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Joseph P. Day Auctioneer Inc.

One of the few Remaining

Select Waterfront

Properties on Long Island Sound—Bronx

All agree that E. 177th St., running from the Hudson River, through the Wissmann estate, to the Sound, is the Key to the entire Throggs Neck Section.

THROGGS NECK — **Waterfront LOTS** — **BRONX**

Fine Sand Beach on Property — N. Y. CITY

350 WATERFRONT THROGGS NECK — BRONX — **LOTS**

WISSMANN ESTATE

On East 177th Street and Long Island Sound

Spacious Residence—Full Sound View, Included in Sale

ABSOLUTE AUCTION

Next Sat., June 3

On the Premises at 1 P. M.

Lawyers Title & Trust Co. Policies Free

70% MAY REMAIN ON MORTGAGE

VISIT THE PROPERTY

Take Pelham Bay "Sub" to Westchester Square — East Tremont Ave. Trolley to Eastern Boulevard—Municipal Bus to property.

Brooklyn Lots for Builders of Flats, Garages or Factories

You are Buying Lots that have been piling up in Value for 75 years. Now put on the market for the First Time by the Litchfield Estate.

107 Unrestricted Brooklyn LOTS

On 4th and 5th Aves., 3rd, 4th and 5th Streets on B. R. T. 4th Ave. Subway and 5th Ave. "L,"

Opposite the Old Washington Park Baseball Grounds

70% on Mortgage—Title Guarantee & Trust Co. Policies Free

Absolute Auction 14 Vesey St., Manhattan 12 o'clock, noon **Absolute Auction**

Next Thursday, June 1st

To inspect Lots take 5th Ave. "L" to 3rd St. Station or 4th Ave. Subway to Union or 9th St. Station.

SPECIAL SALES DAY, Thursday, June 8th

AT NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY.

Absolute Executors' Sale

Estate of D. Frederick Ebbers, Dec'd.

544 West 48th St.

(Bet. Tenth and Eleventh Ave.)
4 story brick tenement. Size 19.8x100.5.
Wilson M. Powell, Atty., 7 Wall Street, N. Y. City.

Absolute Trustees' Sale

Estate of John C. Clegg, Dec'd.

E. C. Rickerson & M. S. Gallaher, Esqs., Trustees.

1189 First Ave.
(80.5 ft. N. of East 64th St.)
5-story brick tenement with stores.
Size 23x100.

226-228-230 E. 106th St.
(Bet. 2nd & 3rd Aves.)
Three 4-story brick tenements, with stores. To be sold as one parcel.
Sizes 25x100.11 each.

510 West 39th St.
(175 ft. W. of 10th Ave.)
5-story brick tenement.
Size 25x98.9.

71 East 120th St.
(125 ft. W. of Park Ave.)
5-story brick and stone tenement; size 25x100.11

185 Spring St. and 87 Thompson St.

5-story brick building & 2½ sty. frame building, to be sold as one parcel. Size 25x75, with L to Thompson st., 25.1x76.
George H. Hyde, Attorney, 41 Park Row, N. Y. City.

N. E. Cor. 76th St. & West End Ave.
(Known as 340 West End Ave.)
4-story and basement brownstone dwelling. Size 22.10x90. Immediate possession.

S. W. Cor. Broadway & 253rd St.
(Borough of Bronx)
Vacant plot of ground, opposite Van Cortlandt Park. Size 25x112x43x irreg.

294 Cherry St.
(83.1 ft. East of Jefferson St.)
5-story brick tenement;
Size 25x103.9 4-5x irreg.
Adolph & Henry Bloch, Attys.
99 Nassau St., N. Y. City.

Glenwood Yonkers Homesites
Woodworth & Ravine Aves. & Point St.
A plot of 9 vacant lots, to be sold separately and as a whole.
Sizes about 25x92 each.

Hastings-on-Hudson Villard & Euclid Aves.
2½ acres, improved with dwelling and 6-family house.
Arthur Bell, Atty.,
364 Alexander Ave., Bronx.

Bryant Av. & Boston Rd.
(Known as 1919-1921 Bryant ave. & 1908 Vyse Ave., Bronx)
Two 2½-story and one 2-story frame dwelling, to be sold as two parcels.
Sizes, 101.87x274.86x irreg., 55.01x142.67 x irreg.

