HOUSES TO LET.

MAGNIFICENTLY FRESCOED NEW HOUSE 8 rooms; panorama view of city; opp. park; $37 50. 124 Lyon st., cor. Oak.

149 CLARA—HOUSE OF 4 NICE SUNNY rooms; yard; cellar; rent cheap.

BAY-WINDOW HOUSE, 8 ROOMS, BATH, yard. 18 Fair Oaks and Twenty-first; no fogs; stable if wanted; rent to suit.

870 FOLSOM—UPPER; 10 SUNNY ROOMS; water: $25. O'FARRELL & CO., 11 Montg.

1220 BUSH—HOUSE, 9 ROOMS, BATH; rent $45; water included and yard.

SUNNY HOUSE, 7 ROOMS. 13 HAMPTON Place, off Folsom, between Second and Third.

BAY-WINDOW HOUSE, SIX ROOMS, BATH and stable. 1909 O'Farrell st.

2 HOUSES; CONNECTED; 10 ROOMS EACH; will rent separate or as a whole; latest improvements. NW. cor. Hayes and Larkin sts.

2-STORY HOUSE; 9 ROOMS AND BATH; rent reduced. 615 Fell st.

$6. 3 ROOMS; YARD, WATER, SEPARATE; Elm ave. Apply 1512 Golden Gate ave.

1310 LEAVENWORTH, NEAR CLAY—House, 8 rooms; bath; good as new inside; $50.

HOUSE OF 7 ROOMS, YARD AND BASEMENT; gas, bath; water free. 423 Fell st.

$22. 2-STORY HOUSE OF 6 ROOMS AND bath; 2816 Laguna st.

YOU CAN SPEND DELIGHTFUL DAYS IN the houses you rent from BALDWIN & HAMMOND, 10 Montgomery st.

SUNNY HOUSE—530 EDDY, NEAR LARKIN; 9 rooms; bath; rent $30; water free.

COTTAGES TO LET.

COTTAGE (REAR) SIX ROOMS; BATH, flower garden. 1532 Eddy st.

7 ROOMS AND BATH; MODERN IMPROVEMENTS; rent $17. 1114 Potrero ave., near 24th.

SUNNY COTTAGE, 4 ROOMS. APPLY 524 O'Farrell st.

COTTAGES 4 ROOMS AND BATH. 21 AND 23 Byington st., bet. Fillmore and Webster, Ellis and O'Farrell sts.

SUNNY COTTAGES; 4 AND 5 ROOMS; BATH; basement; yard; stable. 15th and Dolores.

$8 AND UP CLEAN SELECTED COTTAGES and flats. SPECK & CO., 602 Market st.

FLATS TO LET.

HAYES, BETWEEN WEBSTER AND FILLmore—Middle flat of 4 rooms and bath, $16. Apply to C. S. CAPP & CO., House Brokers and Real Estate Agents, 413 Montgomery st.

CORNER HAYES AND LYON STS.—THE most elegant flat in the city; all the latest improvements; 7 rooms and bath.

707 HYDE, NR. POST—MODERN FLAT; 8 rooms; 2 floors; bath, laundry; rent reduced.

401½ OAK ST.—NICE CHEAP FLAT OF 4 rooms.

FLAT OF 4 ROOMS AND BATH. 1623 PAcific ave.

1226 SACRAMENTO—FLAT OF 7 ROOMS; also a flat of 5 rooms; fine view.

$10. 3 SUNNY ROOMS 1706 SAN CARLOS ave., near Eighteenth and Mission.

$20. DESIRABLE FLAT, SUITABLE FOR dressmaker, 404 Castro, cor. Market and Seventeenth.

4 FLATS AND 3 HOUSES, RENT CHEAP. Apply 416 Seventh st.

FINE NEAT FLAT, 6 ROOMS AND BATH, sunny side of Eddy street, between Laguna and Buchanan. Apply to C. S. CAPP & CO., 413 Montgomery st., House Brokers and Real Estate Agents.

1918 FILBERT—FLAT 5 ROOMS; GAS AND bath; parlor carpeted; rent $15 to family without small children.

$25. 6 CHOICE SUNNY ROOMS AND bath; all modern conveniences. 1710 Hyde.

FLAT 4 NICE SUNNY ROOMS FOR HOUSEkeeping; rent $10. 224¼ O'Farrell st.

UPPER FLAT 4 ROOMS, $12. 11 ELIZABeth st., near Twenty-fourth and Guerrero.

$12. 4 SUNNY ROOMS; BATH; GAS; yrd. 420 Lily ave., bt. Buchanan & Webster.

LOVELY FLAT 7 ROOMS; BATH; SUN ALL day; rent moderate. 1441 McAllister st.

$12. LOWER SUNNY FLAT, 3 JANE place, off Pine, near Mason; no car fares.

