REVIEW OF REAL ESTATE.

Better Demand Than There Has Been for the Past Sixty Days.

AUCTION AND PRIVATE SALES.

Success Attending the Purchase of a Home on the Installment Plan.

The real estate market is of a healthy and conservative nature. There is no sky-rocket tendency, quick transient creation of values, no unhealthy excitement. While sales are not numerous, prices are maintained that have been considered high. Evidences of the dull times have so far melted away that natives "to the manor born" are able to grasp the fact that values must necessarily increase with the City's steady and stable development.

A most gratifying increase in the acquisition of homes by the workingmen has been noted. The workingmen of America are distinguished on account of owning more homes than their brethren in any country in the world. This is becoming especially true of San Francisco. Beautiful, tasty and modest homes of all kinds are springing up everywhere.

It is surprising, but positively true, that only 2 per cent of the people who embark in the venture of home-buying on monthly payments ever fail—only two out of every hundred. The losses of houses partly paid for is due to many causes, chief among which are unforeseen circumstances, death, sickness and dissensions in families. There have been few instances where the husband and wage-earner has fallen into the habit of intemperance or has lost his employment through the failure of the house he is with.

The employe who has taken the responsibility to build or buy his own home in ninety-nine cases in a hundred becomes a more conscientious laborer for his employer, so as to be sure of promotion, or at least retention, and a number of instances could here be cited where the employers on hearing of the employe's efforts have promoted him so as to help him along. When it is known that a majority of the ventures in business are failures and that 98 per cent of the ventures in home-building are successful, it may be imagined that the home-buyers do not leave a stone unturned or spare themselves an effort which will aid them in achieving the goal. The fact that a man undertakes to make his own home is a guarantee that he is in one respect a good citizen.

LOANS AND RELEASES.

The most important loans of the week were made by the Hibernia Savings and Loan Society at 6½ per cent, as follows: $10,000 for one year, on the fifty-vara lot on the north line of Jackson street, 137:6 west of Hyde street; $10,000 for one year, on the property 45:10x137:6, on the southwest line of Spear street, 183:4 northwest of Mission street; $12,000 for one year, on the property 62:6x100 on the northwest corner of Baker and Grove streets; and by Louise Dorn, $11,500 for one year at 7 per cent, on lot 40x68:6, on the south line of Pine street, 177:6 east of Powell street.

The largest releases granted during the week were: By private parties, $28,000 on an irregular shaped lot in Western Addition block No. 494, on the north line of Broadway, 234:6½ east of Broderick; by the Regents of the University of California, $20,000, on an irregular shaped lot at the southwest corner of Golden Gate avenue and Taylor, in fifty-vara block 229; by the Hibernia Savings and Loan Society, on the property 25x90, on the southeast line of Market street, 250 feet northeast of Ninth street; and by the same bank, $11,000 on the property 240x280, on the southeast line of California street and Eighth avenue.

BUILDING CONTRACTS.

The following building contracts were recorded during the week ending July 27:

P. A. Peshon, owner, with Dahlberg & Lund (contractors), architect none, all work for a two-story frame building, on west line of Cherry street, 102:8¼ north of Sacramento, north 25 by west 110; $3500.

George S. Conroy, owner, with B. I. Taylor (contractor), architect none, all work for a one-story five-room frame cottage, on east line of Third avenue, 300 south of Lake street, south 25 by west 120, outside lands 73; $1650.

Herman Goecken, owner, with George Lake (contractor), architect H. D. Mitchell, all work for a two-story frame building, on east line of Fourth street, 25 north of Brannan, north 80, east 50, south 80, west 50; $4350.

D. T. McArthur, owner, with Casper Zwierlein (contractor), architect contractor, a two-story frame on east line of Locust street, 100 south of Sacramento, east 62 by south 32:7½; $3400.

Mrs. M. Hochstadter, owner, with Richard Sinnott, contractor, M. J. Lyon architect; all work for a two-story and basement frame building on the north line of Broadway, 197 west of Gough street, west 33 by north 137:6, Western Addition 165, $6200.

James Mahoney, owner, with P. J. Brennan, contractor, J. E. Craft architect; all work for alterations and additions on southeast corner of Bryant street, 66 southwest of Center place, southwest 25 by southeast 80; $1398.

Adolph Sutro with Campbell & Fethis, contractors, Lemine & Cooley architects; sashes, bridging, etc., for a three-story building on old site of old Cliff House; $2770.

M. F. Dempsey with Henry Munster, to erect a two-story building on Bartlett street, near Twenty-second; $2400.

Horace D. Hill with Keating, Leonard & Ransom, concrete walk, etc., on northwest corner of Sacramento and Lyon streets.

G. E. Thompson with James Mooney, contractor, Martens & Coffey architects; to erect a two-story building on lot on west line of Pierce street, 137:6 north of Union street; $2495.