N. E. Cor. River & N. First Sts.
(Borough of Brooklyn)
A plot of ground, suitable for improvement with manufacturing plant.
Size 63.9x264.4½x irreg.
Shearman & Sterling, Attys.,
55 Wall St., N. Y. City.

S. E. Cor. Jackson Ave. & 144th St.
Vacant plot of ground, 100x142.6x irreg. Suitable for apartments.

25-26-28 Eighteenth St., Elmhurst, L. I.
Three 2-family frame dwellings to be sold separately. Sizes 40x100 each.
Clarence M. Davis, Attorney,
2 Rector St., N. Y. City.

Send for Bookmaps
67 LIBERTY ST., N. Y.

Joseph P. Day Auctioneer Inc.

Send for Bookmaps
PHONE CORT. 0744

Send for the Joseph P. Day Plan "How to Have Your Lots Cost You Nothing" through Tax Exemption.

15% Off for Cash

80% on Mortgage Contract

No Auctioneer's Fees

These are the remarkable terms on which you can buy one or more lots and a 16-Room House, with possession, at

490 Lots

SPRINGFIELD MANOR

in the Springfield District **JAMAICA**

on Merrick Road, Farmers Ave. and other thoroughfares.

Public Auction Sale on the premises, beginning at 10:30 A. M. and lasting all day.

GO TO THE ONE BIG SALE OF THE DAY: Go to the *Red and White Office* on Merrick Road, at Farmers Ave.

Decoration Day, Next Tuesday, May 30

Spend your holiday at this sale. Free buses will meet all trains. 20-Piece Band—6 Aerial Acts—Luncheon Served.

Send for Bookmaps **JOSEPH BERNSTEIN,** Auctioneer
598 Madison Ave., N. Y. C. Telephone Plaza 7188

ESTABLISHED 1872 — T. F. ARCHER AUCTIONEER

230 AUCTION SALE OF BUILDING LOTS AT FRANKLIN SQUARE

Near STEWART MANOR (Nassau County), N. Y. On Hempstead Turnpike, Trolley Stop 23.

ON TUESDAY, MAY 30th, At 1 P.M.

DECORATION DAY

On the Premises—Under Tent.
Most Beautiful Home Section in FRANKLIN SQUARE.
KNOWN AS FRANKLIN MANOR.
IMPROVEMENTS—EASY TERMS.
Inquire of Peter J. Herman, Owner, on Premises, or T. F. ARCHER, Auctioneer, 40-42 NEW YORK AVE., JAMAICA, N. Y. Phone JAMAICA 0600.

ESTABLISHED 1872 — T. F. ARCHER AUCTIONEER

ELMHURST RESIDENTIAL PROPERTY AT AUCTION

135 Lots and 8-Room House

Caldwell (Johnson) Ave., Corinth, Thew, Weisse Aves. and Adjacent Streets at

ELMHURST, NEW YORK CITY ON SATURDAY, JUNE 3, 1922

At 2:00 P. M., on the premises, under large tent. RAIN OR SHINE. EASY TERMS. TITLE POLICIES. For Maps, etc., address T. F. ARCHER, Auctioneer, 40 New York Ave., Jamaica, N. Y. 'Phone Jamaica 0600, or DANIEL FRANK, 13 North 19th St., Elmhurst, N. Y., or PHILIP FRANK, 179 Hunter Ave., Long Island City, N. Y., Attorneys for Owner. Phone: Newtown 0328—Astoria 0796.

Help Wanted Advertisements in The New York Herald are productive of the best kind of commercial and domestic help. Telephone Worth 10,000

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property. Telephone advertisements to Worth 10,000.

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

ESTABLISHED 1847

BRYAN L. KENNELLY, Inc.

REAL ESTATE AUCTIONEERS

Special Auction Day, Wednesday, June 7

At 12 o'clock noon in the Real Estate Exchange, 14 Vesey St., N. Y.

BROOKLYN
Liquidation Sale
by Order of Joseph H. Curren

Southwest Corner Church and Rogers Aves. known as 826-828 Rogers Ave.
3-story brick building, containing 2 stores and 2 apartments, all vacant. In the past 15 years occupied by a drug store, confectioner, dentist and real estate office. Size 20x90.

S. E. Corner Church Ave. and Veronica Pl.; vacant plot adjoining above corner, forming entire block front on Church Av. Size 50x90.