206 FRANKLIN—NICE SUNNY FLAT 4 rooms; modern improvements.

906 BUCHANAN—MODERN BAY-WINDOW flat 4 rooms; bath; cheap to good tenant.

2525 LOMBARD—CHEAP; UPPER FLAT 6 rooms, bath, etc.; remodeled; marine view.

16 DALE PLACE, OFF GOLDEN GATE AVE., near Hyde—Flat 4 rooms.

915 EDDY—4 UNFURNISHED ROOMS; bath; private family; references exchanged.

ELEGANT BAY-WINDOW; 6 ROOMS; BATH; fine order; rent reduced. 735 Minna st., near Ninth.

$12.50. UPPER FLAT OF 8 ROOMS; IMprovements. Apply 2643 Bryant, near Twenty-fifth.

$7 AND $9; 4 AND 5 ROOM FLATS. Apply 2643 Bryant, near Twenty-fifth.

GOOD LOWER FLAT; 5 ROOMS AND BATH. 116½ Fulton st.; low rent.

FINE FLAT, 6 SUNNY ROOMS, BATH, $18. 27 Beaver st., near Market and Castro.

CORNER PAGE AND WEBSTER—SUNNY 4, 6 and 7 rooms and bath; rents low.

$16. $17 50 AND $25—5, 6 AND 8 ROOMS and bath; 3 sunny modern flats; if you see them you will take no others. VON RHEIN & CO., 513 California st.

$27.50. SUNNY BAY-WINDOW FLAT, 6 rooms and bath. 1804 Washington st., near Polk.

1714 POST—3 AND 4 ROOM SUNNY FLATS; bath; garden; $13, $16.

207 AND 213 POLK, NEAR GROVE—VERY nice flats and store; 6 rooms; $15 and $20.

4 ROOMS, BATH. 1358 ALABAMA ST., COR. Twenty-sixth.

FLAT OF 5 ROOMS, BATH AND STABLE. 1122 Treat ave.

166 CLARA ST., NEAR FIFTH—THREE nice rooms upstairs; $9.

SUNNY UPPER FLATS OF 5 AND 6 ROOMS, bath, yard. 6 Shotwell st., near Fourteenth; $19 and $20.

NEW FLAT; 3 ROOMS. 4 REED ST., NEAR Jones; key at 1325 Washington st.

714 AND 716 NATOMA, BET. EIGHTH AND Ninth—4 rooms; rent $10; basement, sunny yard.

834 FOLSOM—NEW FLAT; 6 ROOMS; BATH and laundry; all modern improvements.

CHOICE SUNNY FLATS; 4 AND 5 ROOMS, bath. Hanover pl., off Sacramento st., below Mason; marine view; nice location.

2303 VAN NESS AVE., NEAR VALLEJO—1 elegant 2-story new sunny flat of 12 rooms; marine view; latest improvements.

$45. CORNER UPPER FLAT; 8 ROOMS and bath. Inquire BECKER'S grocery, SE. cor. Sutter and Taylor.

$30. FLAT; 639 SUTTER, NR. TAYLOR; upper flat; 6 rooms and bath. Inquire at BECKER'S grocery, SE. cor. Sutter and Taylor.

N. COR. VALENCIA AND 23D—MODERN sunny 7, 8 rooms; rent to suit. 1315 Guerrero.

ELEGANT COR. FLAT—3 BAY WINDOWS; 7 rooms. 1553 Howard. Key at grocery.

$12. 4 ROOMS AND BATH. 528 GREENwich st., near Stockton.

4 SUNNY ROOMS, WITH BATH AND CELlar. 310 Waller st.

FLAT—4 ROOMS AND STABLE FOR 4 horses; modern; rent $20. Apply 2 Hayes st.

1432 LEAVENWORTH, NEAR WASHINGton—Nearly new flat; contains 5 rooms and bath; all improvements; large sunny court in rear; rent $27 50.

2 NEW, UPPER, SUNNY, MODERN FLATS; 5 rooms, bath each. 615 Grove and 1421½ Hayes st.

CHOICE FLAT; 5 ROOMS; BATH; YARD; every convenience; $23; see it. 1417 Hayes st.

728 McALLISTER—UPPER FLATS; SEVEN rooms; laundry, bath and 4 rooms; reduced.

2120 POINT LOBOS AVE.—SUNNY FLAT; 6 rms.; bath; latest improvements; $16.

2510 CALIFORNIA—$20, UPPER SUNNY flat, 5 rooms, bath; lower flat, 4 rooms, stationary tubs, hot and cold water. $12 50.

NEAR CITY HALL; 3 FLATS; 6, 6, 7 ROOMS. 10, 143, 713 Grove st.

ELEGANT NEW FLAT, 7TH ST., BELOW Bryant; 5 and 6 rooms; bath; $8 to $16.

YOU CAN SPEND DELIGHTFUL DAYS IN the flats you rent from BALDWIN & HAMMOND.

HOUSEKEEPING ROOMS.

