THE COURTS.

THE INS AND OUTS OF RAILROAD AND OTHER LITIGATIONS.

In the case of Nichols against Tredwell the decision by Judge Sedgwick, of the Superior Court, should have read "I am of opinion the defendant was not the assignee, &c., of the lease, and judgment should be in his favor on first cause of action." This action was brought by Effingham H. Nichols against Samuel L. Tredwell, involving a large amount of taxes and assessments which the plaintiff, as executor, sought to make the defendant liable for. It will be remembered that prior to this suit Tredwell called Nichols to an accounting in the Surrogate's Court in the matter of the estate of his father, Seabury Tredwell, who died in 1865, and in which there has been but one accounting, and that in the matter of the Central Branch, Union Pacific Railroad, in which Tredwell was plaintiff. Now, before Judge Larremore Nichols acted with the defendants' lawyers as counsel, and was the only witness who took the stand to endeavor to prove the invalidity of the contract and from whom Mr. W. A. Beach had such difficulty to obtain answers on the cross-examination.

This lends color to the remarkable statement made by Mr. Mount, in opening the railroad suit, that "the defendants had threatened to ruin his client and drive the steel into his soul," and also the statement made by Mr. Tredwell that he had the permission of Judge William A. Beach to say that, during the actual trial of the railroad case, in which he (Mr. Beach) was acting as counsel for Mr. Tredwell, Mr. Effingham H. Nichols paid him a retainer in a divorce suit for his brother, William B. Nichols, when there were other attorneys and Judge Fullerton as counsel, who had for some time previous had charge of it, and in which Mr. Beach's services would not be required probably till fall, certainly not till after the trial in which he was to cross-examine Mr. Nichols. Mr. Tredwell added that the impartial manner in which Mr. Beach conducted the railroad suit was proof that no effect could be produced on him by douceurs.

MUCH LITIGATED COVENANT.

Edwin B. Strange, in August, 1855, recovered a judgment against A. Freeman for $125, and in December, 1867, executed an assignment of it by an instrument under seal to S. A. Ogden, in which he covenanted that he would not collect or discharge the judgment. Ogden, in February, 1868, assigned the judgment to E. B. Weston. In the assignment he made no allusion to Strange's covenant. In March, 1868, Strange, notwithstanding such covenant, acknowleged satisfaction of the judgment on receipt of $40, and it was thereon satisfied of record. In January, 1875, Weston executed a formal assignment of the judgment to James R. Boyd. Each of these assignments, while referring specially to the judgment, also assigned all moneys that might be had or obtained by means thereof or proceedings to be had thereupon, but neither made any reference to any covenants of any prior assignee. Boyd sued Strange in the First District Court, claiming to recover, by reason of the latter's violation of his covenant with Ogden, the amount of the judgment of which he had so improperly acknowledged satisfaction. Judge Quinn gave judgment for defendant, holding that the six years' statute of limitation applied. On appeal to the Court of Common Pleas, the plaintiff claimed that under the several assignments of the judgment he became vested with as much right of action as Ogden, if continuing owner of the judgment, might have maintained against Strange under his covenant, and that it could only be barred after twenty years. Chief Justice Daly took the view of the case, delivering an elaborate opinion upholding the covenant as analagous to covenants "running with the land." The majority of the Court, however, Judge Robinson giving the opinion, affirmed the judgment, holding that no such practice as that of giving effect to covenants as "running with the land" applies to such as are contained in transfers of personal property, and that no interest in Strange's covenant with Ogden not to collect or discharge the judgment passed to Weston by Ogden's assignment to the latter, and that, therefore, the claim was barred by the six years' statute of limitations.

RECEIVER JEWETT'S REPORT.

The report of Hugh J. Jewett, receiver of the Erie Railway Company, for April, approved by the referee, ex-Judge James C. Spencer, was filed in the County Clerk's office to-day. It states that the balance on hand March 31 was $380,307 99; receipts for the month, $2,154,276 81; expenses, $1,829,270 55; cash balance on hand April 30, $305,005 96. Its total certificates of indebtedness issued for the month were $2,356,539 40, of which $1,186,539 40 were cancelled, leaving $1,170,000 outstanding and unpaid.

SUMMARY OF LAW CASES.

John Keenan, indicted for the murder of Richard Bell on the 1st of May last, at No. 262 William street, by stabbing him with a knife, will be tried to-morrow, before Recorder Hackett, in the Court of General Sessions. Assistant District Attorney Bell will conduct the prosecution and Mr. William F. Kintzing will defend the prisoner.

The trial of rather an extraordinary case is proceeding before Judge Van Brunt, of the Court of Common Pleas. It is a suit brought by John P. Cross against Roger & Orr Brothers, dry goods dealers, of Eighth avenue, for $10,000 damages for alleged malicious prosecution. Cross, who was a clerk for the defendants and had charge of the shawl department, was arrested by them on a charge of stealing two valuable camel's hair shawls, but was acquitted on the trial, and hence the present suit. Ex-Assistant District Attorney Nolan appears for the plaintiff and Mr. John O. Mott for the defendants.