C. Westphal with A. G. Johnson, contractor, A. C. Lutgens architect; to make alterations and additions on a three-story frame building on lot on south line of Fell street, between Steiner and Pierce; $3158.

Bridget McDermot with F. A. Blanchard and J. B. Clark, contractors; John T. Kidd, architect; all work for a one-story frame and rough basement on East York street, 222:6 south of Twenty-first, 25x100; $1575.

Keating, Leonard & Ransome, contractors, with P. H. Jackson, sub-contractor; Henry Schulze, architect; sidewalk, lights, etc., for the Safe Deposit and Trust Company; $3630.

R. B. Forman with James A. Smile, contractor; W. J. Mathews, architect; alterations on the north line of Washington street, 137:6 east of Octavia; $1997.

Horace L. Hill with James A. Smile, contractor; Walter J. Mathews, architect; work on dwelling on the northwest corner of Sacramento and Laguna streets, 136:6x72; $10,775.

MISCELLANEOUS ITEMS.

At the session of the Board of Supervisors this afternoon bids will be considered for the erection of a two-story eight-class school building on the south line of Haight street, between Masonic and Central avenues.

In all probability the contract will be let during the week for the erection of the First Presbyterian Church of Berkeley. The estimated cost of the building is $20,000. It will stand on the corner of Elsworth street and Alston way and measure in ground dimensions 100x125 feet. The auditorium and Sunday-school room will be connected with folding doors which may be thrown open should the seating capacity of either portion be overtaxed at any time. The designs for the edifice by Samuel Newsom are in the Elizabethan English style of architecture.

Marcuse & Remmel have closed a deal for 200 feet of frontage on Pacific avenue, near Sherman street, in Alameda, where six modern houses will be erected. Two will be started this week. The dwellings will cost $2500 each.

The extensive addition to the Pacific Hebrew Orphan Asylum and Home Society, at the corner of Hayes and Devisadero streets, the original contract for which was $34,300, is nearly completed. Among the improvements are a new laundry and heating plant.

According to the report of the Street Superintendent, San Francisco has 143 miles of paved streets, sixteen of which were accepted during the past year. Of new pavements laid during the fiscal year seven miles were of bituminous rock, four miles of basalt block and 2335 feet of cobble pavement.

The contract for the engines, dynamos and generators of the power-house of the Sutro Electric Railroad have been let to the Fulton Iron Works. This road will be equipped and in operation within two months.

By the terms of the will of James Carroll, the sum of $81,000 is to be distributed among relatives and $37,000 among charitable institutions, while the remainder goes to Archbishop Riordon. The Union Trust Company, executor of the estate, has directed O. F. von Rhein & Co. to sell at public auction the realty of this estate on Thursday, August 8.

The prominent feature is a magnificent block renting for $7680 yearly, consisting of twelve handsome residences, covering a lot 275x100, being the entire frontage on the east line of Laguna, between Turk and Eddy, and facing Jefferson Park. The houses were built in two sets of six each, so that the sale can be made in two subdivisions, but it is hoped that one buyer will purchase the entire lot.

In addition to the above there is a lot, 28x62, on the southwest corner of Geary and Williams streets, with old improvements renting for $60; also adjoining the Olympic grounds a lot 150x120, on the northeast corner of Ninth avenue and I street, which will be sold as a whole or in subdivisions; a sunny residence lot, 37:6x137:6, on the north line of Pine street, 100 feet east of Devisadero; the fifteen-room house at 315 Ellis street, above Taylor, with lot 27:6x137:6; a new three-story house, 242 and 242½ Union street, with lot 23:6x67:6, renting for $59; the handsome residence at 94 Devisadero street, near Waller, with lot 25x116; an income-paying property, 75x137:6, with front and rear improvements, 1706-1714 Post street, rent about $200 per month; and two Mission residences, one at 712 Twenty-second street, above Valencia, and the other, with lot 60x117, at 1020 Dolores street; also a business corner at the southeast corner of Mission and Seventeenth streets, 68x80, renting for $112 per month.

The country department of Bovee, Toy & Co., under the management of W. M. Coward, has been engaged for months in listing country lands, which is the best evidence of the firm belief of these dealers that California lands are soon to meet a ready demand. Their catalogue of lands embraces such well-known holdings as the Bidwell ranch at Chico; the Fennel lands, extending from Tehama on the Sacramento River to the foothills on the west; the Waverly ranch, three miles east of Red Bluff; the Cone property of 400 acres, adjoining the Stanford Vina ranch; the Adams ranch of 4500 acres on Cache Creek, Yolo County, and a well-selected list of small country properties.

Reid Bros., architects, have prepared plans for a $6000 residence to be erected on Sacramento street, near Franklin, for W. H. Weed.

The roof of the Pacific Mail dock, the largest single roof in San Francisco, the area of its surface being nearly equal to four acres, is now being covered with P. & B. roofing.

