G. FURMAN, Jr., executor, 27 Cortlandt street, New York, up stairs.

FOR SALE, OR LEASE FOR A TERM OF YEARS,—the five story building 17 Wall street, near opposite the Custom House. Apply on the premises, second story, front room, between 11 and 4 o'clock.
DAVID S. CODDINGTON.

HOUSE AND LOT FOR SALE.—THE THREE STORY house 123 West Thirteenth street, between Sixth and Seventh avenues. The house is modern built, with Croton water and gas. The lot is one-half the depth of the block. One half the purchase money may remain on bond and mortgage at 7 per cent interest. The premises may be viewed from 12 to 2 o'clock. Apply to E. H. Ely, 43 Wall st., Jauncey Court.

HOUSE AND LOT FOR SALE—THE SUBSTANTIAL three story house and lot of ground, 490 Broome street, near Wooster. House 25 by 45, or 25 by 75. Gas, wash room, waterclosets, bath, &c. The halls marbled, and the house elegantly painted and papered throughout.
F. CHERVILLY, in exchange place.

HOUSE FOR SALE—BERGEN HEIGHTS, SITUATED about two miles from the ferry, Jersey city, near the plank road to Bergen Point, with a fine view of New York bay and the surrounding scenery. It is so situated that the view can never be obstructed by other buildings. Lot 50x200 feet. The house is new, just finishing, thirty-two feet square, with wing; contains eleven rooms, large kitchen with line range, water fixtures, bath room, wash room, and other conveniences. Omnibuses pass near the house. The property would be sold, if applied for immediately, for $5,700. $4,700 may remain on mortgage. Apply to Rev. JOHN GARRISON, 337 Broadway.

HOUSES TO LET.—I HAVE SOME VERY DESIRABLE houses, furnished and unfurnished, at rents from $200 to $4,000, in this city; also houses and lands in the country; also houses and lots for sale. R. D. GOODWIN, 508 Broadway, near Grace church.

HOUSES IN BROOKLYN—FOR SALE, ONE OF THE three story brick houses, 280, 282 or 284 Gold street, near Willoughby, Brooklyn. The houses are well finished, with basement, subcellar, marble mantels and grates, gas, &c. They will be sold low. Inquire of B. G. HITCHINGS, corner of Pearl and Beekman streets, over the Market Bank, New York.

HOTEL FOR NICARAGUA.—FOR SALE, THE OLD ESTAblished confectionery, ice cream and oyster saloon, with all the tools for manufacturing; situated on one of the best avenues; will be sold this day to the highest bidder, as the proprietor leaves on the 9th for Nicaragua. Apply on the premises, 497 Eighth avenue.

JOB PRINTING OFFICE FOR SALE.—THE PROPRIEtor of the job printing office, 22 Spruce street, is desirous of disposing of the same to attend to other business. The office is well located, thoroughly stocked with the best materials in great variety, with three presses; offers many advantages; cheap rent and accommodating terms.

PORTABLE GAS PATENT FOR SALE—THE APPARAtus costs but a few dollars. This is the only Benzole gas apparatus that will give a light in cold rooms. It can now be seen by lighting dwelling houses near this city, and at my office, 175 Broadway. The public are cautioned against unprincipled persons who pretend to own the original patent, as all infringements will be prosecuted at once.
A. ARNOLD.

STEAM ENGINE—EIGHTY HORSE POWER, FLY wheel, fifteen feet, four foot face, band, drum, pumps, pipes &c., for sale very cheap. Apply to
JOHN THURSBY'S SONS 238 Front street.

STEAM ENGINE AND BOILERS FOR SALE—TWO boilers, with steam drum, castable, jobbily, of driving 30 horse engine, 8 horse pump, connections, steam guage and all necessary attachments, all warranted in every respect; wood planing and other machinery—the whole in operation daily. Apply at 182 West Twenty fifth street, east of Eighth avenue.

TO PHYSICIANS, DRUGGISTS AND APOTHECARIES.—First rate opening.—Desirable drug store for sale, now doing an average business of $30 per week. It is well stocked, and leased on good terms. Must be sold at once. Apply to J. BALL, druggists' glass and fixture dealer, 80 Nassau street.