711 STOCKTON—NICE, SUNNY, FURnished rooms for housekeeping; $12 per month.

4 ELGIN PARK, COR. HERMANN—1 OR 2 sunny furnished rooms; housekeeping; cheap; private family.

233 ELEVENTH—2 OR 3 NICELY FURnished rooms, complete for housekeeping.

9521 HOWARD—NICELY FURNISHED 2 housekeeping rooms; also others.

718 NATOMA—THREE LARGE ROOMS; sunny side; rent $10. Apply upstairs.

367 JESSIE, NEAR FIFTH—SUNNY HOUSEkeeping rooms; rent reasonable.

$8. 2 SUNNY FURNISHED HOUSEKEEPing rooms, with yard. 735 Folsom st.

946 MISSION—2 ROOMS COMPLETE FOR housekeeping.

602 BUCHANAN, COR. FELL—FRONT BAYwindow parlor; kitchen; pantries; gas; stove.

$10. SUNNY FURNISHED ROOMS FOR housekeeping; range; running water. 703 O'Farrell st., bet. Hyde and Larkin.

405 STEVENSON—3 ROOMS FURNISHED for housekeeping, $15; also 2 for $10; private family.

HOUSEKEEPING ROOMS—Continued.

115¼ TWENTY-SIXTH, NR. MISSION—3 furnished housekeeping rooms, $10; also 2, $8.

1072 SHOTWELL, NR. TWENTY-FIFTH—Unfurnished sunny front bay-window room; grate; bath.

515 LEAVENWORTH—THREE SUNNY housekeeping rooms; no children.

1130 HOWARD—NEW, HANDSOMELY furnished sunny housekeeping and single rooms; cheap.

1421 HOWARD—LARGE SUNNY FRONT alcove room for housekeeping; rent $10.

246 TAYLOR—2 ROOMS AND BATH FURnished complete for housekeeping.

322 THIRD—SUNNY FRONT FURNISHED housekeeping suites very cheap: single $1.

428½ FIFTH—SUNNY FRONT ROOM AND kitchen; furnished for housekeeping.

121 SIXTH—CHEAPEST IN THE CITY; housekeeping rooms.

561 MISSION, NR. SECOND—LARGE FRONT room and kitchen; furnished for housekeeping; cheap rent; also other housekeeping rooms.

2098 MARKET—A WELL-FURNISHED suite of housekeeping rooms; rent reasonable.

307 FOURTH—NICELY FURNISHED rooms for housekeeping; also single.

1703 STOCKTON, NR. FILBERT—NICELY furnished housekpg rooms; yard; cheap.

504 ELLIS—FURNISHED FRONT ROOM; new carpet; light housekeeping.

116 SIXTH—KITCHEN AND BEDROOM; complete for housekeeping.

210 HYDE—NICELY FURNISHED SUNNY housekeeping rooms.

1241 FOLSOM—2 OR 4 UNFURNISHED bay-window rooms; bath; hall and stairs carpeted; cheap.

917 EDDY—NICELY FURNISHED HOUSEkeeping rooms; every convenience; large garden.

308 TEHAMA, NEAR FOURTH—SUNNY furnished rooms for housekeeping; also single rooms; cheap.

3 PEARL, COR. MARKET, OPP. OCTAVIA—2 sunny corner rooms, well furnished for housekeeping; running water and sink; $14.

220 THIRD—SINGLE AND SUITES; LIGHT housekeeping; $5 up; brick building; yard.

4 UNFURNISHED ROOMS; USE BATH. 3711 Clay st.

1018 JACKSON, NEAR MASON—FURnished front housekeeping; two beds $12; single $4 to $9.

1141 WELSH, OFF FOURTH, BELOW BRYant—2 or 3 nicely furnished rooms; cheap.

207 A POWELL—2 UNFURNISHED SUNNY rooms for housekeeping; reasonable.

1419 TAYLOR, NEAR JACKSON—FUR. front room and kitchen; complete; $14.

ROOMS TO LET.

BURNETT, 1364 MARKET—ELEGANT NEW building; modern improvements; handsomely furnished sunny suites; single rms and unfurnished.

462½ MINNA—LARGE SUNNY FRONT room with double bed.

1013½ LARKIN—BRIGHT, SUNNY ROOMS, suitable for 1 or 2 gentlemen; $7, $8, $9.

530 EDDY—NICE ROOM, GRATE; ALSO housekeeping, $11; others.

5 GLEN PARK AVE., OFF TWELFTH—1 OR 2 unfurnished sunny rooms; closets.

2407½ HOWARD—COMPLETELY FURnished sunny flat, 5 rooms; owner would board.

746 TWENTY-SECOND—SUNNY FRONT room, furnished; light housekeeping if wanted.

119½ SIXTH—HANDSOMELY FURNISHED 2 sunny front rooms and single; reasonable.

12 EDDY—LARGE SUNNY BAY-WINDOW room; suitable for doctor or dentist; cheap.

104 KEARNY—FRONT SUITE; 2 ROOMS and bath; unfurnished; $15.

137 SEVENTH ST.—FURNISHED ROOMS from $1 a week up; housekeeping; transient.

761½ HOWARD—NICELY FURNISHED 2 bay-window and other double and single rooms.