SALES REPORTED BY CITY AGENTS.

C. E. Knapp & Co., in the Mills building, report the sale of twenty-five lots in San Mateo Heights during the week. The list of purchasers include many prominent names, some of whom admit having waited a considerable time for this opportunity to secure a site for a suburban home.

Baldwin & Hammond, 15 Montgomery street, report sales as follows:

Lot and improvements on Larkin, near California, 36½x100, $10,000; cottage of six rooms on Liberty, near Guerrero, 25x100, $3000; lot on Fifteenth avenue, north of Clement, 25x127½, $700; lot southeast corner of Clement and Thirty-second avenue, 24x100, $850; lot 50x100 on Tennessee, near Sierra, $2600; four lots on Sierra, near Tennessee, each 25x91½, $1350 apiece; lot on Fulton, near Lyon, 25x110, $2100; two-story residence on Duncan, near Dolores, 25x114, $3150; lot on Second avenue, north of Clement, 25x120, $1100; lot on Second avenue, south of Deeth, $500; lot south side of Haight, near Masonic avenue, 25x100, $2000.

David Bush of the country department of O'Farrell & Co. reports the sale of 37½ acres of orchard and vineyard, well improved, near Sebastopol, Sonoma County, for $6000, and 12¼ acres of orchard near Redwood City, for $4000.

Will E. Fisher & Co. report the following sales during the week:

The southwest corner of Twenty-fourth and Folsom streets, on which a three-story and flat building is to be erected, for $4850; a lot on the west side of Folsom, between Twenty-fourth and Twenty-fifth, $2150; a lot on the north side of McAllister, 150 feet west of Devisadero, for $3500, and on which two two-story flats will be built; two lots on the north side of Point Lobos avenue, between Thirty-fourth and Thirty-fifth avenues, for $750 each; a lot on the east side of Thirty-fifth avenue, 100 feet north of Point Lobos avenue, 50x120, for $1000; a lot on the east side of Thirty-fifth avenue, 200 feet south of Clement street, 50x100, for $700; a lot, 25x120, on the south line of B street, 107 feet east of Twenty-third avenue, for $700; the northeast corner of Geary and Blake streets, 33x100, for $2200, and a lot on the west side of Second avenue, 275 feet south of California street, 75x120, for $3000. Cottages are to be built on the last-named property.

Jacob Heyman reports the sale of a lot on Twenty-third street, in the Heyman Tract, and a lot on Alvarado street, upon which a five-room cottage will be built at once.

A. M. Speck & Co., 602 Market street, report sales as follows for the week:

Two flats on Liberty street, between Guerrero and Dolores, and lot 55x114, price withheld; seven-room house and lot 29:6x55 on Chestnut street, Stockton, for $2450, and five acres improved land near San Rafael for $2400.

STOCKTON ITEMS.

The year of 1895 promises a banner season for Stockton. Enterprises that have been demanded for years are being gladly welcomed and their coming is bringing noticeable prosperity to the city. Though Stockton has ranked for years as the second city in the State as a manufacturing point this year has witnessed an increase in her industries, which will receive their greatest impetus from the importation of coal from the Corral Hollow mines, which is promised by the 1st of the coming November.

The completion of the San Joaquin Valley Railroad will mark a new epoch in that city and push business to a higher notch than ever known before. Stockton is a natural trade center, being at the head of water navigation, and must always maintain a certain mercantile and financial supremacy. Just now indications point to an activity at this point for some years to come that will bewilder the primitive Stocktonian, who has been sitting for years, and while waiting for something to turn up has allowed fortune after fortune to glide through his fingers.

The first townsite on the San Joaquin Valley Railroad, which is located eight miles from Stockton, is being platted in the offices of Griffith & Wolf, real-estate dealers of Stockton, who will begin selling it off in town lots in a few days.

Henderson & Carter advertise in THE CALL 800 acres adjoining the city of Stockton for subdivision purposes.

Charles Sumner Young, owner and agent of the Searchlight Tract, whose offices are in the Crocker building, San Francisco, reports that the sales of lots in his addition to Stockton amounted last week to $6500.

C. F. Moore, real-estate broker at 935 Market street, San Francisco, reports the sale of nine lots in the Jackson Tract of Stockton to the employees of one city establishment alone.

W. A. Daggett of the Stockton firm of A. A. Dudley & Co. reports an improvement in the real-estate market of Stockton. This firm will put a second addition to North Stockton upon the market in a few days, which has been subdivided into lots of desirable frontage.

L. J. Watson has opened a real estate office at 630 Market street, San Francisco, opposite the Palace Hotel. A leading feature of this agency will be the handling of lots in the Northern Addition of Stockton the local agent for which is John D. Gall.