TO BAKERS.—FOR SALE, A FIRST CLASS BAKERY, with all fixtures complete and in good order, now doing a first rate business, a short distance from the city. For particulars apply to WM. B. C. CARPENTER, 186 West street.

TO EXCHANGE.—REAL ESTATE ADVANTAGEOUSLY located, and rapidly increasing in value, unproductive and free for ever from taxes and assessments. Will exchange for a modern city residence, or a place near the city, on the line of a railroad. Address C., care of James Sutherland, 37 Jauncey Court, Wall street.

VALUABLE LEASE FOR SALE, AT A BARGAIN.—A five years' lease of a four story brick house, with all the modern improvements, situated in Bleecker street; a very desirable location for a first class boarding house or a private family. For further particulars address C. M. G., Herald office, stating where an interview may be had.

WEST SEVENTEENTH STREET—FOR SALE, THE four story brown stone house, 36 West Seventeenth street, between Fifth and Sixth avenues; has all the modern conveniences and in good order, having been occupied by the owner since its completion. If desired, the furniture, which is handsome and been but little used, can be purchased with the house, as the owner is about leaving the city. Apply on the premises.

FINANCIAL.

$600,000.—MONEY TO LOAN ON DIAMONDS, watches, jewelry, dry goods, segars, &c., or bought for cash; stocks, notes, mortgages, &c., negotiated. Business confidential and prompt. By THOMPSON & CO., brokers and commission merchants, 102 Nassau street, corner of Ann, room No. 2, second floor.

$557,000 TO LOAN—ON WATCHES, DIAMONDS, jewelry, segars, and every description of valuable property, or bought for cash, by JOS. H. ISAACS, basement office, 51 Chambers street, from 9 till 6. Business prompt and confidential. Old gold and silver bought. N. B.—No business transacted on Saturday.

$75,000 TO LEND ON BOND AND MORTGAGE, in sums to suit applicants, on first class productive real estate in this city or Brooklyn. Apply to S. S. BROAD, No. 13 Wall street, second story, front rooms.

ANY AMOUNT OF MONEY TO LOAN ON SHORT terms, on diamonds, watches, rich jewelry, plate, valuable personal property, or purchased for cash prices. R. WOOD, 69 Fulton street, second floor, front room, from 8 A. M. to 4 P. M. A few valuable oil paintings to be sold at a bargain or exchanged for merchandise.

DIVIDEND.—OFFICE OF THE OCEAN STEAM NAVIgation Company, New York, Jan. 7, 1856.—The Board of Directors of this company have this day declared a semi-annual dividend of five per cent, payable on the 1st of February. The transfer books will be closed from the 15th inst. to Feb. 4.
C. E. ANDERSON, Secretary.

DIVIDEND.—THE KNICKERBOCKER STAGE COMpany have this day declared a dividend of five per cent out of the earnings, payable on and after the 9th inst., until which time the transfer books will be closed. By order of the Board.
GEO. C. PETERS, Treasurer.

MONEY TO LOAN—ON DIAMONDS, WATCHES, JEWelry, pianos, dry goods, segars, and every description of valuable property, or bought for cash. Stocks, notes, mortgages, &c., negotiated. E. THAYER, 334 Broadway, room No. 4, second story.

MONEY TO LOAN ON DIAMONDS, WATCHES, JEWelry, furniture, firearms and every description of personal property, by J. H. SILVER, 129 Spring street.

MONEY LIBERALLY ADVANCED (FOR LONG OR short periods, on satisfactory terms), on household furniture, pianos, watches, jewelry, firearms, surgical, musical and nautical instruments; horses, wagons, harness, dry goods, hardware, liquors, groceries, and personal property of every description, or same bought for cash, by McCAFFRAY & WALTERS, 26 Catharine street.

OFFICE OF THE PENNSYLVANIA COAL COMPANY, corner of Broadway and Wall street, New York, Feb. 5, 1856.—A semi-annual dividend of five per cent on the capital stock of the Pennsylvania Coal Company has this day been declared, payable at the office of the company, in the city of New York, on and after the 18th day of February inst. The transfer books will be closed from the 8th to the 18th inst., both inclusive.
GEO. A. HOYT, Treasurer.