317 FULTON, COR. GOUGH—ONE NEWLY furnished front room; also one unfurnished sunny; suitable for light housekeeping.

24 MINT AVE., NEAR FIFTH—FURNISHED sunny bay-window rooms, $9 and $10; single front rooms, $8.

PLEASANT SUNNY FRONT ROOM, SUITable for one or two gentlemen, with use of bath; terms reasonable. 1611 Mason, upstairs.

12 GROVE, OPP. MECHANICS' PAVILION—Furnished room for single gentleman; $7.

623 HOWARD—SINGLE AND DOUBLE nicely furnished rooms; gas; bath.

129 FOURTEENTH—UNFURNISHED front and back parlors; use of bath.

119 FIFTH, FIRST FLAT—LARGE SUNNY, finely furnished rooms; gas.

2301½ NINTH—NICELY FURNISHED 2 rooms; also housekeeping rooms; $5 to $10 a month.

110 LANGTON, NEAR FOLSOM—IN LOWER flat, three nice rooms.

430½ FULTON—ELEGANTLY FURNISHED parlor suite: sun all day; reasonable.

725 PINE—FINE LOCATION; CALL AND see before selecting; half usual rates.

611 POST—SINGLE FRONT ROOM IN PRIvate family; for a gentleman.

830 GEARY, COR. LARKIN—10 SUNNY rooms; rent $30.

1218 LAGUNA—NEATLY FURNISHED sunny room; modern conveniences; very reasonable.

906 MARKET—SUNNY FURNISHED rooms; transient, weekly or monthly; terms moderate.

667 MINNA, COR. EIGHTH—NICELY FURnished bay-window room; $1 a week.

THE SHERMAN APARTMENT HOUSE: 126 sunny rooms, furnished and unfurnished; strictly respectable; central; very moderate prices. 28 Eighth st., near Market. A. W. MANNING.

9531½ HOWARD—DOUBLE AND SINGLE front rooms; furnished, with gas.

ARLINGTON HOUSE, 127 KEARNY—PLEASant sunny rooms, en suite and single; first-class in every respect; terms reasonable.

FOR RENT—TO 1 OR 2 GENTLEMEN, nicely furnished sunny front bay-window room; all modern conveniences; located about 8 blocks from Kearny and Market sts.; private family; references required. Address C. D., box 1, Call.

TO RENT, WITH USE OF PIANO, HANDsomely furnished parlors for day studio; central. Call 735 Market st.

YOSEMITE HOUSE, 1045 MARKET, BET. Sixth and Seventh—Single and suites; per night, 35c to $1; week, $1 50 to $5; families.

THE NIGHTINGALE, 1802 MARKET—ELEgant sunny bay-window rooms; reasonable.

EUROPE HOUSE, 1169 MISSION—NICELY furnished rooms, single or en suite; transients

33 SIXTH—THE HILLSDALE, SUNNY rooms; single and en suite; $1 to $1 50 a day.

115½ SIXTH—THE PIEDMONT; NICE SUNny bay-window and single rooms; reasonable.

WINCHESTER HOUSE—44 THIRD, NEAR Market; most convenient and respectable; 200 rooms 25c to $1 50 per night; $1 50 to $6 per week; electric lights in every room; reading r'm; free bus.

FOR RENT—TO GENTLEMAN, NICELY FURnished sunny front bay-window room, private family; 8 blocks from Market and Kearny; references. Address X. Y. Z., box 1, Call Office.

GENTLEMEN WISHING QUIET ROOMS, everything first class. Security, box 116, Call.

BOARDING AND ROOMS.

1412 HYDE—SUNNY FURNISHED ROOM with board, two gents, $35.

626 EDDY—SUNNY FRONT SUITES; SIN gle rooms; best board; special rates to gentlemen for breakfast and dinner; reasonable.

FINE SUNNY DOUBLE AND SINGLE ROOMS for gentlemen; with breakfast and dinner; in private English family; near Van Ness ave. Address R. E., box 70, Call Office.

THE ABBOTSFORD, BROADWAY AND Polk st.—Quiet and homelike; charges moderate; board optional; all cars direct.

HOTEL BERTLING, 714 BUSH—OPENED AS a family hotel; references given and required; all modern conveniences.

CHILDREN BOARDED.

GERMAN LADY WISHES BABY TO BOARD; good home. 435½ Hayes st.

618 EDDY—LADY WISHES CHILD TO board; nice home; no other children.

STORES TO LET.

522 SIXTH ST.—STORE, 3 ROOMS, LARGE yard; good stand for shoemaker; $12.

$20. STORE, 5 LIGHT ROOMS; GOOD FOR laundry or saloon. 911 Folsom, nr. Fifth.

522 SIXTH—STORE; 3 ROOMS; LARGE yard; good stand for shoemaker; $12.

311 POLK—VERY NICE STORE FOR dressmaking, with rooms; $15.

LARGE STORE, 1648 MISSION ST., OPPOsite Bond; only $16.