Among the men who have backed their faith on Stockton with gold coin is Mendell Welcker, son of the ex-State Superintendent of Public Instruction, who is associated with Nathan C. Carnall in the Mills building, San Francisco, in handling the Terminal Tract. This property, which is being sold off in lots or larger subdivisions, lies near the water front, opposite the depots of the San Joaquin Valley and Corral Hollow railroads, and directly on the line of the Stockton and Lodi motor road.

WEEKLY FRATERNAL INDEX.

Public Installation of Officers by the Scottish Rite Masons.

GRAND RALLY OF WORKMEN.

District Grand Lodge of the Grand United Order of Odd Fellows to Meet.

Official Assessment Table.

NAME.	Number of Assessment.	Date of Call.	Delinquent by members.
Knights of Honor	438 39 40	June 20	July 31
K. and L. of H.	417 418	July 1	July 31
K. and L. of H.	419 420	Aug 1	Aug 31
Chosen Friends	246	July 1	July 31
Chosen Friends	247	Aug 1	Aug 31
A. L. of H.	343 44 45	July 1	July 31
K. of the G. E.	100 101	July 1	Aug. 1
National Union	167 168	July 10	Aug. 10
A. O. U. W.	18 19 20	Aug 1	Aug 28

[Official assessment notices of any legitimate fraternal society will be published free of cost in above table. Send them, with any other matters of importance, by Friday, addressed Fraternal Society Editor MORNING CALL, San Francisco.]

Odd Fellows.

George F. Roesch, grand patriarch of the Grand Encampment of California, visited Haywards July 25. His itinerary for August is as follows: August 2, Merced; 5th, Forterville; 6th, Selma; 8th, Bakersfield; 10th, Los Angeles; 15th, Santa Barbara; 16th, San Bernardino; 17th, Santa Ana; 19th, San Diego; 22d, Riverside; 23d, Ventura; 26th, Pasadena; 27th, Fresno.

On July 23 Deputy John Foster installed the new officers of Unity Encampment No. 26. He and his staff were escorted by Canton San Francisco No. 5 of the Patriarchs Militant.

The officers of Wildey Encampment were installed by Deputy Foster July 27.

Grand President Fannie Benjamin of the State Rebekah Assembly is visiting the Rebekah lodges in the northern part of the State.

Order of Hermann's Sons.

Schiller Lodge No. 23 was instituted at Marysville on July 14 with twenty-nine charter members. In addition to the officers of the Grand Lodge there was present a large delegation from Concordia Lodge No. 20, who also assisted in the work. The officers of the new lodge are: President, W. Mehl; vice-president, N. Hirsch; recording secretary, R. Klempe; financial secretary, W. Miller; treasurer, L. Sieber; trustees, B. Mehl, J. Roth, Dr. E. A. Kosby; guard, W. Marchen; inside warden, H. H. Schutz; outside warden, C. Bomberg.

On Wednesday, July 17, the grand officers paid a visit to Haywards Lodge No. 14. During the evening three candidates were initiated. At the conclusion of the meeting all were invited to partake of refreshments.

Grand Secretary Lampe visited Teutonia Lodge No. 19, Napa, July 20. One candidate was initiated, and five applications were received.

E. V. Bandel Lodge No. 3 will be visited by the grand officers July 30.

During the quarter ending June 30 the order made a net gain of forty-nine members.

F. and A. M.

Alcatraz Lodge No. 244, of Oakland, will confer the degree of Master Mason at a called meeting this Monday evening at the Masonic Hall, West Oakland.

The Scottish Rite Masons held a public installation of officers Friday evening, July 26, at Golden Gate Hall, of the following bodies: Yerba Buena Lodge of Perfection No 6; Yerba Buena Chapter No. 4, K. R. C.; Godfrey de St. Omar Council No. 1, K. K.

Order of Chosen Friends.

Grand Assistant Councilor M. Boehm installed the officers of Washington Council No. 16, Wednesday evening, July 24.

Thursday evening, July 26, the officers of Evans Council No. 52 were publicly installed by District Deputy Grand Councilor Dr. D. B. Todd, assisted by Grand Recorder S. C. Wallis. Two hundred members and invited guests were present, including Supreme Assistant Councilor C. M. Arnold, Past Grand Councilor Thomas H. O'Brien, Grand Assistant Councilor M. Boehm, Grand Treasurer Miss Clara McDonald, Grand Marshal Miss K. C. Browne, Grand Warden Mrs. J. C. Sweeney and Grand Guard Mrs. Sarah Krueger.

During the evening a supper was served in the dining-hall, Alcazar building.

District Deputy Grand Councilor William Muller installed the officers of Golden Gate Council No. 6, Friday evening, July 26.

During August $17,500 will be paid to the beneficiaries of deceased members in California.

Star Council No. 99, of Eureka, had a float in the procession at the Eureka fiesta which was greatly admired. It represented the Mystic Circle—seven young ladies in colors—encircling Old Age, the Widow and Orphan. Grand Councilor T. H. Selvage is a member of this council.