An order was made by Judge Donohue, in Supreme Court, Chambers, yesterday, amending the judgment in the Brinckley divorce case by adding to it a decree that Hugh L. Brinckley give to plaintiff, Elizabeth Brinckley, a bond on $15,000, with two sureties for the payment of the alimony allowed in the judgment. Other order was granted authorizing plaintiff to bring suit for recovery of the alimony. These orders were granted on an affidavit that Brinckley frequently asserts that he has no property here and defies the plaintiff to collect anything out of him.

DECISIONS.

SUPREME COURT—CHAMBERS.

By Judge Donohue.

Imperative vs. Longobardo.—Denied, with costs.
Koppe vs. Jones.—Denied.
Sexias vs. Morris.—Motion denied.
Fielder vs. Tummeil.—Motion granted.
Sturgis, &c., vs. Drew et al.—Memorandum.
Wen us. Well.—Must examine the party who served he summons.

SUPERIOR COURT—SPECIAL TERM.

By Judge Sedgwick.

Brady vs. The Mayor, &c.—Motion denied; $10 costs o abide the event.
Matson vs. Cummins.—Order dismissing complaint, ith costs.
Moller vs. Moller et al.—Findings settled.
Brierly vs. Smith et al.—Judgment signed.
Van der Roest vs. Herman; Walker vs. The New Central Coal Company, &c.; Elverson vs. Vanderpool; Platt vs. Kennedy; Swasey vs. Ruger et al.; Sanxay vs. Mead et al., and The Mutual Life Insurance Company vs. Burchell, &c.—Orders granted.

BRUTAL TREATMENT OF A CHILD.

In the Court of Special Sessions yesterday Helena Wolf, a German woman, was arraigned at the bar charged with brutally beating her niece Annie Smith, a girl ten years of age. From the evidence given it appears that the girl's mother died about nine years ago, and her father abandoned her to the care of Mrs. Wolf, who is her aunt. A few months after the death of the mother Mr. Smith again married, and subsequently paid but little attention to his unfortunate offspring. For some time past the inmates of the house No. 44 First avenue, where Mrs. Wolf lived, have frequently heard the girl, Annie Smith, uttering screams of agony, which would finally subside into sobbing. On last Tuesday evening, the screaming having been continued for an unusual length of time, Anna Koch and Ida Wilder, two of the other inmates of the house, after demanding admittance to the room and being refused, forced open the door and saw the girl lying on the floor, almost naked and covered with red stripes from a "cat-o'-nine tails," which Mrs. Wolf, who was standing over her, still held in her hand. Mrs. Koch, who appeared as complainant in the case, notified William R. Gibson, the agent of the Society for Befriending Young Girls and Children, who appeared yesterday for the prosecution. The father of the unfortunate girl was present in Court, but he appeared to take little, if any, interest in the matter. Mrs. Mary West, Matron of Police Headquarters, was called to the stand and testified that when the girl was placed in her care she was suffering from several severe bruises on the back and shoulders. After some further testimony for the prosecution the Court sentenced Mrs. Wolf to the penitentiary for two months, and committed her victim to the care of the Society for Befriending Young Girls and Children.

FIFTY-SEVENTH STREET COURT.

Before Judge Kilbreth.

CAUGHT AT LAST.

George Allen, alias William Harris, was arrested on Friday by Officer Cottrell, of the Twenty-second precinct, on a charge of attempting to rob Mrs. Annie Wolf, of No. 566 Tenth avenue, of $945 worth of property. He was found in her room, having broken into it through a hall window and had the property, consisting of clothing and jewelry, packed up in the middle of the room ready to be taken away. Last week he was arrested in the Eighteenth precinct for a similar offence, but the Court not thinking the evidence against him sufficiently strong he was discharged. He was held this time, however, and committed for trial in default of $2,000 bail.

A TREASURE IN A PILLOW.

Mary Dillon, residing at No. 315 First avenue, concealed yesterday $68 in a pillow of her bed. While absent for a short time from her home her son and a playmate, while playing upon the bed, accidentally threw the pillow on the floor and the pocketbook rolled from it on the carpet. James Salmon, eighteen years of age, who was also in the room, was arrested on suspicion of stealing the pocketbook, which Mrs. Dillon missed on her return, but he was discharged, the evidence of his guilt being insufficient.

A POCKETBOOK SNATCHER.

Joseph Carroll, of No. 60 First street, was held for trial, in default of $1,000 bail, for snatching a pocket book containing $25 from George Libby, of No. 10 East Thirty-third street, as she was going through East Nineteenth street. The money was recovered.

TOMBS POLICE COURT.

Before Judge Wandell.

SHOCKING DEPRAVITY.