$20. STORE; 5 LIGHT ROOMS; ESTABlished saloon 8 yrs. 911 Folsom, nr. Fifth.

$25. STORE; TWO SHOW-WINDOWS; 4 large rooms; yard. 422 Sixth.

STORE, 1524 HOWARD ST., CORNER OF Lafayette; cheap for any business, with fixtures. Apply 2838 Mission st., M. CURRAN.

FOUR-STORY BRICK AND IRON BUILDING and basement, 508 Sacramento st., containing elevator, power, etc.; rent $80. Apply DAVID STERN & SONS 20 Montgomery st.

OFFICES TO LET.

TO LET—LARGE SUNNY SUITE OF OFFICES on first floor; rent reduced. 12 Montgomery st., rooms 1 and 2.

ELEGANT OFFICES IN NEW SPRECKELS building, 925 Market; rents low; no extra charge for gas, janitor services or heating. Apply at building or G. H. UMBSEN & CO., 14 Montg. st.

PIANOS, VIOLINS, ETC.

A BARGAIN LIST OF PIANOS.
SHERMAN, CLAY & CO.,
Piano House, cor. Sutter and Kearny sts.
Call early. Instruments here advertised usually sell promptly. Prices on these pianos the same whether sold for cash or installments.
Stool, cover and tuning for one year without additional charge. Delivery free.

1 Gabler, square, rosewood, good for beginner.	$50
1 Ccheidmayer & Soehne, upright	100
1 Newman Bros., square, new strings, case refinished; good as new	150
1 Nugent, square, carved legs and lyre; warranted good as new	150
1 Standard, upright, case is a little scratched.	150
1 Gabler, upright, thoroughly repaired	175
1 Weber, square, looks like new, sounds like new, plays like new	200
1 Bluthner, upright, handsome case	200
1 Morris (Boston), upright, mahogany case	200
1 Ronisch, upright, rosewood; $500 new	250
1 Webster, upright, walnut case; most experts would pronounce it new	250
1 Gabler, upright; sells new $500	275
1 Estey, upright; truly a bargain	275
1 Emerson, upright, walnut case, largest size.	300

PRACTICALLY NEW.
1 Steinway, upright, ebonized case, plain.
1 Steinway, upright, walnut case.
1 Steinway, upright, ebonized case, large size.
1 Steinway, baby grand, slightly used.
1 Gabler, parlor grand; a magnificent piano.
SHERMAN, CLAY & CO., Piano House,
Sutter and Kearny sts.

OPEN FOR BUSINESS.
The finest line of new pianos for rent and sale in San Francisco. J. HARRY SCOTT,
929 Market st., Spreckels building.

I WILL PAY $100 CASH FOR A GOOD UPright piano. Address Piano, box 28, this office.

A LADY FORCED TO LEAVE AT ONCE FOR the East offers her fine Fisher upright piano for what it will bring. Call at once at room 10, 809 Market st.

IMMEDIATE SALE; UPRIGHT PIANO; $80; stool, cover. Room 12, Flood building.

MY FINE PIANO WILL BE SACRIFICED immediately to obtain money. See it at room 21, Flood building.

VIOLINISTS AND ZITHER PLAYERS SEE exhibit of H. MULLER at Mechanics' Fair.

NOW IS THE TIME TO BUY A HEMME & Long piano; retiring from business; no reasonable offer refused. Warerooms, 340 Post st.

EASY TERMS; LOW PRICES. KOHLER & CHASE.

A BETTER AND EASIER PLAN TO BUY A good piano by renting. Be careful to go to KOHLER & CHASE'S, 28 and 30 O'Farrell st.

DECKER BROS., STEINWAY, FISCHER AND other first-class makes of pianos; little used; cheap for cash or on easy terms. KOHLER & CHASE 28 and 30 O'Farrell st.

BARGAINS IN HIGH-GRADE PIANOS; EASY payments. SCHMITZ & CO., 935 Market st.

$75. EASTERN PIANO; TERRIBLE BARgain, on $5 installments. 221 Leavenworth.

AN ELEGANT DISPLAY OF MANDOLINS, guitars and banjos at MAUVAIS', 769 Market.

JUST RECEIVED—CELEBRATED BUSH & Gerts pianos; tone unsurpassed; cases unique. A. L. BANCROFT & CO., 324 Post st.

GOOD UPRIGHT $100; AN ORGAN $50. BRUENN'S Piano House, 228 Post.

HORNUNG'S PIANO-HOUSE REMOVED TO 216 Post st.; instruments strictly first-class.

ONLY A FEW OF THE SECOND-HAND Steinway & Chickering uprights left. Call now for bargains, Bowers & Son, 23 and 25 Fifth st.

A. GROSJEAN, VIOLIN MAKER AND REpairer of string instruments. 307 Grant ave.

REMOVED—F. W. SPENCER & CO. to 338 Post st., near Powell, opposite Union square; sole agents Conover, Colby and Spencer pianos. 338 Post st.

