HOUSES TO LET.

ONE MONTH'S RENT FREE TO GOOD TENant; neat house of 8 rooms and bath, 2307 Octavia st., rent $25; 2309 Octavia, 10 rooms and bath, $30; between Pacific ave. and Jackson. Apply VON RHEIN & CO., 513 California st.

HOUSE, 4 ROOMS; STABLE FOR 5 HORSES. 527 Alabama st.

211 GEARY—HOUSE OF 11 ROOMS; BATH; rent reasonable. Key 217½.

SUNNY HOUSE, 6 ROOMS, BATH; WATER; gas; $20. 524½ Turk st. (rear), near Larkin.

$15. HOUSE OF 6 ROOMS, NEAR FIFTH. Apply 325 Fifth st.

HOUSES TO LET IN ALL PARTS OF THE city. PATTERSON & CO., 927 Market, r. 40.

TWO-STORY HOUSE, BEAUTIFULLY FURnished; city; lease 3 years; $37 50 per month; water free. GEO. W. H. PATTERSON & CO., 927 Market st., room 420.

$16. COTTAGE OF 4 ROOMS AND BATH. Corner of Union and Laguna st.

SAVED—DOLLARS, DIMES AND NICKELS by renting a house from BALDWIN & HAMMOND, 10 Montgomery st.

COTTAGES TO LET.

1940 FILBERT ST.—COZY COTTAGE OF 5 rooms; $13. Apply G. H. UMBSEN & CO., 14 Montgomery st.

COTTAGE: 4 ROOMS; GARDEN; BASEMENT; marine view. Lombard, bet. Kearny & Mntg'y.

COTTAGE OF 3 ROOMS, FURNISHED COMplete for housekeeping; $14. 202 Perry st.

$11. NICE CLEAN COTTAGE OF 4 ROOMS (Mission). SPECK & CO., 602 Market.

FLATS TO LET.

$16. LOWER FLAT OF 4 ROOMS AND kitchen; five minutes' walk from the Baldwin. 713 Polk st., near Eddy.

$15. NICE CLEAN FLAT; 4 ROOMS AND bath. 41 Hermann st., junction Market and Valencia.

222 GROVE—FINE MIDDLE FLAT OF 7 rooms and bath.

SUNNY FLATS, 4 AND 5 ROOMS, BATH; yard; $14, $18. 8 Shotwell, near Fourteenth.

FLAT, FOUR OR FIVE ROOMS. 65 MINNA st., near Second.

FLAT, FIVE ROOMS; CHEAP TO GOOD tenant. 7½ Bowie ave., off Eleventh st.

MODERN LOWER FLAT; 5 ROOMS AND bath; new; 1134 Twenty-second st., nr. Noe. Apply to EASTON, ELDRIDGE & CO., 638 Market st.

2 NEW FLATS; 7 SUNNY ROOMS AND bath; latest improvements; unobstructable view; rent reduced; garden. 923 Fell st., premises.

$18. LOWER FLAT 6 ROOMS AND BATH; $15, upper flat 6 rooms and bath. Apply 33 Thirteenth st., near Howard.

$15. SUNNY FLAT; 5 ROOMS, GAS AND bath. 128 Twenty-sixth st., near Capp.

FIVE LARGE SUNNY ROOMS; YARD; CELlar; $13. 1611 Stevenson.

$10. UPPER FLAT; 3 ROOMS. 39 DORE st., off Harrison, near Ninth.

EXTRA CONVENIENT SUNNY FLAT, 7 rooms, bath. 1314 Fell, near Baker.

$13. THREE LARGE ROOMS; YARD. 109 Ridley, near Valencia st.

LOVELY FLAT; 5 ROOMS AND BATH. 814 Nineteenth st., bet. Noe and Sanchez; very low rent to good tenant; key downstairs.

$22.50. 8 SUNNY ROOMS; BATH; 2 SETS of double parlors. 1775 Mission st.

$6 AND $7; 3 ROOMS EACH; WATER; YARD separate; Elm ave. Apply 1512 Golden Gate ave.

COR. SUNNY BAY-WINDOW FLAT; 6 ROOMS and bath. 1042 Folsom st.

FINE COR. FLAT; 6 ROOMS AND BATH; rent cheap. Cor. McAllister and Broderick.