George Mason was arraigned at the Tombs Police Court yesterday morning on complaint of his nephew, Charles Westcott, who charged him with the most disgusting crimes. It appears that the boy Westcott, who is about nine years of age, came to this city from Philadelphia about one month ago, in company with Mason, who is his uncle. After having been turned out of several boarding houses Mason finally secured a room in the house No. 9 Harrison street. On Friday night the other inmates of the house were startled by piercing cries coming from the room occupied by Mason and his nephew. Several persons went to the door and demanded admittance, which was refused, and then they forced an entrance to the room and discovered the boy sitting on the side of the bed crying and Mason standing beside him and looking at him in a threatening manner. An officer was called in and the parties were taken to the station house, where the boy stated that his uncle had been in the habit of committing vile assaults upon him, beating him in the most brutal manner whenever he resisted. Justice Wandell, before whom Mason was brought, committed him for trial in default of $5,000 bail, and sent the boy to the House of Detention, as a witness, in default of $1,000.

POLICE COURT NOTES.

Charles Schnieder, aged twenty-two, who said he was a clerk, residing in Jersey City, was arraigned before Justice Bixby, at the Essex Market Police Court, yesterday, charged with having obtained a gold chain, value $22, from the store of John Levy Cohen, No. 8 Maiden lane, by going to the store during the absence of Mr. Cohen, and representing to the clerk, Solomon Lindenbaum, that Mr. Levy had sent him for the chain. Schneider was held to await the action of the Grand Jury in default of $1,000 bail.

Before Justice Bixby, at the Essex Market Police Court, yesterday, Farrell Smith, a night watchman, of No. 333 Rivington street, was held for trial in default of bail for firing three shots out of a revolver at James Lestrange, of No. 89 Lewis street. On being asked what he had to say on his own behalf Mr. Smith stated that he knew Lestrange to be a bad character, and seeing him prowling around the premises he was engaged in watching fired at him, without any intention of wounding him and simply to scare him away.

Joseph Schloss, of No. 203½ West Twenty-fourth street, arrested by Special Agent Anthony Comstock, of the Society for the Suppression of Vice, and Detective J. A. Britton, for selling obscene pictures, in the shape of microscopic watch charms, was arraigned before Justice Smith, at the Washington Place Police Court, yesterday. The facts in the case have been fully published in the HERALD. Two complaints were made against Schloss—one by Mr. Comstock and another by Detective Britton. He was held in $500 bail to answer each complaint.

Officer Mihoff, of the Twenty-fourth precinct, yesterday morning arrested a boy named Martin Ryan, aged fourteen, for driving a cab having a placard on its side marked, "Centennial cab. Fare, fifty cents." On being arraigned before Justice Smith the boy stated that he had been employed by Frederick H. Greer, the noted operator, who is already known to the police as the originator of the swindling publication known as "Men of Progress." Greer was arrested, and, on being brought before Justice Smith, pleaded ignorance and endeavored to excuse himself. Justice Smith fined him $10 and regretted he could not fine him any more. Greer paid the $10 and walked out of court.

On the complaint of Sergeant Lefferts, of the sanitary squad, John Blake was held for trial by Justice Smith, at the Washington Place Police Court, for running an engine in the machine factory No. 517 West Twenty-fifth street without having an engineer's license or being competent to attend to an engineer's duties.

MUSICAL.

A GENTLEMAN OF GREAT EXPERIENCE GIVES instruction on pianoforte, organ, harp and harmony at pupil's residence; $10 quarter; reference. Address, with residence, TEACHER, box 129 Herald Uptown Branch office.

A PROMINENT PROFESSOR OF MUSIC WILL GIVE lessons during the summer for $4 per quarter, 24 full lessons, with privilege of practice; pupils taught for the stage, concert, opera and church in four weeks; no pay until places procured; a few good voices wanted. Address WILLARD, Herald Uptown Branch office.

BANJO, GUITAR AND SINGING.—PROFESSOR NAPOLEON GOULD, the celebrated player and teacher, enables pupils in a few lessons to accompany songs and play effectively. 168 East 32d st., near 3d av.

CARD.—A GERMAN PIANIST, WELL SCHOOLED, gives first class instruction on the pianoforte at pupil's residence for $8 per quarter, or 40 cents per lesson. Address INSTRUCTION, box 116 Herald Uptown Branch office.

"MARCH OF THE CENTURY," BY WILLIAM R. Chapman. Price 50c. Being played with great eclat in the commencements and public school exercises of New York city. Published by C. M. CADY, 107 Duane st., N. Y.

NEW AND BRILLIANT MUSIC.—"HAYES AND Wheeler Grand March," Strauss'ers, with portraits, 4 c., plain title 30c., for bands $1; Offenbach's new American compositions, "Serenade Polka, Bellos Americaines Valse," 75c.; "Offenbach Valse" (written for and played by Levy), 75c. each; has a fine portrait and autograph of Offenbach; "Columbia's Standard," song and chorus, Schornhorn, 35c.; Centennial Song and Chorus, Harlee, 30c.; "Liberty Bell," over 50 patriotic pieces, paper covers, 50c.; boards, 75c. Copies mailed. WILLIAM A. POND & CO., 547 Broadway; branch 30 Union square, New York.