U. A. O. D.

Templar Grove No. 19, at its last meeting, conferred the third degree on two members.

Galilo Grove No. 37, and Volta Grove No. 88, are perfecting a team in the amplified second degree.

The grand officers will pay an official visit to Volta Grove No 88, on Friday, August 2.

The printed journal of proceedings of the last grand session of the Grand Grove is now ready for distribution.

Grand United Order of Odd Fellows.

District Grand Lodge No. 32 of the Grand United Order of Odd Fellows will hold its third annual session on August 5 and 6. Preparations are being made by a joint committee of Golden Gate and Aerial lodges of San Francisco to entertain the officers, delegates and visitors in grand style.

Equitable Aid Union.

California Union No. 603 installed its newly elected officers last Monday evening. The special committee is making great preparations to celebrate the eighth anniversary of the union, Monday, April 19.

Oakland Union No. 624 installed officers on Thursday evening last. The ceremony was public and witnessed by a large number of members and visitors. Dancing was in order to a late hour.

Knights and Ladies of Honor.

Grand Deputy George J. Vincent installed Pacific and Bay City lodges during the week. The former was public and a large number of visitors were present.

West End Lodge will tender Grand Protector Kemp van Ee a reception on Tuesday evening, August 6, at which time the new officers will be publicly installed, and a literary and musical programme of unusual merit produced, dancing to close the entertainment. West End will hereafter meet every Tuesday evening, and the dues of social members have been reduced half.

Past Protector Mrs. E. R. Kinsman has accepted the deputyship of District No. 6, vice Brother E. F. Aiken, resigned. The sister, accompanied by Grand Vice-Protector E. T. Parker, installed the officers of Oro Fino Lodge, Oakland, on Monday evening, July 15, and Oakland Lodge on last Tuesday evening.

Grand Deputy Mrs. Lizzie Kennison, accompanied by Grand Vice-Protector Emma T. Parker, Past Protectors George J. Vincent and wife, Mrs. Emma Grant, Lizzie J. Wheelock, the grand secretary, and others, visited Palmetto Lodge, Alameda, Thursday evening, July 11, and installed the new officers.

Knights of Honor.

The officers of Friendship Lodge were installed by Deputy Kipps on last Monday evening.

The lodges at Watsonville and Santa Cruz were visited during the past week by Grand Dictator Archibald.

The officers of Tahoe Lodge at West Berkeley were installed by Grand Dictator Archibald, assisted by several officers of the Grand Lodge on the evening of Saturday, the 20th inst.

American Legion of Honor.

District Deputy Grand Councilor George W. Dixon visited Myrtle Council at its last meeting. This is one of the oldest councils in the City, having been instituted in 1881, and is the largest in point of numbers.

Valley Council No. 254, Grass Valley, at its last meeting had a fine literary programme and banquet.

Grand Secretary Burton has been visiting the City councils for the last week. He was at Bohemian Council last Wednesday and at California last evening. He will leave next week for the East to attend the session of the Supreme Council that meets in Detroit next month.

District Deputy Grand Councilor J. W. Dinbrow visited Midwinter Council at its last meeting.

A. O. U. W.

West End Lodge, Alameda, at its next meeting, Tuesday evening, will debate on the subject, "*Resolved*, That it will not be beneficial to the order to adopt graded assessment."

Valley Lodge No. 30, will, at its next meeting, on Wednesday evening, the 31st inst, conduct a "stag" to which all the members of the order are invited. This is to be a grand rally of the members of this City, Oakland, Alameda and Berkeley, for the purpose of exchanging views on the recent changes in the order ($1000 certificates and graded assessments).

CROSS-COUNTRY OUTING.

Club Members Took to the Redwoods and Had a Splendid Time.

Yesterday the Cross-country Club gave its second special excursion to Cazadero and the redwoods of Russian River. The train reached Elm Grove soon after the noon hour, where, at the special invitation of George S. Montgomery of this City, the party stopped for a basket lunch. After an hour's pleasant stay the train took the excursionists on to Cazadero, where stages took those who desired for a drive up Austin Creek. Returning, the train left Cazadero at 2:15 P. M., stopping at Duncans Mills, and later at the home of Mr. and Mrs. Morris Newton. The host and hostess received the party of over 200 visitors at the main stairway and welcomed them to Moscow Cottage, inviting them to accept the liberty of the beautiful grounds and to partake of a liberal supply of refreshments which had been provided specially for the occasion.

On departing Mr. Newton paid the Cross-country Club a decided compliment, when he announced that his moutain retreat would always be open to its members and friends. The return was made without accident or delay, the party reaching the City about 8:30 o'clock last evening.

The two excursions of the Cross-country Club has demonstrated one fact, namely, that with proper management an excursion can be run to the country on a Sunday which will be free from any unpleasant features, and which will meet with popular favor.