404 FIFTH—2 FLATS; 5 OR 6 ROOMS; $16 and $17.

1515½ MISSION, NEAR ELEVENTH ST.—6 large sunny papered rooms; bath; laundry.

2141½ FAIR OAKS—NEW SUNNY LOWER flat; 5 rooms and bath and stable; $22 50. Apply G. H. UMBSEN & CO., 14 Montgomery st.

2 FLATS; 13 SUNNY ROOMS; MODERN IMprovements; cheap. 1153 Howard.

2 SUNNY FLATS; 5 ROOMS EACH. McALlister st. and First ave.

$20. $22 50 AND $25, 4 FINE FLATS OF 6 rooms and bath each, on Gough st., near McAllister; $20, 6 rooms, bath and basement, 912 Bryant st., near Seventh. Apply to T. P. RIORDAN, 632 Market st.

SAVED—DOLLARS, DIMES AND NICKELS by renting a flat from BALDWIN & HAMMOND, 10 Montgomery st.

ELEGANT NEW FLATS: SEVENTH ST., BElow Bryant; 5 and 6 rooms; bath; $8 to $16.

HOUSEKEEPING ROOMS.

California Street.

1434 CALIFORNIA — 2 HOUSEKEEPING rooms; gas, bath and running water; $16.

Clayton Street.

412 CLAYTON—2 FURNISHED ROOMS FOR housekeeping; bath; laundry; $12; nr. park.

Devisadero Street.

2004 DEVISADERO—TWO SUNNY FRONT furnished rooms, with or without housekeeping privileges; no other roomers.

Eddy Street.

218 EDDY — WELL-FURNISHED FRONT suite for housekeeping; also single.

Eighth Street.

221 EIGHTH—THREE SUNNY ROOMS AND store; large yard; all conveniences; $10.

Fifth Street.

314 FIFTH—SUNNY FRONT HOUSEKEEPing; stove; bath; private; no children; $8.

Folsom Street.

558 FOLSOM — 3 SUNNY UNFURNISHED rooms; range; hot and cold water.

Fourth Street.

307 FOURTH — 2 SUNNY FURNISHED front rooms for housekeeping; $8 and $10.

Geary Street.

1911 GEARY ST., OPP. THE PARK; $16; alcove suite and adjoining room, with porcelain sink, bath, 3 closets; partly furnished.

Golden Gate Avenue.

338 GOLDEN GATE AVE.—4 ROOMS; BATH; completely furnished housekeping; low rent.

Howard Street.

762 HOWARD—CHEAP HOUSEKEEPING room; also elegant front parlor; rent $10.

1354 HOWARD—TWO SUNNY BAY-WINdow housekeeping rooms; bath; rent $12.

Larkin Street.

326 LARKIN — 3 CONNECTING ROOMS, furnished complete housekeeping; first floor.

Market Street.

1257½ MARKET—4 HOUSEKEEPING RMS furnished; $17.

1926 MARKET — FURNISHED AND UNfurnished rooms for light housekeeping.

McAllister Street.

408 McALLISTER—THREE UNFURNISHED rooms and bath for housekeeping; rent $12.

Minna Street.

281 MINNA—FURNISHED LIGHT HOUSEkeeping front double and single.

Mission Street.

925½ MISSION—COMPLETELY FURNISHed; nice kitchen; exclusive bath; sunny.

1125 MISSION—FRONT DOUBLE PARlors, with kitchen, porch and yard; $15.

1322 MISSION — ONE LARGE HOUSEkeeping room; every convenience; rent $8.

2333½ MISSION—3 NICE UNFURNISHED housekeeping rooms and bath.

O'Farrell Street.

823 O'FARRELL — 3 OR 5 FURNISHED rooms for housekeeping; good location. Call between 9 and 1.

Seventh Street.

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

Polk Street.

1002 POLK, COR. OF GEARY—2 SMALL sunny flats of 3 rooms each; completely equipped for housekeeping; in modern apartment house; no lodgers; new building; quiet place; fine mantel; separate kitchens; gas stoves and all conveniences; rent $20 and $25; reference exchanged.

Stevenson Street.

646 STEVENSON—2 NICE SUNNY ROOMS and bath, furnished for housekeeping.

Van Ness Avenue.

796 VAN NESS AVE.—NICELY FURNISHED sunny rooms for housekeeping; reasonable.

ROOMS TO LET.

Bush Street.