NEW SONG AND CHORUS—"COACHING TO PELham," by Chas. Pratt; dedicated to Col. Kane; sung with great success by Kelly & Leon's Minstrels; published by AMERICAN MUSIC PUBLISHING COMPANY, 23 Clinton place, New York. For sale by all music stores; price 30 cents.

PIANO AND SINGING BY A FIRST CLASS GENtleman teacher, $1 a lesson during summer. CABLE'S Piano Warerooms, 107 West 23d st.

INSTRUCTION.

A SPECIAL CARD.—THE SUBSCRIBER WILL RECeive new pupils during summer months at half prices; a special course for pupils of the public and private schools will commence daily at 8 and 9 A. M. See circulars, Academy, 6th av. and 43d st. OLIVER B. GOLDSMITH.

A COMPETENT PERSON WOULD PREPARE YOUNG men for college and would teach French or Spanish. Address J. B. D., Herald office.

ALL SUMMER.—MR. DOLBEAR, 1,193 BROADWAY, gives lessons in Penmanship, Bookkeeping, Arithmetic, &c., day and evening.

ALGEBRA, BOOKKEEPING, ARITHMETIC, READing, spelling, German, French; hours suiting; writing lessons, $3 monthly. PAINE, 62 Bowery.

BOOKKEEPING AND BUSINESS,
728 Broadway.
Practice and instruction combined.
C. C. MARSH, author of the works on bookkeeping.

FRENCH, SPANISH AND GERMAN TAUGHT BY the new rapid system. Address PROF. WONDERMAN, 1,202 Broadway. Terms reduced.

GERMAN LANGUAGE.—A TRAINED GERMAN pedagogue will give thorough instructions in German, reading, writing, grammar, conversation and literature. Address L. C., Herald office.

HALF HOUR WRITING LESSONS FOR BUSINESS men and clerks; strictly private lessons for ladies; circulars. Rooms 70 West 43d st., corner 6th av.
OLIVER B. GOLDSMITH.

HOME BOARDING SCHOOL FOR CHILDREN; healthful location, short distance from city; will receive a mother's care; terms for board and English branches, $45 per quarter, for children under 12, music extra. Address Mr. H. E. SKYMOUR, New Canaan, Conn.

MISS C. E. HANDY, FROM THE BOSTON SCHOOL of Oratory, teaches elocution, vocal culture, also articulation to deaf mutes. 115 East 31st st.

PRIVATE TEACHER.—A GERMAN OF CLASSICAL attainments, while prosecuting his studies, wishes a few pupils in a private house; branches, German, Latin, French, mathematics and philosophy. Address STUDENT, Herald office.

SPANISH AND FRENCH LANGUAGES AND LITERAture; Translations. ANTONIO RAMOS, 41 West 11th st.

TEACHERS WANTED—FRENCH GENTLEMEN FOR German and drawing, $800 and home; Catholic principal for public school, $1,000; also, organist for Catholic church; several ladies for piano and singing in superior institutions, $500 to $1,000 and home; also several French ladies; lady for English, French, drawing and music, South, $1,000; lady principal for English and mathematics, Episcopalian, $600 and home; several other experienced teachers for responsible positions. Now is time for autumn session. Send for application form. J. W. SCHERMERHORN, 14 Bond st.

TRAINING CLASS FOR TEACHERS, 47 CLINTON place.—Open the entire year; young ladies prepared by a thorough instructor; grade and position procured.

$500.—IRVING INSTITUTE, TARRYTOWN, ON Hudson, no military; no extras; reopens September 12. Address A. ARMAGNAC, Principal.

MISCELLANEOUS.

INFANTS' AND CHILDREN'S
Breakfast.
THE PACAHOUT DES ARABES
is the very best and most agreeable breakfast for strengthening children and persons suffering from delicate and weak chests, stomach or attainted with chlorosis or "anemia." This nutritive and fortifying food is prepared by
DELAN-GRENIER, of Paris.
Depot at New York at JOHN DUNCAN & SONS' and at FOUGERA'S Pharmacy.

MIXED PAINTS, GROUND IN OIL, READY FOR immediate use, 50c., 65c. and 75c. a gallon. Send for card of colors and testimonials. NEW YORK CITY OIL COMPANY, 116 Maiden lane.

MATRIMONIAL.

A WIDOWER IN FAIR BUSINESS CIRCUMSTANCES is desirous of making acquaintance with a lady about 50, with some means of her own; view early matrimony only; social views and home ideas specially considered. In truth and faith send photograph for 14 days to CHARLES THORNTON, box 227 Herald office.

AN HONORABLE, EDUCATED, GENTLEMANLY widower of 53 desires the acquaintance of a lady in comfortable circumstances with a view to matrimony. Address FIDES, Herald office.

A WELL CONNECTED, EDUCATED, CHRISTIAN lady, affectionate and domestic, wishes to marry an honorable middle-aged gentleman. Address A., box 217 Herald Uptown Branch office.