STEINWAY UPRIGHT; SLIGHTLY USED; grand tone; half-cost. SPENCER, 338 Post st.

FEW ELEGANT UPRIGHTS, STANDARD makes, almost new, half original cost; see at once. F. W. SPENCER & CO., 338 Post st.

WM. G. BADGER WITH KOHLER & CHASE, 26, 28 and 30 O'Farrell st.

RENTING PIANOS; LARGE AND VARIED assortment; tuned free. SHERMAN, CLAY & CO.'S Piano-house, cor. Kearny and Sutter sts.

GEORGE F. WELLS, SOLE AGENT FOR THE Mathushek pianos; sold on very easy installments; pianos rented. 1360 Market st.

BYRON MAUZY, 308 POST ST.—SOHMER, Newby & Evans, Briggs and other pianos.

STECK, CHICKERING & SONS, VOSE AND Sterling pianos sold on $10 installments. BENJ. CURTAZ & SON, sole agents, 16-20 O'Farrell st.

EDUCATIONAL.

ELOCUTION—PROFESSOR ROSS, VOICE culture, readings, recitations, drama. 6 E dy.

ALFRED LINDSLEY, SCIENTIFIC PALMIST, 330 Golden Gate ave.; terms reasonable.

FRENCH, GERMAN, SPANISH; LIVING method; Larcher School, Flood bldg, Market st.

EASTERN UNIVERSITY WOMAN WANTS pupils; English and Latin. Literature a specialty. 617 Eddy st.

PIANO LESSONS, 75c AND $1; PUPIL OF Leipsic Conservatory. 110 Hyde st., room 1.

ZISKA INSTITUTE, 1606 VAN NESS AVE.; school for girls. MME. B. ZISKA, A.M., Prin.

MISS MOORE'S BOARDING AND DAY school, 515 Haight st.—French taught without extra charge; facilities for studying music, art and languages.

SAN FRANCISCO BUSINESS COLLEGE, 1236 Market; send for cat.; day and evening session.

MISS RUBY EAGLESTON, TEACHER OF autoharp; lessons free, instrument. 131 Larkin.

PARTINGTON'S SCHOOL OF MAGAZINE and Newspaper Illustration will open September 9 in the old rooms of the Art Association, 424 Pine st. Address for particulars, J. H. E. PARTINGTON, Third ave. and Twelfth st., Oakland.

BANJO AND PIANO LESSONS, 50C EACH. 844 Howard st.

BOWENS ACADEMY, UNIVERSITY AVE Berkeley. T. S. BOWENS, M.A., Principal.

ENGLISH LITERATURE AND MYTHOLOGY class or private. MRS. EHRMAN, 1234 Bush.

HOITT'S SCHOOL FOR BOYS, BURLINGAME San Mateo Co., reopens Aug. 6. IRA G. HOITT.

BOOKKEEPING, PENMANSHIP, ARITHMEtic taught 6 weeks; course $30. 5 Stockton st., r. 5

VOCAL TEACHER JOSEPH GREVEN IMproves and beautifies even spoiled voices, and procures positions to his pupils. 82 Ninth st.

VIOLIN, MANDOLIN, GUITAR, CORNET taught. Prof. L. MERKI, 225 Geary; reasonable

PACIFIC ACADEMY, ACADEMY SCIENCES bldg; thorough commercial & English training.

SPANISH, FRENCH, GERMAN, MEISTERschaft School of Languages, 122 O'Farrell st.

NIGHT SCHOOL; HEALD'S BUSINESS COLlege, 24 Post st.; commercial, shorthand, English; low rates.

BELASCO'S LYCEUM SCHOOL OF ACTING—Private theatricals arranged; pupils rehearsed on stage. R. 5 & 12, I. O. O. F. block, 7th and Market.

SCHOOL ELECTRICAL, CIVIL, MINING, MEchanical engineering, surveying, architecture, assay: estab. '64. VAN DER NAILLEN, 723 Mkt.

STIEHL'S SHORTHAND AND BUSINESS College, 723 Market st.: diploma course $30.

ENGLISH BRANCHES TAUGHT BY MISS DILLON, 14 McAllister, r. 46; private or class.

HEALD'S BUSINESS COLLEGE. 24 POST Bookkpg, business practice, shorthand, typing, electrical engineering, telegraphy, modern languages rapidly taught. Write for catalogue.

DENTISTS.

$20. DESIRABLE FLAT SUITABLE FOR dentist. 404 Castro st., corner Market and Seventeenth.

FIRST-CLASS DENTISTRY AT LOWEST prices at Obdontunder Dental Parlors, 815¾ Geary st., bet. Hyde and Larkin; extractions (painless) for 60 days more, 25c. R. L. WALSH, D.D.S., proprietor.

DR. REA, 300 TURK ST—ALL DENTAL WORK at lowest prices and warranted; open evenings.

ALL WORK REASONABLE AND WARranted. DR. J. W. KEY, 1122 Market st.