TO PERSONS WISHING MONEY.—NEW OFFICE (proprietors Americans,) No. 2 Appleton's Building, 346 Broadway, corner of Leonard street. Any amount of money lent, at easy rates, on diamonds, watches, jewelry and valuables. Advantageous for ladies; civilities guaranteed. Business confidential. Merchants and manufacturers accommodated to any amount.
IRVINE & CO.

THE PEORIA AND BUREAU VALLEY RAILROAD Company have declared a semi annual dividend of 4 per cent on their capital stock, payable at their office, No. 13 William street, New York, on and after the 11th day of February, 1856. The transfer books will be closed from the 1st to the 11th of February.
C. W. DURANT, Treasurer.

SEGARS.

SEGARS.—CASH PURCHASERS OF SEGARS CAN PROcure bargains, and have a selection from a stock of nearly a million of segars—imported Havana, domestic and German. The principal portion of these segars must be sold immediately to pay advances. Operas $8; German Normas, $3 50, and upwards. O. CHEEKS, 51 Broadway, up stairs.

ASTROLOGY.

ASTONISHING TO ALL.—MADAME MORROW, THE seventh daughter, has a natural gift to tell past, present and future events, and all the concerns of life, even the very thoughts, and will cause speedy marriages, and show the likenesses of the intended husbands and absent friends, and will bring together those who are separated, who will enjoy the greatest happiness of matrimonial bliss. All who wish good luck may call soon for relief and comfort. Thousands have expressed their belief that she is the most wonderful astrologist in the world, or that has ever been known, though she practises nothing but what is reconcileable to philosophers. No charge if not satisfied. 76 Broome street, between Cannon and Columbia. Gentlemen not admitted.

ASTROLOGY.—DR. WILSON, LATE OF 90 BROOME street, can be consulted on all events of life, of whatever nature, at his office 172 Delancey street. Terms:—Ladies, 50 cents; gentlemen, $1. Birth required. No humbug used.

ASTROLOGY, PHRENOLOGY.—THE CELEBRATED Mrs. FLEURY, from Paris, whose relation has been constantly consulted by Napoleon I., gives true information on all events of life. Questions about marriage, business, sickness, &c. are answered by the power of magnetism, at 263 Broome street.

CLAIRVOYANCE—MRS. SEYMOUR, THE MOST SUCcessful medical and business clairvoyant in America, 110 Spring street, a few doors west of Broadway. Asthma, bronchitis, liver and kidney complaints, piles and fever and ague in their worst form cured (if curable), and no pay asked unless you are satisfied.

TENANTS' REGISTER.

A RARE CHANCE—IF APPLIED FOR IMMEDIATELY; the furniture and interest of an old established boarding house; can accommodate forty boarders; always full, rent low. Apply on the premises, 24 Bowery, from 11 to 4.

A PRIVATE FAMILY HAVING MORE ROOMS THAN they need desire to dispose of some of them, unfurnished. References required. 120 West Fifteenth street.

A THREE STORY AND BASEMENT HOUSE TO LET—convenient and west of Broadway, below Amity street. Thirteen rooms with gas baths, range and Croton water throughout. Furniture entire; everything for housekeeping, and all the modern improvements, would be exchanged for a good farm. For further particulars call on or address GEORGE W. SHERMAN, No. 5 Fulton market, N. Y.

BILLIARD ROOMS TO LET OR LEASE IN BROOKLYN. The billiard rooms now occupied by Bassford, corner of Fulton and Pineapple streets. Apply to M. REYNOLDS, 90 south street, New York.

BROADWAY CORNER TO LEASE.—THE WHOLE UPper part, consisting of three lofts, each 105 by 28, of that spacious building No. 491 Broadway, northwest corner of Walker street, to lease for a term of five years. Suitable for a dry goods jobbing or silk house. Possession immediate. Apply on the premises, in the store, or to JOHN L. LOYD, No. 15 Nassau street.

BROADWAY—TO LET, THE UPPER PART OF HOUSES No. 649 and 651 Broadway; very desirable location for any light genteel business. Apply to F. H. AMIDON, in the hat store, 649 Broadway.

FLOATING DOCK BERTH TO LET—WITH TWENTY feet water at low tide. The bulkhead between Gouverneur slip and Montgomery street, which is always free from ice. Inquire of STEPHEN ROBERTS, 368 South street, opposite the bulkhead.