REAL ESTATE TRANSACTIONS.

Susan Dans to Louis S. Friedman, lot on SW line of Vallejo and Stockton, S 68 by W 65; also all interests in 50 vara lot 81; $5.

Hugh R. Clark to Carrie E. Clark, lot on SE line of Folsom street, 340 NE of Eighth, NE 25 by SE 165; gift.

J. B. Haggins, Lloyd Tevis and Henry Wadsworth (trustees San Francisco and Point Lobos Road Company) to Jennie Smith, lot on S line of Clement, 57:6 W Twenty-seventh avenue, S 100 by W 25; also lot on N line Clement, 57:6 E Twenty-eighth avenue, E 25 by S 100; also lot on N line Point Labos avenue, 60 E Twenty-seventh avenue, N 100 by E 27:6; $960.

Thomas Magee (by William A. Magee, attorney) to Michael and Louis Lyons, re-record of 1583 d 103, lot on S line of Point Lobos avenue, 32:6 W of Eighteenth avenue, W 25 by S 100; $1275.

Thomas Magee to same, lot on SE corner of Point Lobos and Nineteenth avenues, E 57:6 by S 100; $10.

Michael and Louis Lyons to Thomas Magee, lot on S line of Point Lobos avenue, 32:6 W of Eighteenth avenue, W 25 by S 100; $10.

Adolph G. Siebrecht to Gustav Siebrecht, lot on W line of Thirteenth avenue, 150 S of J street, S 25 by W 120; $10.

Edwin P. Blagrove to Mary Blagrove, lot on E line of Thirty-fifth avenue, 150 N of R street, N 25 by E 120; also lot on S line of P street, 57:6 W of Eighteenth avenue, W 25 by S 100; also lot on E line of Forty-third avenue, 200 S of U street, S 25 by E 120; gift.

ALAMEDA COUNTY.

Matthias and Catherine Anderson to William E. and Rose A. Hadley of Oakland, lot on SW line of East Seventeenth street, 100 NW of Twelfth avenue, NW 50 by SW 100, being block 88, Clinton, subject to a mortgage to the Oakland Bank of Savings to correct 564 d 15, East Oakland; $1300.

F. K. and Rosa M. Shattuck to Caroline Hoffgren, lot on N line of Russell street, 235.15 E of Grove avenue, E 40, N 131.37, W 40, S 131.43 to beginning, being lot 27, block 21, Shattuck Tract, Map 5, Berkeley; $10.

Birdie I. Briggs of Santa Clara to Charles H. Briggs of Santa Clara, undivided ½ interest in lot on W line of Oak street, 100 N of Alameda avenue, N 50 by W 100, being a portion of lots 8 and 9 in E ½ of block C, lands adjacent to Encinal, Alameda; gift.

Builders' Contracts.

Horace L. Hill with James A. Smille, carpenter work, etc., on dwelling-house on NW corner of Sacramento and Laguna streets; $10,775.

R. B. Torman with James A. Smille, alterations and additions on N line of Washington street, 137:6 E of Octavia; $1983.

P. H. Jackson with Keating, Leonard & Parsons, to build sidewalks and lights on the SE corner of California and Montgomery streets; $3630.

HOTEL ARRIVALS.

GRAND HOTEL.

J M Smith, Ohio	A Donoghy, Reclamation
D F Lux, Sac	J P Maxwell, Grass Valy
F Dulmann, Grass Valy	M T Halsey, Sac
Col Dennis, Maxwell	W E Holbrook, N Y
G W Emmons, Alameda	J M Desmond, Courtland
J D Brown, Clarksburg	Dr W J Hansen, Sac
R C Cook, Lakeport	Mrs G C Stressman, Snta Barbara
Mrs W A Avery, L Angls	C M Page, Tucson
J M Page & f, Arizona	J Schulte & w, Stockton
Miss Page, Tucson	R J Hope, Eureka
J D Bradley, Promontory	E M Braneford, Stockton
Miss Rowland, Stockton	Dr G B Little & w, Iowa
J O Austin & w, R I	R J Cambria, San Diego
C. Rogers, California	G E Holmes & w, Rockl'n
Geo Hatch, San Diego	H A Hanson & w, Fortuna
Mrs M Garvey, Uklah	J A McKinzie, Merced
B W Hoffman, N Y	J W Bowen, Los Ang
I Bird Jr, Merced	I P Holcomb Jr, Reedley
J R Reed, Reedley	Mrs Harper, Stanford U
Miss L Stilson, Chico	Mrs E Froeb, Terre Haute
Miss Harper, Stanford U	B E Burns, Mt View
S H Cullen, Williams	B Dreyer, Gonzales
C Dennis, Maxwell	C A Campbell, Red Bluff
A Rosenberg & w, Phila	W M T Cartright, Cal
P F Brown, Hollister	
Miss H Palmer, Kewanee	

RUSS HOUSE.