1012 BUSH—NICELY FURNISHED FRONT alcove room for 1 or 2 gentlemen.

Eddy Street.

29 EDDY (YORK HOUSE)—SMALL SUNNY single rooms, 3 double, nicely furnished, cheap.

632 EDDY — ALCOVE SUITE; RUNNING water; privilege of light housekeeping.

Ellis Street.

504 ELLIS—FURNISHED FRONT PARLOR, with light housekeeping; also single room.

639 ELLIS, COR. OF LARKIN—1 OR 2 SUNny furnished housekeeping rooms.

720 ELLIS—LARGE AND SMALL ROOMS; furnished nicely; also joining rooms; reasonable.

ROOMS TO LET—Continued.

Eighth Street.

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

Fifth Street.

221 FIFTH—NICE SMALL SUNNY ROOMS, very cheap. Call to-day.

Folsom Street.

735 FOLSOM—SUNNY FURNISHED FRONT room; $5 month.

1214½ FOLSOM — SUNNY FURNISHED room, front; also housekeeping rooms; $5 and $10 per month.

Franklin Street.

415 FRANKLIN—FURNISHED FRONT room; large closet; use of bath; $6.

Golden Gate Avenue.

919 GOLDEN GATE AVE.—LARGE UNFURnished room, $8.

Howard Street.

FRONT ROOM, SUITABLE FOR TWO, $7. 20 Howard court, upstairs.

Hyde Street.

408 HYDE—NICELY FURNISHED SUNNY parlor suite; also housekeeping rooms.

$11. 3 UNFURNISHED ROOMS; MORNing sun. 503 Hyde st.

Jones Street.

207 JONES—THE VAN WINKLE; NEW management; elegant sunny suites and single; newly furnished; bath, etc.; $10 to $30.

903 JONES—2 or 3 PARTLY FURNISHED housekeeping rooms with piano, connecting kitchen and bath; 2 well furnished sunny bay-window rooms for gentlemen.

Kearny Street.

51½ KEARNY—PLEASANT UNFURNISHED rooms for business or private; second floor.

51½ KEARNY—LARGE NICELY FURNISHED sunny rooms; $6 and $12; English family.

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

Larkin Street.

1013½ LARKIN—COR. BAY-WINDOW AND others; sunny; grates; stoves; kitchens; $6 and up.

1513½ LARKIN—SUNNY FRONT SUITE; breakfast if desired; private family.

Leavenworth Street.

2042 LEAVENWORTH — NICE SINGLE room; 1 block of 2 car lines; $5 month.

Market Street.

1122 MARKET — NICELY FURNISHED rooms, en suite or single; $2 to $6 a week.

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

1346 MARKET ST.—CHANGED HANDS; thoroughly renovated; rooms from $6 up.

Mason Street.

417 MASON—CHANGED HANDS; NICELY furnished suites; single rooms; all conveniences.

Minna Street.

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

Mission Street.

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

O'Farrell Street.

512 O'FARRELL — LARGE SUNNY FURnished front room, suitable for a gentleman.

LARGE SUNNY PARLOR, UNFURNISHED; sunny single room, furnished. 623 O'Farrell.

Polk Street.

17 POLK — LARGE SUNNY DOUBLE OR single rooms; $5 to $12.

Powell Street.

123 POWELL—ELEGANTLY FURNISHED suites; single sunny front rooms; transient.

Post Street.

703 POST — NICELY FURNISHED FRONT alcove room; also sunny back parlor; $16 and $11.

Sixth Street.

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

244 SIXTH—FRONT SUNNY HOUSEKEEPing rooms; reasonable.

Stockton Street.

1314 STOCKTON—SUNNY FRONT SUITE; doctor's office; elegantly furnishd; cheap.

Tenth Street.

111 TENTH, NR. MARKET—LARGE SUNNY front rooms; housekeeping if desired.

128 TENTH—NICELY FURNISHED ROOMS; suites or single; also light housekeeping.

Third Street.

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.

Miscellaneous.

FULTON HOUSE, OPP. CITY HALL—FURnished rooms, single or en suite, $8 and $16 up.

AMERICAN EXCHANGE HOTEL REOPENed on the European plan; light airy rooms from 25c to $1 per day, $4 per month and up.

BOARDING AND ROOMS.

ROOM AND BOARD FOR WORKING GIRL; $15 per month; private American family. 814 Ellis st.