AN INTELLIGENT, RESPECTABLE LADY, AGE 22 years (stranger here), wishes to make the acquaintance of an elderly gentleman; matrimony only. Address H. L., Herald office.

THE LECTURE SEASON.

TO SCHOOLS AND Y. M. C. A.—MISS HENRY, 356 West 35th st., is prepared to make engagements to deliver a lecture on "Zenobia, Queen of Palmyra," during the coming season.

WINES, LIQUORS, &C.

SMITH'S NEW YORK PALE ALE
Brewery, 240 West 18th st.

FINE ARTS.

WHEN YOU WANT FINE PHOTOGRAPHIC PORtraits in crayon or otherwise, first send postal for GEORGE H. JOHNSON'S circular, 747 Broadway.

CITY REAL ESTATE FOR SALE.

Central.

A 3D AV. CORNER OF A 100 FOOT STREET—Choice five story store and Flats, extremely low. V. K. STEVENSON, Jr., 4 Pine or 33 East 17th st.

A BARGAIN IF TAKEN IMMEDIATELY.—ELEGANT full width brown stone House on Park av. for sale. ALBERT BELLAMY, No. 3 Pine st.

ATTRACTIVE FOUR STORY RESIDENCE, LEXINGton av., adjoining 60, only $19,000, formerly $28,000; 3d av. Property, cheap for cash; largest assortment to exchange for country property, lightly mortgaged. MINZESHEIMER, 961 3d av.

A FIRST CLASS 25-FEET WIDE HOUSE ON 29TH st., near Lexington av; price, $20,000; worth $27,000; the handsomest and most complete private house below 42d st.; possession at once. J. H. MONAGHAN, 401 4th av., corner 28th st.

EXECUTOR'S SALE.—4TH AV., CORNER 110TH ST., and 162 East 112th st., on June 27, by R. V. HARNETT, Auctioneer. See auction column.

ELEGANT FOUR STORY RESIDENCE, 60TH ST., near Madison av., $24,000, formerly $38,000; splendid Business Property, $42,000, rented $6,000; assortment of three story Houses, from $8,500 upward; large number to exchange. LIONEL PROEHLICH, 788 3d av.

FOR SALE—FINEST PLOT ON 5TH AV., 125X100; suitable for hotel or flats; no money required.
RIDER & ANTHONY, 13 Pine st.

HANDSOME MADISON AV. HOUSE LOW FOR cash, or will exchange for near by suburban place and cash. Address THOMPSON, Herald office.

OLD-FASHIONED HOUSE, LARGE AND ROOMY, with plot 62.6x100.5 feet, on the south side of 54th st., between 5th and 6th avs., for sale; price low; terms easy. Apply at 69 West 54th st.

PARTIES IN SEARCH OF AN ELEGANT, CONvenient and comfortable medium-sized House, at a moderate price, are requested to call at and examine No. 69 West 56th st. On view during the day.

SACRIFICE.—56TH ST., BETWEEN 5TH AND 6TH avs. MORRIS B. BAER & CO., 72 West 34th st.

East Side.

A 50-FOOT WIDE CORNER LOT AND MANSION, Murray Hill, on a leading avenue, for sale at a bargain; will take part payment in a smaller house; balance cash and mortgage for 10 years. H. L. PHALON, 31 East 17th st.

AT $15,000.—A FOUR STORY BROWN STONE HOUSE on Lexington av., near 28th st.; immediate possession; would exchange for uptown Property. J. H. MONAGHAN, 401 4th av., corner 28th st.

EAST 22D ST.—ELEGANT HOUSE, FURNISHED OR unfurnished, between 3d and Lexington avs.; also 25 acre Farm, one hour from city, for sale or rent or exchange for diamonds. A. A. A., corner 21st st. and 4th av. (drug store).

FOR SALE—$2,000 EACH—SEVERAL LOTS, NORTHwest corner of 4th av. and 111th st.
E. & W. H. DOBBS, 128 West 33d st.

FOR SALE—THE EXTRA WIDE HOUSE SOUTHWEST corner of 2d av. and 19th st. most suitable for turning into stores and flats. Apply at 43 and 45 White st., up stairs.

FOR SALE—ON AV. A BOULEVARD, ABOVE 74TH st., a Lot, 25x100, with a two story frame Cottage thereon; price $4,250. Also the adjoining Lot, with Cottage, can be bought. L. J. CARPENTER, 26 3d av. (Bible House).

I OFFER TO SELL AT A DEAD BARGAIN—IN ONE of the most complete three story high stoop brown stone Houses in the Nineteenth ward, No. 116 East 88th st., near Park av.; it has just been overhauled, painted, frescoed and put in perfect order; immediate possession. Particulars on premises. Open daily. THOMAS McMANUS, Mason and Builder, owner. Also a similar House on Lexington av., near 57th st.

LEXINGTON AV., CORNER 53D ST.—AT AUCTION June 27, by R. V. HARNETT, Auctioneer. See Auction column.