830 and 834 Rogers Ave. running through to 13 and 17 Veronica Pl.; two three-story brick flats, with stores and apartments. Size 20x70 each.

N. E. Cor. Erasmus St. and Veronica Pl.
2-story frame store and rooms above; also 2-story frame dwelling in unrestricted zone. Size 45x150.

All the above properties are located in one block, which is only one block from the subway station at Church and Nostrand Aves.; two trolleys pass the corner. 60% may remain on 1st mortgage, 1-2 years at 6%.
HENRY D. LOTT, Esq., Atty., 164 Montague St., Brooklyn.

BRONX

1501-1503 W'msbridge Road
Corner of Silver St.; two 2-story frame buildings. Size 56x100.

1550 Silver St.
Near Williamsbridge Road; 2½-story frame dwelling and garage. Size 50x164x171.

South Side W. 176th St.
125 ft. east of Macombs Road; choice building plot. Size 75x100.

West 168th St.
North side, 78.07 ft. west of University Av. Size 38.66x74.05x87.44x irregular.

Jarvis Ave.
East side, 250 ft. south of Buhre Ave. Size 50x100.

ARVERNE-BY-THE-SEA, L. I.: —433 Beach 72d St. (Wavecrest Ave.), near Falling St.; 2½-story, 7-room frame dwelling. Size 30x100.
BRIGHTWATERS, L. I.: —Pine-Aire Section, E. S. Manatuck Boulevard, near Pine-Aire Drive; 5-room bungalow and garage.
JAMAICA BAY: —2 acreage plots, to close the Estate of Adolph Stark, Dec'd. 7½ acres on Thurston Creek, 2½ acres on Long Island Creek, and large plot fronting on Meadow Road.

Send for Illustrated Bookmap BRYAN L. KENNELLY, Inc. 149 Broadway, New York.

275 Lots

also one large house, one garage, which can be altered into a dwelling, eight one-acre plots and one seven-acre plot in

Yonkers

in Dunwoodie Heights Section

This property is beautifully located on Yonkers Avenue, Seminary Avenue (old Jerome Avenue), Midland Avenue, Division Street and intersecting streets. It has been held by the Sweet family for over thirty-three years.

Office on Property

Absolute Executor's Auction Saturday, June 10 On the Property, at 2 P. M.

To Close the Estate of Clinton W. Sweet, Dec'd.

All the streets of this property are laid out and many attractive houses have already been built costing from $5,000 to $15,000. Yonkers Avenue has every improvement, with a trolley from Yonkers to Mount Vernon running past the property. The Jerome Avenue trolley, only 3 blocks away, connects with the subway at Woodlawn Station; and the Dunwoodie Station on the Putnam Division of the New York Central R. R. is within 2 blocks of the property. (36 minutes to Grand Central, $7.43 commutation). *The movement for tax exemption in Yonkers is well under way.*

TERMS OF SALE

As high as 70% may remain on mortgage for one or three years at 6%. 5% discount for all cash.

Send for Bookmap

Bryan L. Kennelly, Inc., 149 Broadway, N. Y. C.

Sale Postponed!

Owing to delay in preparing survey, the Idlewild sale has been postponed to

Saturday, June 17 Absolute Auction

FREE BUSSES! Free busses will meet every train at Jamaica station TODAY, and will pick up passengers at "Stop 182," Traction Trolley.

2,000 Lots — Tax Exempt Waterfront Bungalow

in New York City. "Idlewild," the Sportsmen's Paradise, 15 min. from Jamaica

"Idlewild" has been divided into 2,000 Bungalow Lots, which we will sell to the highest bidders FOR WHATEVER THEY WILL BRING.

This is the chance of a lifetime for lovers of outdoor life to buy and BUILD. You can EASILY have a tax-exempt bungalow on your plot in time for you and your FAMILY to enjoy THIS SUMMER.

The famous old 28-room "Hotel Idlewild," with outbuildings, is included in this sale.

"Idlewild" is immediately adjacent to the proposed Cornell Basin, part of the great commercial development of Jamaica Bay. This will mean great increase in property values here.

Sale on the property, at 2 P. M., rain or shine, in mammoth tent. Property open for inspection today and Decoration Day.

Free Illustrated Bookmap B-2

Send for it TODAY! It describes the property fully, with MAPS and PICTURES, tells how EASY it is to reach and quotes the very LIBERAL TERMS of sale. DON'T MISS THIS CHANCE.