GOOD TABLE BOARD AND ROOMS AT THE Brunswick Hotel, Oakland.

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

922 VAN NESS AVE.—NEWLY FURNISHED sunny rooms; parlor floor; comfortable house; excellent table; references.

614 SUTTER—THE WESTMINSTER; handsome bay-window rooms; other rooms.

1714 CLAY—SUNNY, WELL-FURNISHED rooms: excellent board: references.

626 EDDY—SUNNY SUITES, WITH BEST board, $45 upward; single, $20 upward.

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

NEW HOTEL WENTWORTH, 617 BUSH ST.—Changed hands; fine rooms; good table.

424 LEAVENWORTH—LARGE, SUNNY elegant rooms, single and suite; new bedding; excellent table; desirable house for gentlemen.

CHILDREN BOARDED.

GERMAN FAMILY WISHES CHILD TO board; reasonable. G. F., box 3, Call Office.

ENGLISH WIDOW WISHES 2 CHILDREN TO board; room for parent. 47½ Gilbert st.

NURSE WISHES INFANT OR CHILDREN to board; reasonable. 2819 Sixteenth st.

STORES TO LET.

SHOP FOR CARPENTER, PLUMBER OR painter; $7 50. 1200 Eddy st., cor. Laguna.

94 STEINER ST.—STORE AND 3 ROOMS; rent $15. VON RHEIN & CO., 513 California.

$30. STORE CORNER WILLOW AVE. AND Polk st., near Eddy; living-rooms; fine location for grocery and bar.

STORE ON THE N. SIDE OF MARKET ST. Apply 1500 Market st.

STORE AND BASEMENT AND 4 ROOMS AND bath, cor Hayes and Webster. 734 Hayes st.

FOR RENT—LARGE FRONT OFFICE AND part of store. 221 and 223 Market st.

OFFICES TO LET.

217 GEARY ST.—PARLOR FLOOR, SUITable for doctor's office. Key 217½.

CONVENIENT OFFICES IN NEW BUILDING cor. Market, Drumm and California sts.; elevator, etc.; rents reasonable. MADISON & BURKE.

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.

PROPOSALS.

PROPOSALS FOR SUPPLIES FOR VETErans' Home Association—Notice is hereby given that sealed proposals will be received by the board of directors of the Veterans' Home Association at its office, room 13, 320 Sansome street, San Francisco, California, up to 2 o'clock P. M., Saturday, December 21, 1895, and opened immediately thereafter in the presence of bidders, for furnishing and delivering quartermaster and commissary supplies for the Veterans' Home, Napa County, California (railroad station Yountville), for the six months commencing January 1, 1896, and ending June 30, 1896.

Schedules, with information and instructions for submitting bids, will be furnished upon application to the undersigned. Bidders will carefully follow the conditions of the schedules, and no bid will be considered unless it is in accordance with such schedules. Each bidder must accompany his bid with a certified check upon some well known and responsible banking house for at least 10 per cent of the amount of his bid, payable to J. C. Currier, treasurer, conditional that the bidder will enter into a good and valid contract, upon notice of acceptance, as required by law. The board reserves the right to reject any or all bids, and to order any quantity over or under the amount specified. Address J. J. Scoville, Secretary Veterans' Home Association, room 13, 320 Sansome street, San Francisco, California. By order of the board of directors. J. J. SCOVILLE, Secretary.

BUILDING AND LOAN ASSOCIATION.

CONTINENTAL BUILDING AND LOAN ASsociation—Home office, 222 Sansome st., S. F. General savings & loan business. Ed E. Hill, Pres.; Oliver Eldridge, V.Pr.; W Corbin, Sec. & Gen. Man.

MEDICAL.

A BLESSING TO LADIES — INSTANT RElief for monthly irregularities (from whatever cause) by the most experienced ladies' physicians in San Francisco, restores all cases by an improved method, superior to others; ladies will save time and money, be assured of honest treatment by consulting the doctors before calling on others; patients who have been imposed upon are specially invited; home in confinement; treatment warranted; advice free, confidential. DR. and MRS. DAVIES, 14 McAllister st., near Jones. Beware of frauds who sell worthless, injurious, irritating injections; tells ladies to be their own physician; call on men's physicians' knowledge; such quacks have no knowledge worth having; has no diploma; formerly a corn doctor, finds it more profitable to humbug the masses; be not deceived; it's not jealousy; it's a warning to the unfortunate; to avoid new process.