FURNISHED ROOMS IN A PRIVATE FAMILY, WITHout board. Apply at 101 4th avenue, between 11th and 12th sts.

HOUSE WANTED.—THE ADVERTISER DESIRES TO lease a small modern built house, situated between Fourteenth and Twentieth streets, and Second and Fifth avenues. It must have gas, water closets, dry cellar, Croton water, &c. Address, stating rent, &c., Z. O. Z., Herald office.

HOUSE TO LET.—TO LET, IN TWENTY THIRD street, a handsome three story and high basement, marble front house, with Croton water, gas and gas fixtures; three rooms deep; rent $900. Apply to JAMES W. or JOHN G. WHITE, 51 Liberty street.

HOTEL TO LET, AT PATERSON, NEW JERSEY.—The first class four story brick hotel, Congress Hall, situated in the centre of the city of Paterson, five minutes' walk from the depot of the New York and Erie Railroad. It is the best finished and most complete hotel in every respect in the State of New Jersey. Paterson is beautifully situated at Passaic falls, fifteen miles from the city of New York, and has a population of some twenty thousand inhabitants. Possession given on or before the 1st of May. The furniture of the hotel, if desired, can be had on favorable terms from the landlord as he is about leaving for the West. For further particulars inquire of J. S. ROGERS, Paterson, N. J.; or of C. B. Rogers, 19 Wall street, New York.

STORE TO LET, WITH SMALL STOCK, AND FIXTURES for sale, at 104 Canal street, corner of Wooster. Possession immediately.

STORES IN CHARLESTON, S. C.—TO RENT, THE STORE 331 Meeting street, located in centre of wholesale trade, near Hayne street and Charleston Hotel. Apply for particulars to B. Sherman, truss office, No. 70 Nassau street.

TO LET—AT RAVENSWOOD L. I., WITH IMMEDIATE possession, a pleasant cottage. Inquire at 98 Chambers street, New York.

TO LET—FOR MECHANICAL AND PUBLIC PURPOses, a large four story building, No. 127 Grand street; also a large store in the house adjoining. Apply on the premises.

TO LET—ON 14TH STREET, BETWEEN THIRD AND Fourth avenues, two well finished cottage houses, eight rooms each; rent $160 per year, with large yard and garden. Inquire on the premises, house nearest Fourth avenue.

TO LET—IN BUILDING CORNER OF BROADWAY AND Barclay street, a corner basement store, No. 3, second floor, fronting on Broadway; also several offices, from 1st May next. Apply to C. A. HAMILTON 36 Wall street.

TO LET—IN A NEW BROWN STONE HOUSE, WITH all the modern improvements, on the first and second floor, two suite of elegantly furnished rooms, with dining room and use of kitchen; will be rented on reasonable terms, to a good party, until the 1st of May. Apply at 109 St. Mark's place; or the whole of the house will be rented on reasonable terms and part of the rent taken in board. Green point, Dry Dock and South ferry stages pass the door every five minutes.

TO LET—HOUSE IN TWENTY-EIGHTH STREET, NEAR Madison avenue, $750; two in Twenty-seventh street, near Sixth avenue, $750 each; two stories Thirty-second street, near Eighth avenue, $800 each. Also, houses, lots, farms and country seats for saloon favorable terms. Apply at the Manhattan Land Office, 434 Fourth avenue, from 8 to 12 A. M. and from 2 to 6 P. M. REYES & HOAGLAND.

TO LET—TWO OF THOSE NEW AND VERY DESIRAble five story houses, just finished, on the north side of West Twenty third street, between Seventh and Eighth avenues, with bay windows, double staircase, two bath rooms, and all the modern improvements. Apply at 135 West Twenty third street, or at the office of P. Harmony's Nephews & Co., 81 Greenwich street. N. B.—No applications can be entertained for schools or boarding houses.

TO LET—A PARLOR AND BEDROOM, FURNISHED IN good style, to a gentleman and wife, or two single gentlemen preferred, in a first class house. Call at 164 seventeenth street, near Eighth avenue. Terms moderate.