149 Broadway, New York | BRYAN L. KENNELLY, Inc. | Telephone-Cortlandt 1547

"HUMEWOOD"

(Known as the Rowley Estate)
At
ABSOLUTE AUCTION SALE
On the premises, Warburton Avenue,
HASTINGS ON HUDSON
MEMORIAL DAY—MAY 30th, 2 P. M.

ROBERT E. LENT, AUCTIONEER,
COMPRISING

22 CHOICE BUILDING PLOTS
each having an unobstructed and unsurpassed view of the Hudson and Palisades.

THE ROWLEY HOMESTEAD
Built in 1807 of stone and possessing possibilities of being remodelled to rank with the show places of the neighborhood.

MODERN STUCCO RESIDENCE
No. 106 Warburton Ave.; 8 rooms, bath, sun parlor. Of an unusually artistic design and an interior of distinct appeal.

The lots and residences will be offered individually, and sold for whatever they will bring—regardless of cost or value.

Maps and full particulars from
HUME HICKEY, 106 Warburton Ave., Hastings on Hudson, N. Y.
BURNS & FENNO, Attys., White Plains, N. Y.
ROBERT E. LENT, Auctioneer, Ossining, N. Y.

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EST. 1852 ASHFORTH & CO. 501 FIFTH AV. 0142 MURRAY HILL

REAL ESTATE BROKER
Real Estate—Experienced young Christian broker, exceptional record; large deals closed; leases, exchanges; would connect progressive firm where opportunity exists large negotiations; drawing, commission arrangement. S 147 Herald, Herald square.

FREDK FOX & CO 797 MADISON AVE 793 B'WAY

26 WEST 31ST AMES EST. 1881 REAL ESTATE

George B. Corsa, Real Estate, Sale or Lease, 10 East Forty-third Street, New York.

CITY REAL ESTATE.

F. & G. PFLOMM, REAL ESTATE,
1333 Broadway, at 35th St.
Management of Business Properties a Specialty.

J. ARTHUR FISCHER
690 6TH AVE., NEAR 40TH ST.
REAL ESTATE IN ALL ITS BRANCHES.
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J. E. WHITAKER MANAGEMENT
Tel. Plaza 7053. 57 West 57th St.

BUSINESS HESS INC. PROPERTY

CITY REAL ESTATE.

BUNGALOWS
Six Large Room and Bath
Delivered, freight paid, anywhere in the East, for the remarkable price of
$1075

These buildings were occupied for a short time by Government officials, are taken apart in sections, and can be re-erected quickly. In addition to bathroom and kitchen equipment, we furnish new interior linings of "Best-Wall," better than plaster and which conforms to fire regulations, shingles or Red-Wood siding for the exterior and new red or green surface-slate roofing. The buildings when reerected are therefore brand new within and without. You cannot duplicate these houses to-day at less than several times our price.

Only a few are left. We are under contract to ship them all before June 30th. Hence the extraordinarily low price. Don't delay. Look into the matter at once. Visit our showroom write or phone for specifications, plans, etc.

Office open Sunday, Tuesday and daily until 9 P. M.

United Portable Building Mfg. Corp.
115 Broadway
Phone 5665 and 5879 Rector.
We also have exceptional bargains in New All-Steel Garages

CROSS & BROWN COMPANY
Real Estate in all its branches,
18 EAST 41ST ST. 407 BROADWAY.
175 FIFTH AV., B'WAY & 57 St., Fisk Bldg.

DOUGLAS L. ELLIMAN & CO.,
15 East 40th St. Plaza 9200.

Above 14th St. to 59th St. (Inclusive).

FIREPROOF BUILDING **40,000 Sq. Ft.**
PERFECT LIGHT; POWER PLANT.
Prominent Street in Chelsea Section.
JAMES N. WELLS' SONS,
191 Ninth Ave. Near 22d St.

DWELLINGS—TENEMENTS
Several choice houses for sale.
LOUIS SCHRAG, 142 W. 23D ST.

REAL ESTATE AT AUCTION.