DR. J. J. LEEK, 1206 MARKET, COR. GOLDEN Gate ave.—Open evenings; Sundays till noon.

DR. GEORGE W. LEEK, THE GENUINE Leek dentist, discoverer of painless extraction and patentee of improved bridge work or teeth without any plate, moved from 6 to 20 O'Farrell st.

AT CHALFANT'S, 8 MASON, COR. MARKET, sets of teeth are made to please or no charge; on bridges, crowns and gold plates prices reduced; small gold fillings only $2; painless extraction.

CROOME DENTAL ASSOCIATION, 759 MARket, bet. 3d and 4th, gas specialists; only reliable agents for painless extraction; artificial teeth frm $5; fillings from $1; extracting 50c, with gas $1.

$7 A SET FOR TEETH; WARRANTED AS good as can be made; filling $1. DR. SIMMS, dentist, 930 Market st., next Baldwin Theater.

DR. H. G. YOUNG. BRIDGES AND TEETH without plates a specialty. 1841 Polk st.

DR. LUDLUM HILL, 1443 MARKET ST., near Eleventh; no charge for extracting when plates are made; old plates made over like new; teeth from $8 per set; extracting 50c; gas given.

COLTON DENTAL ASSOCIATION. 806 MArket st. DR. CHARLES W. DECKER.

PROPERTY WANTED.

WANTED—PAIR OF MODERN FLATS IN the Western Addition; must be cheap; no agents. G. W. ARMBRUSTER, 230 Montgomery st., room 9.

WANTED—TO RENT STORE WITH bakers' oven south of Market st., bet. Third and Seventh. Address Baker, 955 Jefferson st., Oakland.

MODER RESIDENCE OF ABOUT 10 ROOMS; lot 30x137; Western Addition; north of Pine st. Address P. O. box 2058.

CHICKEN AND HOG RANCH WANTED; $2000 to $2500. Cash. box 8, this office.

FOR SALE OR EXCHANGE.

SALE OR EXCHANGE—EASY TERMS FOR Oakland, Los Angeles, San Francisco or San Diego city property; whole or part of $30,000; Fruitland; home of 100 acres; celebrated springs; choice fruits; attractive pepper tree and orange grove; clear of incumbrance; convenient to San Diego Bay and ocean; connecting San Diego and Coronado beach by two railroads. Inquire of ZACH MONTGOMERY, Los Angeles, or R. J. MONTGOMERY, Oakland.

MONEY TO LOAN.

LOANS ON REAL ESTATE 1ST AND 2ND mortgages, undivided interests, estates; any amount; lowest rates. BECKER, 240 Montgomery.

LOANS ON FURNITURE OR PIANOS WITHout removal; San Francisco, Oakland or Alameda; lowest rates. BECKER, 240 Montgomery.

PAY NO COMMISSION AND COME TO LOANer direct for money on your pianos and furniture without removing; we also go to Oakland, Berkeley and Alameda. 418 Ellis st., room 22.

5½% CITY, COUNTY AND COLLATERAL SEcurities. TRAVERS & LAMB, 512 California.

MONEY TO LOAN, CITY OR COUNTRY REAL estate. WORKMAN & FRENCH, 630 Market.

WHY PAY HIGH RATE ON SMALL LOANS when you can get from $200 up at 55 cents per month interest on $100. Loan, box 83, Call.

LOANS ON FURNITURE OR PIANOS WITHout removal; private party; low interest. 215 Powell st.

MONEY LOANED ON PIANOS BY PRIVATE party; low interest. 215 Powell st.

MONEY TO LOAN ON SAN FRANCISCO, Oakland and country real estate in any amount. A. F. JOHNS & CO., 632 Market st., room 9.

ANY AMOUNT OF MONEY ON WATCHES, diamonds, jewelry, sealskins, pianos, all valuables and securities; private office; business confidential. Columbia Loan and Collateral Office (Incorporated), 9 Grant ave., 3 doors from Market.

DIAMONDS—THE HIGHEST AMOUNT loaned on them at UNCLE HARRIS', 15 Grant avenue.

MONEY ON ANY SECURITY; STRICTLY private; interest moderate; best price for old gold and silver. 126 Kearny st., room 39.

BIG SUM IN TRUST; INTEREST LOWER than banks; first and second mortgages a specialty; $100 up; no delay. Money, box 17, Call.

MONEY LOANED ON FURNITURE, 2 & 3%. TRAVERS & LAMB, 512 California st.

ANY AMOUNT; 1ST, 2D OR 3D MORTGAGES; estates, undivided interests, real estate in probate. McCOLGAN, 131 Montgomery, room 1.

MUNICIPAL LOAN OFFICE, 103 GRANT avenue; private entrance 101½ upstairs.

ON FURNITURE AND PIANOS, WITHOUT removal, and endowment insurance policies. Room 68, Donohoe bldg, 1170 Market.