A NEW PROCESS—NO MEDICINE, INSTRUments or worthless pills used; every woman her own physician for all female troubles, no matter from what cause; restores always in one day; if you want to be treated safe and sure call on men's physician; knowledge can be sent and used at home; all cases guaranteed; be not deceived and misled by self-praised advertisers; be not deceived and misled by the other physicians who advertise warning you against injections, as there now is a big demand for it; it is only business jealousy; they are known to be frauds; this injection is always preferred for its safety over other treatments, which is the principal thing. DR. POPPER, 318 Kearny st.

PROF. MANNING, SANICULT — DISEASES cured; no drugs; fat reduced, thin made fat. 1206 Market.

MME. KARROW, THE EMINENT FEMALE specialist, treats diseases of women, removes hair by electricity permanently and positively restores irregularities in 8 hours with the greatest discovery ever invented; price $5. Woman's Dispensary, 1206 Market st., room 26.

ALL FEMALE IRREGULARITIES REstored in a few hours; safe and sure relief at any time; travelers helped at once; home in confinement; French pills guaranteed; consult free. MRS. DR. WYETH, 916 Post st., near Larkin.

TABER'S "INFALLIBLE PREVENTIVE," for either sex; send 2c for information or 50c for trial jar. TAYLOR CHEM. CO., box 1896, S. F.

LADIES — DAUDET'S FEMALE REGULAting Pills: strongest, safest, best; never fail; $1 per box. WIDBER'S drugstore, 14 Ellis st., formerly cor. Market and Third sts., sole agents.

DR. HALL, 14 McALLISTER STREET, NEAR Jones. Diseases of women and children.

A SURE CURE FOR ALL FEMALE DISeases, from whatever cause; a home in confinement with every comfort; satisfaction guaranteed, by MRS. DR. GWYER, 226 Turk st.

DU PRAE'S FEMALE REGULATING PILLS; safe and efficient emmenagogue; $1 per box. RICHARDS & CO., druggists, 406 Clay st., sole ag'ts.

A HOME, A FRIEND AND MOTHER'S CARE. MRS. DR. FUNK'S, 1416 Eighth st., Alameda.

DR. GOODWIN MAKES A SPECIALTY OF diseases of women and restores all irregularities in one day, guaranteeing a cure or no charge; regulator $2; home for patients. 1370 Market st.

MRS. DR. WEGENER; PRIVATE HOME IN confinement; irregularities cured in a few hours without operation; pills $2. 419 Eddy st.

ALPEAU'S FRENCH PILLS, A BOON TO ladies troubled with irregularities: no danger; safe and sure; $2 50 express C. O. D.; don't delay until too late. OSGOOD BROS., Oakland, Cal.

IF IRREGULAR OR ANY FEMALE DISEASE see Mrs. Dr. Puetz and be content. 254½ 4th.

LOST.

THE DRIVER OF BAKERY WAGON WHO took bulldog Tuesday morning from corner Post and Leavenworth will be rewarded by returning dog to room 14, 310 Pine st.; no questions.

LOST—BROWN SPANISH SETTER, WITH last year's license. Return to 1217 Greenwich st. and receive reward.

LADY'S GOLD WATCH; MONOGRAM A. M. R.; liberal reward; no questions. 2503 Gough.

LOST—MEDAL PRESENTED BY SEATTLE Athletic to H. Scandel; reward. 47 Sacramento.

LOST—GORDON SETTER PUP IN THE MISsion; liberal reward. Return to MITCHELL'S, 230 Fourteenth st.

LOST—BETWEEN CAMPI'S RESTAURANT and Palace Hotel, gold watch with diamond locket and chain with two bangles, having the initials L. M. on both watch and bangle. Liberal reward if returned to the Call Office.

LOST—A PASS BOOK WITH THE HIBERNIA Savings and Loan Society of San Francisco, in the name of CESARE CORTOPASSI, No. 200-1321. The finder will please return to bank.

LOST—A PASSBOOK WITH THE HIBERNIA Savings and Loan Society of San Francisco in the name of RENA ALICE WILLIAMS, No. 2031118. The finder will please return to bank.

LOST—A PASSBOOK WITH THE HIBERNIA Savings and Loan Society of San Francisco in the name of SARAH A. TROWBRIDGE, No. 1791143. The finder will please return to bank.