$6,000—$250 CASH—FOR 111 EAST 112TH ST., two blocks from rapid transit station; two story and basement brick, high stoop; all the modern improvements; size, 18.9x40x3½ block. L. J. CARPENTER, 26 3d av. (Bible House); or C. L. MEAD, northwest corner 3d av. and 128th st.

West Side.

A.—10TH AV. AND 77TH ST.—TWO SPLENDID LOTS to be sold, without reserve, to-morrow (Monday), at 12 o'clock, at 111 Broadway, by V. K. STEVENSON, Jr., Auctioneer. Offices, No. 4 Pine and 33 East 17th st.

FOR SALE—NINTH WARD, 62 CHARLES ST., THREE story brick House; independent walls; lot full size. Apply on premises.

FOR SALE—THE FIRST CLASS FIVE STORY BROWN stone Residence No. 409 West 57th st., at a very low price and convenient terms. GEO. W. STAKE, 150 Broadway.

FOR SALE CHEAP—FOUR STORY FRONT AND TWO story rear, No. 449 West 33d st.; mortgage $6,000; five years. JAMES DILLON & SON, 459 9th av., or owner, on the premises.

FOR SALE OR TO LET—GOOD LOCATION, WEST side, for bakery, House and Lot; sure fortune.
SHIPMAN & MERSEREAU, 52 William st.

FOR SALE FOR CASH—OR EXCHANGE FOR UNINcumbered Country Property (near New York), or for Merchandise, a valuable Leasehold Property in West 28th st., 50x100 feet, with frame Buildings thereon; a desirable opportunity to a person wanting to make permanent improvements; lease about 60 years unexpired. Address W. H. M., 158 Reade st., New York.

North Side.

A FIRST CLASS COTTAGE BELOW COST; TERMS easy. Address JAMES L. PARSHALL, Morrisania, New York.

Miscellaneous.

A FEW CHOICE DWELLINGS AND TENEMENTS at low figures, on 12th, 17th, 32d, 49th and 58th sts.; also numerous bargains in exchange for country or city Property. CONDIT & WEBSTER, 145 East 17th st.

A GOOD SAVINGS BANK—HOMES ON INSTALment plan; send for circulars. E. R. KELLOGG, No. 3 Broadway.

CHOICE FULL SIZED CEMETERY LOTS, $112; halves and quarters in proportion. Inquire at 1,296 Broadway.

FOR SALE—TENEMENT HOUSES; ALSO LOTS FOR builders, on easy terms.
ELIAS G. BROWN, owner, 20 Nassau st.

REAL ESTATE AND HOUSE AGENT.—RENTS COLlected, &c.; tenements a specialty; references. L. S. WATKINS, 16 Catharine st.

BROOKLYN PROPERTY FOR SALE AND TO LET.

A BARGAIN—A FIRST CLASS THREE STORY brown stone House, size 20x45, lot 100, built in the very best manner; first class location, on the hill, western slope of Prospect Park, Brooklyn; will be sold at a very great sacrifice for cash. Address D. J. C., owner, box 4,863 Post office.

A CORNER PLOT OF FOUR LOTS OR SEPARATELY, on the most desirable part of Bedford av., at ruling price, or would exchange for medium priced Dwelling House. MATTISON, 336 Broadway.

A TWO STORY BROOKLYN COTTAGE HOUSE TO let—161 Myrtle st. Apply on premises to-day, between 1 and 4 P. M. A. J. SMITH.

A LARGE FIRST CLASS GENTLEMAN'S HANDsomely furnished Residence, 48 feet front, with extensions; every modern improvement and convenience, including billiard room, with extensive grounds, lawn and garden, combining advantages of city and country location; block bounded by 5th and 6th avs., Macomb and Carroll sts., Brooklyn, near entrance to Prospect Park; low rent; horse cars from ferries, 20 minutes. Apply on premises or address D. T. C., box 4,863 New York Post office.

FOR SALE IN BROOKLYN—THREE NEW THREE story brown stone front Houses, just completed having every modern improvement, built by days' work and first class in every detail; one of the best locations on the Hill; will sell out at a great bargain. Apply to A. WILKINSON, on premises, St. James' place, between DeKalb and Lafayette avs.

FOR SALE AT A SACRIFICE—A THREE STORY and basement frame House, with water and sewer connection; will be sold for $2,800. Inquire of owner, 465 Humboldt st., Brooklyn, E. D.

TO LET—A BRICK HOUSE, NINE ROOMS, ON Brooklyn Heights; hot and cold water and bath; rent $48 per month; Furniture for sale cheap; ready for housekeeping. Address E. F. W., Herald office.

$500 CASH WILL BUY THE CHEAPEST HOUSE in Brooklyn, E. D.; 3 stories, with store; rents for $700 per year; a decided bargain. W. H. CORWITH, 55 Greenpoint av., Greenpoint.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE.

To Let or Lease.