TO LET—A NEATLY FURNISHED HOUSE, IN A GENteel neighborhood. Terms $18 per week, all furnished. Inquire at 84 and 86 Mercer street.

TO LET—THE ELEGANT THREE STORY BRICK house, 29 St. Mark's place; it is in good order, and contains the modern improvements, gas, Croton water, &c. Apply to Mr. DELAPLAINE, No. 7 New street. Rent $1,000 and taxes.

TO LET—THREE THREE STORY BRICK HOUSES, ON Fifty-third street, between Fourth and Fifth avenues; will be let separate or together. Apply to C. & R. POILLON, 224 South street.

TO LET—A SMALL STORE AND FIXTURES, NO. 50½ Fulton street, with or without a large basement. Apply to L. WINEBURGH, jeweller, 51 Nassau street, up stairs.

TO LET—IN BROOKLYN, A BUILDING, CONSISTING of three floors, 28 feet by 40 feet, suitable for a hat manufactory; with a drain to take off waste water, and a well inside the building; or will be let for any other purpose. Rent $250. Apply to B. ROGERS, 155 Fulton st., or to E. W. TAYLOR, 124 Willoughby street, Brooklyn.

TO LET—THE UPPER FLOOR, CONSISTING OF FOUR rooms, with bath, and hot and cold water, in a small house occupied by one family, (English.) Rent moderate. 16 East Thirty-first street, between Madison and Fifth avenues.

TO BE LET, FROM THE 1ST OF MAY NEXT—THE four story store, 32 Maiden lane, suitable for a fancy business. Inquire of J. Q. JONES, 270 Broadway.

TO LET OR LEASE—THE HOUSE NO. 19 STATE street, one door from Broadway and Bowling Green, opposite the Battery, suitable for offices or a family residence. Apply to James Cruikshank, 33 Broadway; or to S. I. Nicoll, No. 6 West Twenty-first street.

TO LET OR LEASE—THE WHOLE HOUSE, OR THE store of house, 214 Tenth avenue, suitable for a barber's and bathing saloon, being furnished with six bath tubs and boiler, all complete and ready for use. Apply to J. F. WILLIAMS & SON, real estate agents and general auctioneers, 356 Eighth avenue.

TO LET OR LEASE—THE CORNER STORE AND FRONT basement in the new building No. 79 Spring street, four doors from Broadway; an excellent location for a fine grocery, wines and liquor, or a tea and coffee store. Inquire in the building, of ANSON HOUSE.

TO LET OR LEASE, AND RENT LOW—THE STORE 24 Beekman street five stories high, and ninety feet deep. Apply on the premises.

TO LET OR FOR SALE—THE FOUR STORY HOUSE No. 7 Ashland place, Perry street, containing all the modern improvements. Rent $1,100. Also to let the house 177 Waverley place, rent $700 per year. Also the houses 66 and 67 Greenwich avenue. Apply to E. BLOOMER, 208 Broadway.

TO LEASE FOR A TERM OF YEARS, THE HOUSE AND store, No. 717 Eighth avenue, west side, between Forty-ninth and Fiftieth streets. Immediate possession can be had of the store. Apply at No. 625 Sixth av. JOHN MURTHA.

TO LEASE FOR A TERM OF YEARS—THE FIVE story brick building, 81 West street, entire, or the store, cellar and lofts separately. It is favorably situated for a flour and provision store, ship chandlery, agricultural warehouse, &c. Inquire on the premises, third floor, rear office.

TO MECHANICS AND MANUFACTURERS.—TO LET, rear building on 94 Fulton street; also the store in front, 94½; also an office, No. 2 City Hall place, and a small furnished or unfurnished house near Abingdon square. Apply to WM. A. MARTEN, No. 2 City Hall place, or No. 104 Bank street.

TO MANUFACTURERS.—TO LET OR LEASE, THE large dwelling house No. 109 Bank street, containing 17 rooms, suitable for a boarding house or manufactory; good range and bath; sewer in the street. Apply in the office, to
T. J. SEIXAS.

WHOLE OR PART OF A NEAT THREE STORY house to let, in perfect order, and the whole or part of the furniture for sale, all of recent pu chase; location in Prince street, west side Broadway, three minutes' walk from Spring. Lease two years from May next, with gas, chandeliers, Croton, &c. Rent low, and possession immediately. Apply at 314 Washington street.