FOUND.

PUG DOG—OWNER PROVE PROPERTY and pay expenses. 706 Larkin st.

FOUND—BAY MARE, NEAR SIXTEENTH and Church. Apply 2 Church lane, near Seventeenth st.

STRAYED—MARE AND COLT; OWNER CAN have same on proving property and paying costs of advertisement and keeping. Apply 1621 Dolores.

LEGAL NOTICES.

IN THE SUPERIOR COURT, CITY AND County of San Francisco, State of California. In the matter of the estate of MARIE STUBER, deceased.

Order to Show Cause—It appearing to this Court by the petition this day presented and filed by J. C. RUED, Executor of the last will and testament of MARIE STUBER, deceased, that it would be for the advantage, benefit and best interests of the estate of the said deceased and those interested therein, to sell the whole of the real estate of said decedent and also the personal property, a general description and statement of which appears in the said petition:

It is therefore ordered by this Court that all persons interested in the said estate of the said deceased appear before this Court on the 20th day of December, A. D. 1895, at the hour of 10 o'clock A. M. of said day, at the Courtroom of said Court at the New City Hall in the City and County of San Francisco, State of California, to show cause why an order should not be granted to said Executor, as prayed for in said petition, for the sale of the whole of said real and personal property of the said decedent, and that a copy of this order be published for four successive weeks in a newspaper printed and published in said City and County of San Francisco.

Dated November 15, 1895.

J. V. COFFEY, Judge.

W. F. WILLIAMSON, Attorney for Executor, Mills building.

SPECIAL ADMINISTRATOR SALE

—OF—

BUSINESS AND RESIDENCE PROPERTY

In the city of Oakland, Alameda and Berkeley SATURDAY, December 7, 1895, at 2 P. M., at salesroom, 466 Eighth st., Oakland. We will sell by order of A. C. Freese, Public Administrator of the City and County of San Francisco:

Eight modern cottages, well located, with large lots, all situated in splended localities in Oakland and Berkeley.

Also, two modern flats on San Pablo avenue, Oakland.

Also, six large business and residence lots in Oakland and Alameda.

Do not fail to secure a catalogue at our office and examine the property before day of sale. AS SPACE WILL NOT ADMIT OF FULL PARTICULARS.

LAYMANCE REAL ESTATE AND INVESTMENT CO.,
466 Eighth st., Oakland.

DEPARTMENT NO. 9, 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 CHARLES D. ROOT, deceased.

Notice is hereby given that MONDAY, the 9th day of December, A. D. 1895, at 10 o'clock A. M. of said day, at the courtroom of Department No. 9 of said court, at the new City Hall, in the City and County of San Francisco, State of California, have been appointed as the time and place for proving the will of said CHARLES D. ROOT, deceased, and for hearing the application of RUBY ALICE ROOT for the issuance to her of letters testamentary thereon. Dated November 26, A. D. 1895.

[Seal.] CHARLES F. CURRY, Clerk.
By F. B. HOUGHTON, Deputy Clerk.
WALTER H. LINFORTH, Att'y for Petitioner.

FINANCIAL.

CITY BONDS FOR SALE—$12,000 6 PER cents issued by city of Monrovia, Cal.; particulars upon application. DE VAN & CO., Los Angeles, Cal.

PERSONS WHO WANT 4 TO 7 PER CENT interest a year on their money should consult I. W. ENTZ & CO., 401 California st.

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.

STORAGE

OVERLAND FREIGHT TRANSFER CO., Fifth and Bluxome sts., furniture and goods packed, shipped and stored; 9 large fireproof warehouses; low rates; advances made. Tel. south 388.

STORAGE OF FURNITURE, PIANOS, HOUSEhold goods, etc. J. M. PIERCE, 735 Market st.

WILSON BROTHERS, 1710 MARKET—Storage; low rates; telephone South 762.

FIRST-CLASS STORAGE; ADVANCES MADE 421-423 Market st. CHAS. L. TAYLOR.

SEWING MACHINES.

ALL KINDS SEWING-MACHINES BOUGHT, sold, rented, exchanged and repaired; lowest rates. 205 Fourth st., near Howard.

BICYCLES.

PARK CYCLERY—NEW WHEELS TO LET; best accommodations. Terminus Geary, McAllister and Powell st. car lines.

CITY REAL ESTATE.