ELEVEN-ROOM HOUSE—PLEASANTEST LOCATION on Bergen Heights; gas, bath, heaters; six minutes from Liberty street ferry; only $25 per month to May 1. Address OWNER, box 130 Herald office.

WESTCHESTER COUNTY PROPERTY FOR SALE AND TO RENT.

A NICE PLACE—CONSISTING OF FIVE ACRES Land, Dwelling (just put in perfect order), carriage house and other buildings, orchard of apples, pears, &c., to rent, at Portchester, Westchester county. Apply to D. C. HAVILAND, No. 2 Bowery.

ANOTHER MOUNT VERNON COTTAGE—NINE rooms, near depot; carriage house; fruit abundant; $240 per annum. JOHN COADY, 151 East 42d st.

AT TREMONT.—TO RENT, FOR $800, A LARGE, handsome brick House, 14 rooms, gas and water, with six city lots and good stable; three minutes' walk from depot; best location in Tremont. HUGH N. CAMP, 152 Broadway, or J. THOMAS STEARNS, Tremont.

AT TARRYTOWN—ON HIGH AND VERY HEALTHY ground, for sale, a gentleman's residence, with three or six acres of beautiful land, at a great sacrifice.
S. EMBERSON, 659 6th av.

NEW ROCHELLE.—TWO FINELY SITUATED COUNtry Seats, 37 acres and 45 acres, 1¼ miles from depot; both under a high state of cultivation, heavily timbered, well watered; good outbuildings; fruit in abundance; will exchange for good City Property, or will sell very low.
RICHARD V. HARNETT, 111 Broadway, basement.

TO LET—AT RYE, WESTCHESTER COUNTY, A COTtage, in complete order, convenient to depot; 9 rooms; half an acre of land; location perfectly healthy and desirable. L. M. DAVENPORT, 143 Broadway, room 19.

TO LET—FURNISHED RESIDENCE IN MOUNT VERnon; splendid fruits; garden; rent taken in board. J. BARNES, 127 3d av.

TO LET—AT TARRYTOWN, A BEAUTIFUL, HANDsomely furnished House; all conveniences, stable, &c., for either season or year; immediate possession; low rent. S. EMBERSON, 659 6th av.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

A SEA SIDE COTTAGE ON ORIENTAL PARK, West Haven, Conn.; delightfully situated; splendid bathing grounds, &c.; for sale below cost. Address box 393 Post office, New Haven, Conn.

A.—FOR SALE, AN ELEGANT COUNTRY RESIdence in New Jersey; dry mountain air; no malaria; no mosquitoes; 16 acres; 1½ hours from New York; modern house, with all improvements; abundance of fruit and shade trees; brook and springs on the premises; view from house unsurpassed. T. S. SHEPHERD, 145 Broadway.

AN IMPROVED FARM FOR SALE—145 ACRES, free and clear of all liens, will be sold in fee for good notes of hand. Address box 106 Herald office.

AT LONG BRANCH AND MONMOUTH BEACH—Beautiful Cottages, Hotels, Boarding Houses, Stores and Restaurants to Let; terms very easy; prices reduced. Call on or address WILLIAM LANE, agent, East Long Branch, Post office box 48.

AT NEW BRIGHTON.—TO RENT, FURNISHED AND unfurnished Houses; modern conveniences; lawns, stables; charmingly located; views unsurpassed; merchants' residences; low rents. HARDING, 346 Broadway.

A.—TO LET, AT BATH, L. I., TWO NEW HOUSES with all improvements. Apply to ARCH. YOUNG, Bath, or V. K. STEVENSON, Jr., No. 4 Pine st.

AN EXCELLENT 35 ACRE FARM, 16 MILES IN JERsey, well fruited and watered; price, $5,500, including Crops; buildings worth $3,500. CURLEY, 12 Centre st.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

AT A. T. STEWART'S
GARDEN CITY, L. I.

NEW HOUSES, FURNISHED AND UNFURNISHED TO LET.

Several elegant brick winter and summer Residences, with gardens attached and containing all the modern improvements and conveniences; hot air furnaces, ranges, baths, water closets, &c., surrounded by ample grounds, laid out with walks and shrubbery, in an agreeable neighborhood, combining city life with all the advantages of country air, a pure and bracing atmosphere, free from malaria and peculiarly healthy and agreeable at all seasons.

The houses are located on the natural surface of the ground, about 100 feet above the ocean, with abundance of good water, fine roads and drives, and easily accessible at all times and in all weather, and where family supplies can be had from first class stores and groceries as conveniently as in the city.

For $1,200.—A large and elegant Mansion, about 50 feet square, containing 13 rooms, furnished in modern style and with every convenience; grounds, about 1 acre, beautifully laid out.

For $1,000.—An elegant Mansion, same class as above, with carriage house grounds, &c., but unfurnished.

For $850.—An elegant Dwelling House, same class as last, unfurnished, but without carriage house.

For $550.—A superb brick dwelling House, containing 11 commodious rooms, similar grounds and conveniences as last.