Mr & Mrs Crossley, Alameda	J E Ward, Modesto
J P Staley, Petaluma	Mrs F D Richardson & son, Sanger
Miss Staley, Sanger	Miss McAlister, Sanger
W S Conroy, Auburn	G H Larkey, Oakland
W W Bristol, Niles	Miss Ora Lock, L Angeles
R W Lock, Los Angeles	S G Lock, Los Angeles
A E Jagus, N Ontario	A F Reynolds, N Ontario
Mrs M Elliott, S Diego	Miss A Keller, San Diego
G W Temple, Fairhaven	Mrs J E Johnson, L Ang
T Gilmour, St Helena	R H Lambert & w, Sacto
Miss Nettie Cohn, Sacto	C E Addington, Sacto
B Johnson, Stockton	E H Houghton, Stockton
J E Thompson, Sacto	J T Knapp, Los Angeles
S M Willoughby, P Costa	C G Schroutz, Guadalajar
Mrs McGee, Oroville	Mamie McGee, Oroville
W F Mosher, Spokane	Mrs D H Matheson, Wash
Mrs G Shoemaker, Shasta	G F Wink & w, Omaha
A F Pacheco, Marin Co	J E Gregory, Berkeley
F M Robinson, Berkeley	E S Reed, San Jose
A G Simmons, Redlands	S H Look & w, Los Ang
Wm Gloret, Rutherford	G B Hush, Minneapolis
F V Allen & w, Chico	G P Cooley, Menlo Park
F W Farnsworth, Colusa	L Makepeace, Sacto
A Crawford, Geysers	H Hancock, Diamond Sps

PALACE HOTEL.

G Happel, Sacramento	F L Underwood, N Y
G Cleveland, N J	H W Goode, Portland
C S Barney, Amador	E McGanney, Swartsville
Miss McGanney, Swartsv	Dr Little & w, Burlington
Miss H Palmer, Ia	W S Goddard & w, Chicago
Miss Howard, Santa Cruz	Miss Anne Hart, Napa
G E Bennett, Los Ang	Miss C O'Brien, San Diego
Miss L O'Brien, San Diego	Miss B Gerhardt, Phila
S V Childs, Los Angeles	Miss M Tierney, Los Ang
H Spencer & w, S Barbara	G N Benedict, R I
A Bingham, Marysville	F S Hicks & w, Los Ang
H P Martin, N Y	J H Storey, Brooklyn
H C Swentzel, Brooklyn	J B Norwood, Austin
J E Williams, Austin	J Smallwood & w, Baltimre
Louis Kahn, Oakdale	Miss Worthington, Bltmr

NEW WESTERN HOTEL.

C Haterway, Cal	A Beder, Menlo
A Beder, Menlo	A Whipple, Vallejo
J C Reynolds, La Gatos	Miss Jones, Chicago
G B Gordan, Napa	G H Smith, N Y
M S Hart & w, Mexico	M J Conwall, Buffalo
Miss Strong, Ireland	Mrs Pearson, Cal
P King, Ireland	W Messner & w, Sn Jose
J B Booth, Valley Ford	V C Ennis, Chicago
L B Babcock, Chicago	Mrs Snow, Chicago
Miss Snow, Chicago	J B Love, Fresno
G M Woods, Vallejo	Mrs Swain, Vallejo
H H George, St Louis	L B Lovelock, Iowa
M J Woodland, Iowa	W F Turner, Chico

LICK HOUSE.

G Welsh, San Jose	G O Gursch, St Helena
G W Holmes, Cal	T Goodrich, Snta Barbara
F Gundrun & f, Escondid	J Stanly, N Y
J Hardesty, Montana	F Ellis & w, San Jose
R McPherson, McPhersn	J Johnson, Visalia
C F Johnson, Fresno	A S Smith, Marysville
A T Lipman, Berkeley	Mrs Stewart, Fresno
C C Wright, Modesto	Carrie West, San Jose
Mrs L Martin, Cal	Miss H Martin, Cal

BALDWIN HOTEL.

Dr F J Bethel, Bakersfield	E A Mitchell, Vallejo
J B Hickok, Cal	John Clauxs, Sacramento
E A Richmond, Alvarado	J U Williams, Sausalioo
George Swanston	F O Cormack, St Louis
J H Grains, Modesto	Todd Sloan, Chicago
F A Jeffres, Hanford	M C Helwig, Chicago
Stephen Grattan, N Y	S H Gunn, N Y
C Brookstaver, U S M C	M H Hutchings, U S M C
F P Clark, Stockton	

A notable case of filial love came to light in Pittsburg a few days ago, when a 76-year-old son came to the office of an aid society to claim his mother, who is two years past the century mark, from whom he had been separated by the long illness of both. It was shown that the man had remained a bachelor all his life in order to care for his mother. They came from Ireland thirty years ago and had lived together since that time, as they had previously in the old country, until five months ago, when both were taken sick and had to be removed to a hospital.