G. H. UMBSEN & CO.,
REAL ESTATE AGENTS, RENT COLLECTORS AND AUCTIONEERS.

Office and Salesroom,
14 Montgomery st., near Market.

Call and obtain one of our "Real Estate Records," which contain a list of properties for sale in all parts of the city.

IMPROVED PROPERTY.
BARGAINS.

$20,000. BUSINESS CORNER ON OAK st., 2 stores and 3 flats; bay windows; brick foundation; rent $174; mortgage of $10,000 can remain; lot 50x110.

$4500. MUST BE SOLD; ELITE LOCAtion of the Mission; a fine 2-story and basement residence of 8 rooms and bath; brick foundation; all modern improvements; lot 30x114; plenty room for driveway and stable.

$2050. SPLENDID OPPORTUNITY TO get a home; well located in the Mission, near Valencia and Seventeenth streets; cottage of 5 rooms and lot 26x100 to an alley; mortgage of $1000 can remain; rent, $13.

$9000. TEHAMA STREET; 4 FLATS OF 4 and 5 rooms; stone walk; rent $76; lot 45x75; bay windows.

$5000. COSY HOME ON LEAVENWORTH st.; nearly new bay-window cottage of 6 rooms and bath; all modern improvements; brick foundation; stone walks, etc.

$5250. BAKER ST.; A BEAUTIFUL, nearly new, bay-window cottage of 6 rooms and bath; finished basement; brick foundation; stone walks; street accepted; nice flower garden; lot 25x102.

$3500. MUST BE SOLD; MAKE AN OFfer; bay-window cottage of 6 rooms and bath; near Ellis and Buchanan sts.; lot 25x90; small amount cash, balance on easy terms.

$2400. $1000 CASH; SUNNY LINE OF 20th st.; neat bay-window cottage of 5 rooms and bath; laundry; brick foundation; stone walks, etc.

$8000. SPLENDID INVESTMENT ON Clay st.; 2 substantial houses of 8 rooms and bath each; bay windows; brick foundation; stone walks; rent $750 per annum; lot 37:6x71; make an offer.

$3150. CLARA ST.—2 TENEMENTS OF 6 rooms each; rent $28; lot 27:6x80; street accepted.

$16,000. LARKIN - ST. INVESTMENT; stores and flats; rent $138 50; lot 40:6x87:6.

$2300. A BARGAIN; MUST BE SOLD; York st.; nice bay-window cottage of 5 rooms and bath; brick foundation; stone walks; lot 25x100.

G. H. UMBSEN & CO., 14 Montgomery st.

EXTRAORDINARY OPPORTUNITY
OF THE SEASON.
BRITTAIN RANCH,
SAN MATEO COUNTY,
1150 ACRES
AT AUCTION.
BRITTAIN RANCH,
SAN MATEO COUNTY.
1150 ACRES
AT AUCTION,
DEC. 7, 1895,
AT 2 O'CLOCK P. M.,
ON THE GROUNDS,
"BAY FOREST FARM,"
SAN MATEO COUNTY,
ONE MILE DISTANT
FROM REDWOOD CITY,
BY THE ORDER OF
BERTHA BRITTAIN.

DESCRIPTION.

This property, partly level, rolling, hilly and wooded, picturesque with grand bay and valley views, is improved with fine residence, elegant grounds and many outbuildings.

WATER SUPPLY.

The supply of water is abundant from wells and a private reservoir, which can be largely increased, while Spring Valley's main passes along one side.

LOCATION.

Bay Forest Farm is only one hour's ride from San Francisco or San Jose, with many trains daily. The commutation ticket to this city is $8 per month. The line will soon be made an overland road and the service is to be greatly improved. An electric road is an early possibility.

TERMS.

Half cash and balance in two years at 7 per cent: interest secured by mortgage. Title perfect. Sale final. No confirmation necessary. For further particulars see catalogue.

TO CAPITALISTS.

NO BETTER SUBURBAN HOME CAN BE FOUND.

To investors — The price will insure large profit.

TO HOMESEEKERS.

Combine and buy this property, then subdivide it. Its hills, valleys and oak groves will make many lovely and varied places to suit any taste. The proposed grand boulevard survey runs through this tract.

THE CLIMATE.

This section of the Santa Clara Valley, which is that nearest San Francisco, has a delightful, healthy and unexcelled climate, while the soil is the most fertile of any portion of the State.