INSTRUCTION.

$10.—BOOKKEEPING, WRITING AND ARITHMETIC taught thoroughly at Mr. PAINE'S, 233 Grand street, corner of Bowery; Brooklyn, rooms 166 Fulton street. Ladies' writing in separate rooms, $2, 16 lessons, including stationery. Can attend at pleasure, day or evening. As a splendid penman and skillful teacher, Colonel Paine has no superior.—Newport News.

$2.—GREAT REDUCTION.—DON'T DELAY.—THE subscriber will receive new pupils daily this week, at the nominal charge of two dollars for the course, including stationery. OLIVER B. GOLDSMITH, 362 Broadway, and 277 Fulton street, Brooklyn.

A LADY DESIRES TO GIVE LESSONS IN WRITING, either in classes, or to ladies in private. Address, post paid, Teacher, Herald office.

FRENCH LANGUAGE.—A FRENCH GENTLEMAN, fully competent, wishes to devote his evenings to the teaching of his native language. Terms moderate. Persons attended at their own residence. Address F. T., box 3,951, post office.

INSTRUCTION.—A LADY, WITH A GOOD PRACTICAL education, and capable of taking charge of the English department of a seminary or public school, is desirous of an immediate engagement, either in New York, Brooklyn, Jersey City or Hoboken. Please address Teacher, Division avenue, Williamsburg Post office.

MADAME EUGENIE BARBIER COMMENCES A NEW course of the French language, Wednesday, Feb. 6. Classes limited to four, for those wishing to perfect themselves in conversation and the beauty of the language. Private lessons for beginners. At home from 5 to 9 o'clock P. M. Apply at 48 East Twelfth street, near Broadway, opposite the Blanchard Hotel.

SPANISH CLASS.—PROF. A. PIERRA WILL COMmence next week a new course of lessons in the above language on Mondays, Wednesdays and Fridays, from 7 to 8 o'clock, in the evening; terms $3 per month; a few seats for private instruction. Address 70 White street, near Broadway, from 12 to 6 o'clock, P. M.

RESTAURANTS.

BALL SUPPERS.—THE MANHATTAN HOUSE SUPPER rooms, 275 Bowery, between Houston and Stanton streets, ladies and gentlemen on visiting theatres, balls, or wishing a select feast, dinner, tea or supper, will find this new establishment a desirable place to take refreshments. Private entrance to the supper rooms.
GEORGE W. DEAN, Proprietor.

SHIPPING.

FOR LIVERPOOL.—UNITED STATES MAIL STEAMship PACIFIC, Capt. Asa Eldridge.—This steamship will depart with the United States mails, for Europe, positively on Saturday, February 16, at 12 o'clock M., from her berth at the foot of Canal street. For freight or passage, having unequalled accommodation for elegance and comfort, apply to
EDWARD K. COLLINS, 56 Wall street.
Passengers are requested to be on board at 11 o'clock A. M. Shippers please take notice that the ships of this line cannot carry any goods contraband of war. All letters must pass through the Post office, and others will be returned. The steamship Atlantic will succeed the Pacific, and leave March 1. Notice.—The day of departure of this line from New York for 1856, will be Saturday, commencing January 5 and every alternate Saturday, and from Liverpool, Wednesday, commencing January 23, and every alternate Wednesday.

THE NEW YORK AND LIVERPOOL UNITED STATES mail steamers.—The ships composing the line are the following:—
ATLANTIC, Capt. West. PACIFIC Capt. Eldridge.
BALTIC, Capt. Comstock. ADRIATIC, Capt. ——.
These ships have been built by contract, expressly for government service. Every care has been taken in their construction, as also in their engines, to secure strength and speed, and their accommodations for passengers are unequalled for elegance and comfort. Price of passage from New York to Liverpool, in first class cabin $130; in second do., $75; exclusive use of extra size staterooms, $155; from Liverpool to New York 30 and 20 guineas. An experienced surgeon attached to each ship. No berth secured until paid for.
FROZEN DATES OF SAILING.

FROM NEW YORK.		FROM LIVERPOOL.	
Saturday, Feb 16	1856	Wednesday, Feb. 20	1856
Saturday, Mar.