AUCTION SALES.

AUCTION

Thursday, Aug. 8,

At 12 M. Sharp by

VON RHEIN & CO.,

At Salesrooms, 513 California Street,

BY ORDER OF

UNION TRUST CO.

OF SAN FRANCISCO

Executor of the Estate of

JAMES CARROLL, Deceased.

Rents $7680

275x100, 2 Corners.

Entire W. line of Laguna St., Bet. Turk and Eddy; facing Jefferson Park.

AS A WHOLE OR IN SUBDIVISIONS.

12 Handsome Modern Residences

Rented at $50 to $60 Per Month Each.

Several tenants in since the houses were built; less than 10 minutes' walk from New City Hall or Market Street.

Pine-Street Lot.

37:6x137:6; N. line of Pine, 100 feet E. of Devisadero; owing to the peculiar surroundings a building on this lot will secure an unusual amount of sun.

Geary-street Inside Corner.

28x62:6; SW. corner Geary and Williams sts., above Taylor, with improvements; 521 Geary st., suitable for business.

Adjoining Olympian Grounds.

150x120; NE. cor. of 9th ave. and I st.; 150 feet on 9th ave. by 120 on I st.; portion of O. L. block 665; will be sold as a whole or in subdivisions; this block fronts the park.

Ellis Street, Near Taylor.

27½x137½; No. 315 Ellis, 165 feet W. of Taylor; 2-story house with 15 rooms and bath.

Shrader-Street Lot, Near Page.

27½x100; W. line of Shrader st., 110 feet S. of Page; 1 block from the park.

Twenty-second Street, near Valencia.

22½x114; No. 712 Twenty-second st., W. of Valencia; 7 rooms and bath; must be sold; owner leaving the State; streets accepted.

Devisadero-Street Residence.

26x116¼; No. 94 Devisadero st., between Waller and Ridley streets; modern residence: 10 rooms and bath; for order to examine premises apply to the auctioneers.

Union Street—Rent $59.

23½x67½; Nos. 342 and 342½ Union st.; new 3-story house; rent $59; store and 4 flats; a good income paying proposition.

Post Street—Rent $204.

75x137½, depth irregular; Nos. 1706 and 1714 Post st., between Buchanan and Webster streets; front and rear improvements; consisting of 13 flats.

Mission-Street Corner—Rent $112.

68x80; SE. cor. Mission and 17th sts.; 3 stores and flats; a slight outlay will greatly increase rents; street accepted.

Handsome Home—Mission Sunny Belt.

60x117½; No. 1029 Dolores st., between 23rd and 24th sts.; handsome modern 12-room residence, ground, etc.; should be seen to be appreciated; most fashionable spot at the Mission.

Stockton St., Bet. Filbert and Greenwich.

23⅓x137½; No. 1709 Stockton st., with the handsome de St. Germain residence; 14 rooms; library, billiard room, etc.; also double rear tenement and adjoining on the south, 22x112½, No. 1707½ Stockton st., with 9 rooms; rent $30.

AUCTION SALE.

SHERIFF'S SALE!

THIS DAY.

Monday.....July 29, 1895,

At 11 o'clock A. M., at

WAREHOUSE, 10 FULTON STREET,

....I WILL SELL....

THE MACHINERY AND STOCK OF SHOE FACTORY.

L. H. BURD, Auctioneer.

JOE POHEIM, THE TAILOR

GENUINE REDUCTION IN PRICES.

PANTS TO ORDER	SUITS TO ORDER
$3.50	$10.00
4.50	13.50
5.00	15.50
6.00	17.50
7.00	20.00
8.00	25.00
9.00	30.00

201 & 203 Montgomery St., cor. Bush, 724, 1110 & 1112 Market St., San Francisco, Cal.

NEW SCHOOL!

GERMAN AND ENGLISH SCHOOL,

1986 WEBSTER ST., OAKLAND

(Corner of Orchard).

OPENS AUGUST 1 WITH A FULL CORPS OF teachers. Preparation for Universities. German Kindergarten.

Opening Exercises held by DR. McCLURE of Oakland at 10 A. M.

Damiana Bitters

The Great Mexican Remedy. Gives health and strength to the Sexual Organs.

Depot, 323 Market St., S. F.

TO WHOM IT MAY CONCERN!

We take pleasure in notifying our many friends and patrons that we are still interested in the old established

S. P. TAYLOR PAPER CO.

WITH

M. BROWN & SONS

414-416 CLAY STREET.

JIM TAYLOR.

WILL P. TAYLOR.

NEW TO-DAY.

STATEMENT

—OF THE—

CONDITION AND AFFAIRS

—OF THE—

AACHEN AND MUNICH FIRE INSURANCE COMPANY

OF AIX LA CHAPELLE, GERMANY, ON the