SUPREME COURT PARTITION SALE

Samuel Marx Auctioneer

Will Sell at Public Auction
By Order of William Allen, Esq., Referee,
Thursday, June 1st
at 12 o'Clock Noon
At Real Estate Exchange Salesroom,
No. 14-16 Vesey Street
NEW YORK,
the following property:

436 East 84th St.
(Bet. Aves A and 1st.)
5-story and basement brownstone dwelling, 25 ft. 3 in. x 87 ft. 3 in., on plot of ground 25 ft. 3 in. x 102 ft. 2 in.

340 East 85th St.
(Bet. 1st and 2d Aves.)
5-story and basement brick dwelling, 25 ft. 3 in. x 86 ft., on plot of ground 25 ft. x 102 ft. 2 in.

339 East 79th St.
(Bet. 1st and 2d Aves.)
4-story and basement brick dwelling, 28 ft. x 78 ft., on plot of ground 28 ft. x 102 ft. 2 in.

For further particulars apply at office of Messrs. Wilber, Norman & Kahn, 299 Broadway, Attorneys for Plaintiff, Tel. Worth 4370.
Or at Auctioneer's Office, 115-117 West 23d St., New York City. Tel. Watkins 5660-9662.
Sale Conducted by Benjamin Marx.

ARTHUR C. SHERIDAN
REAL ESTATE AUCTIONEER
ABSOLUTE AUCTION
SATURDAY, JUNE 3,
AT 3 P. M., ON THE PREMISES AT CLOVE ROAD & SERPENTINE ROAD,
The Nichols Estate at GRYMES HILL,
STATEN ISLAND
Large residence and 18 acres, on Clove Road and Serpentine Road, with about 200 feet road frontage.
Maps from
ARTHUR C. SHERIDAN
152 BROADWAY, N. Y. C.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

MORTGAGE MONEY
Large Sums for Manhattan and Bronx
FIRST MORTGAGES
MEDIUM CHARGES
Wood, Dolson Co., Inc.
Mortgage Dept.,
141 Broadway. Tel. Rector 7354.

MORTGAGE WANTED
Responsible contractor, now building high class elevator apartment, in suburban Westchester, is in the market for $200,000 5 year loan. Ample security. S. E., 2199 Herald, Herald sq.

MONEY—MONEY
advanced immediately, second mortgage, small and large amounts, anywhere; also heirs having interest in estates. Write, call, WALDORF, 15 Park Row, Suite 203.

MORTGAGE MONEY AVAILABLE
WE WILL BUY FIRST OR SECOND MORTGAGES ON IMPROVED REAL ESTATE.
T. D., 101 HERALD, 280 BROADWAY.

MTG. MONEY & BLDG. LOANS
Dwellings, Apts. and Business Buildings, Manhattan and Bronx. $10,000 min.
J. CLARENCE DAVIES, Melrose 3462.
148th St. and 3d Ave. 32 Nassau Street.

BUILDING LOAN MONEY
Long Term Loans, Any Amount
ELISHA SNIFFEN,
135 Broadway. Phone 5626 Rector.

CITY REAL ESTATE.

Above 14th St. to 59th St. (Inclusive).

To Sell Property

you must show a buyer REASONS WHY HE SHOULD BUY!! This requires intelligence and experience!!! Just offering property is shooting arrows into the air. SALE CAMPAIGNS HIGHLY SPECIALIZED ARRANGED. Your property turned into money. I show you how and make you a reasonable charge for showing you HOW TO GET MONEY OUT OF YOUR PROPERTY. Two ways—one filing and forgetting—the other FORCING RESULTS BY USING EXPERIENCE AND INTELLIGENCE!! Which do you want?

Clifford Van Schurman & Co.
50 East 42nd
Mortgage Loans and Prompt Sales.

For **Bank, Insurance or Trust Company**
Plot 14,000 Square Feet.
fronting on
42d St. Madison Ave. and 41st St.
Early Possession.
DWIGHT ARCHIBALD & PERRY
Watkins 5360. 137 West 23d St.

BUSINESS PROPERTY
Mercantile Warehouses and Factories.
LOUIS SCHRAG, 142 W. 23D ST.

Above 59th St.—5th Av. to East River

Rental, $8,700; Price, $52,000
6 story new law apartment, East 60s. All 4 room apartments, with bath; not heated. A paying investment.
JOHN PETERS, 210 East 14th St.

Unusual Sacrifice—Owner Must Sell
Corner 2d Ave., near 116th St., 5 story Apartment; 3 families on floor. Excellent Condition.
H. N. ROHN, 55 Broadway.