For $500.—A large and very attractive Dwelling, with 10 rooms and all modern conveniences, with spacious garden attached.

For $400.—A very comfortable dwelling House of 10 rooms, with like conveniences as last.

Railroad Station.—Brick building, with large, well warmed waiting rooms, within five minutes' walk, affording communication with the city nearly every hour of the day by the Flushing and Northside Railroad from Hunter's Point and James slip. A forty minutes' ride through beautiful scenery in first class rail cars.

Water and Gas.—Contracts have been made for erecting extensive works to supply water for domestic and fire purposes, which, with the gas works proposed, will make residences very desirable.

The large, first class hotel, located in an elegant park adjoining the railroad station, is open for visitors at all times and supplied with everything in season.

Carriages had at a minute's notice. A visit of inspection is requested. Apply at the office, near Garden City Railroad Station, to W. R. HINSDALE, Manager.

A GREAT SACRIFICE.—MUST BE SOLD, A FARM consisting of 25 acres; house, barn and well of water; also young orchard; all for $500; situated in Pike county, Pennsylvania. Apply to Mrs. EADIE, 334 East 25th st., New York.

AT NYACK, N. Y.—A VERY PRETTY COTTAGE TO rent, furnished or unfurnished, by the week, month or year; parties desiring furnished Rooms, with or without Board, will find this a most desirable home for the summer; it is only two minutes' walk from railroad depot, and the same distance from the boat landing; it possesses superior advantages with regard to shade, fruit and excellent water, besides being located in the most retired and elegant part of Nyack. For terms address M. C. WELCH, St. Ann's, Nyack.

A FIRST CLASS FARM, 25 ACRES, GOOD BUILdings, 17 miles on Central Railroad, New Jersey, to exchange for Merchandise or Business; Dry Goods or Clothing preferred. Address GOOD CHANCE, Herald office.

ANOTHER ORANGE COUNTY FARM, 100 ACRES, stocked, crops, implements, decided sacrifice; 40 Acres, near Plainfield, $35. JOHN COADY, 151 East 42d st.

A FIRST CLASS HOUSE, TENEMENT, SMALL HOUSE, country place, for sale low and all well rented; will exchange. Owner, 207 West 38th st.

AT ELIZABETH.—TO RENT, AN ELEGANT RESIdence, furnished or unfurnished; all modern improvements; garden, stable, &c., near depot; rent very low. J. G. HAMILTON, 124 Front st.

BEAUTIFUL HOUSE, SEVEN ROOMS, MARBLE mantels; two lots; unsurpassed view; depot five minutes, forty minutes Chambers st.; $4,500; will exchange for nearby Farm or Jersey City House, unencumbered. Address SOLID, Herald office.

CHEAP RENTS AT EAST NEW YORK.—SMALL COTtages, from 7 to 10 rooms, will be rented separately or in floors, at $5, $10, $15; also Brooklyn Cottage, $25.
MILLER & MOLLOY, 202 Broadway.

FOR SALE AT A BARGAIN—A DAIRY FARM OF 150 acres; good buildings; near Madison, N. J. Apply to H. B. SIKE, Brandreth House, corner Canal st. and Broadway, New York.

FOR SALE—IN HOLBROOK, L. I., A FINE COTtage, eight rooms, three lots, garden, fruit, &c., $750, worth $1,000, on easy terms; do. do., five acres, five rooms, five acres land, abundance of fruit, $1,500; unimproved Farms, one, five, ten and twenty acres, $30 per acre, worth $50; Lots near the depot, church, &c., $40 to $75; half the former prices; call and see maps.
A. M. COTTER, 142 Fulton st.

FOR SALE OR RENT.—FACTORY, 30x60, TWO-STORIES and basement, overshot water wheel 14 feet, 6 feet buckets, 6 dwelling houses and barn, 20 acres land with orchard, good water power; also 28 feet fall; not occupied; 50 miles from New York; 200 feet from depot, post office and country store; in Orange county. For particulars inquire of CONROY, BISSETT & MALLERSON, 65 Fulton st., New York.

FURNISHED COTTAGE TO LET IN ELIZABETH, N. J.—Ten rooms; pleasant location; fruit, vegetable and flower garden; gas, bath, &c. Address B., 536 Monroe av., Elizabeth.

FURNISHED COMPLETELY, SECOND FLOOR OF gentleman's residence, one hour from City Hall; fruit, scenery, &c.; rent $30 monthly.
QUIRK, 72 Maiden lane.

FURNISHED COTTAGE—AT BRENTWOOD, L. I., 40 miles from New York, four blocks from station; plenty fruit; healthy. E. PUTNEY.

FRUIT AND POULTRY FARM—12 ACRES, WITH brook; near churches, stores, seminary, lake, creamery, depot; Orange county. OLIVER, 162 Broadway.

FARM (THREE ACRES), WITH HOUSE (FOUR rooms, price $375, at Westfield N. J.; free; no brokers. Inqu