ANY SUM, FIRST OR SECOND MORTGAGES city or country; Estates. MURPHY, 628 Market

MONEY LOANED ON JEWELRY AND other valuables at the Security Loan Office, 1106 Market st., nr. Mason; private entrance 7 Turk.

STRICTLY PRIVATE LOAN OFFICES, 850 Market st., cor. Stockton, rooms 17 and 18, first floor; established 30 years; always open. "Uncle Bill."

BORROW MONEY ON YOUR DIAMONDS, jewelry, furniture and pianos without removal; lowest rates. Call or write to HARRY ARKEL & CO., Mills bldg, 5th floor, r 6; strictly confidential.

ON ANY SECURITY, AT LOW RATES; DEALing confidential. 43 Crocker building.

FINANCIAL.

WE CAN LOAN YOU MONEY ON S. F. AND Oakland real estate, first mortgage, at 7 and 8 per cent. A. F. JOHNS & CO., 632 Market st., rm. 9.

ANY SUM OF MONEY ADVANCED ON your furniture, pianos or real estate; lowest rate; call and state your proposition or write: open evenings. J. NOONAN, 1021 Mission st.

PROPOSALS.

PROPOSALS
FOR LEASING LINCOLN SCHOOL PROPERTY
ON THE SOUTHEAST CORNER OF MARKET AND FIFTH STREETS.

OFFICE BOARD OF EDUCATION,
SAN FRANCISCO, August 27, 1895.

In accordance with a resolution adopted by the Board of Education, sealed proposals will be received in open session of said board on Wednesday, September 11, 1895, at 8:30 o'clock P. M., for the lease, for the term of ten years, of the Lincoln School property, on the southeast corner of Market and Fifth streets, 275 feet on Market street, by a uniform depth of 100 feet, as a whole or in subdivisions of 25 feet frontage.

A lease for the whole property, or leases for subdivisions thereof, will be awarded to the highest responsible bidder or bidders, but no proposals to lease said property will be entertained unless the aggregate monthly rent proposed to be paid shall equal or exceed $3600 per month.

The board reserves the right to reject any or all bids as the public good may require.

GEORGE BEANSTON, Secretary.

PROPOSALS FOR CHAIRS FOR GIRLS' HIGH School.—In accordance with a resolution of the Board of Education, sealed proposals will be received by the superintendent of Common Schools in open session of said Board, new City Hall, on SATURDAY, August 31, 1895, at 12 o'clock M., for furnishing the said Board with the following described chairs and delivering same in the hall of the Girls' High School:

144 folding chairs, 18 or 19 inches wide.
400 opera chairs, 19 or 20 inches wide.
56 sections of 5 folding chairs in each, 18 or 19 inches wide.
162 sections of 4 folding chairs in each, 18 or 19 inches wide.
300 cane-seat chairs for stage.

All chairs to be of hard wood, solid or veneered. Samples of all chairs offered must be submitted at the office of the Board of Education before the hour set for the reception of proposals.

The chairs must be delivered in the hall of the Girls' High School on Scott street, between Geary and O'Farrell streets, San Francisco, on or before September 21, 1895.

Each bid must be accompanied by a certified check in the sum of $250, made payable to the order of the secretary of the Board of Education, conditioned that if the proposal be accepted and the contract awarded and if the bidder shall fail or neglect to execute a written agreement and give the bonds required within six days after the award is made, then and in that case said check shall be forfeited to the said Board of Education. The Board reserves the right to reject any or all bids, or any portion of any bid, as the public good may require. Blank proposals will be furnished by the secretary on application. The parties to whom contracts are awarded will be required, prior to or at the time of the execution of the contracts, to pay their proportion of the cost of advertising this notice. GEORGE BEANSTON, Secretary.

LEGAL NOTICES.

IN THE SUPERIOR COURT OF THE CITY and County of San Francisco, State of California.—In the matter of DUFFY BROS., insolvent debtors. Notice is hereby given to all the creditors of CHARLES E. DUFFY, an insolvent debtor, who have proved their debts, that said CHARLES E. DUFFY has filed in said Superior Court his petition for a discharge from all his debts and liabilities, and that by an order of said court all said creditors are required to appear before said court, at the courtroom thereof, Department No. 10, in the New City Hall, in said City and County, on the 23d day of September, A. D. 1895, at the hour of 10 A. M., and then and there show cause, if any they have, why the said CHARLES E. DUFFY should not be discharged from all his debts, in accordance with the statutes in such cases made and provided.

Attest my hand and seal of said court this 21st day of August, 1895.

[SEAL.] C. F. CURRY, Clerk.
By WM. A. DEANE, Deputy Clerk.

DEPARTMENT No. 10, PROBATE—IN THE Superior Court, in and for the City and County of San Francisco, State of California.

In the matter of the estate of LOUISE E. DUFF, deceased. No. 16,815.

Notice is hereby given that TUESDAY, the 3d day of September, A. D. 1895, at 10 o'clock A. M. of said day, and the courtroom of Department No. 10 of said court, at the new City Hall, in the City and County of San Francisco, State of California, have been app