ENVIRONMENT.

Families of wealth surround this property in every direction for miles with their grand suburban villas. Stanford University is within six miles, and many other educational institutions are within easy distance.

OWNERSHIP.

This property has been in the family of the present owner over forty years.

A most careful inspection of the property is invited, and carriages will meet visitors at Redwood City for that purpose. For further information, maps, etc., apply to

McAFEE BROTHERS,
REAL ESTATE AGENTS
AND AUCTIONEERS,
108 MONTGOMERY ST.,
SAN FRANCISCO.

C. C. BEMIS,
REAL ESTATE AND LAND AGENT,
324 MONTGOMERY ST.

FOR SALE.

$7200 RENT A YEAR—BRICK BUILDING business property on Market st.

120x195—NW. COR. OF A ST. AND 27TH ave.; as a whole or in subdivisions.

$11,000. CORNER PACIFIC AVE. AND Baker st.; 55x137:6 feet.

$2600. E. SIDE STANYAN ST., BET. Carl and Frederick; 25x100.

$450. SAN CARLOS-VILLA LOT; 100x150 feet.

$6700. 50x127:6 FEET ON JACKSON ST., overlooking the Presidio and bay.

$6000. 2 MODERN HOUSES OF 8 ROOMS each, at park; 25x137:6 feet; electric road passes houses; make offer.

$3500. 2-STORY 8-ROOMED HOUSE ON Harrison st., bet. First and Fremont.

$400. LOT ON DUNCAN ST., BET. NOE and Castro: 25x114 feet.

$8500. ELEGANT NW. CORNER OF COLE and Carl sts.

$300. CHOICE BUILDING LOTS NORTH of park.

CITY PROPERTY WANTED.

A party having a surplus of cash wishes to turn in an elegant piece of property, bringing in a handsome income, toward business property on Market, Kearny or streets near and leading into Market, and pay a cash difference.

EDWIN K. ALSIP & CO.,
9 Rotunda Mills Building,
San Francisco.

$1 WEEKLY; GOOD BERKELEY LOTS. The dollar was earned from day to day; The dollar was round, it rolled away. Save your dollar. Own your lot.
$150—Lot 25x102; $1 weekly.
$175—Lot 31x135; $1 weekly.
$250—Lot 25x120; $1 weekly; sewered.
$313—Lot 25x100; $1.25 weekly; macadamized.
CHAS. A. BAILEY, 46 Market st., S. F., or Berkeley station, Berkeley.

DO YO WANT TO MAKE MONEY?

Those cheap lots on Clement st., Point Lobos and Twenty-fifth aves. are selling fast; the Sutro electric cars will run on Clement st.; buy now while prices are low; Clement st. and Point Lobos ave. are graded and macadamized.
$375 and upward.
$50 cash, $10 monthly.
BALDWIN & HAMMOND, 10 Montgomery st.

MORE LOTS SOLD RECENTLY
IN BLOCK 870,
SOUTH OF THE PARK,
M and N sts., 10th and 11th aves., than in any other block in this city. Why? Because the price is only $275 cash, or, if desired, $25 down and $10 a month. Fine views.
BALDWIN & HAMMOND,
10 Montgomery st.

HOUSES RAISED, ALTERED OR TURNED into flats; all kinds of building done in San Francisco or Alameda County for cash or monthly installments; plans furnished. O. W. FORSYTH, 640 Market st.

PARTLY FURNISHED COTTAGE OF 5 rooms and bath; modern improvements; electric lighting; large garden, chicken-house and yard; $3200, part cash, balance long mortgage. 217 3d ave.

5-ROOM COTTAGE FOR SALE; BEST BUY in Richmond district; all modern improvements; stone sidewalk; iron fence; street work all done; ½ block from street cars. Apply at 7th and Point Lobos aves. or B. I. TAYLOR, 3116 Point Lobos.

LAKEVIEW LOTS; NEAR NEW RACEtrack; low prices; easy terms. THE McCARTHY CO., 646 Market st.

$100. IF SOLD TO-DAY, FINE LOT SOUTH of Park, 25x120; worth $500; owner must go East. 9 Powell st., room 3.

HOUSES BUILT $150 TO $275 A ROOM; CALL and examine plans. 1149 Mission st.

ATTORNEYS-AT-LAW.

ADVICE FREE; DIVORCE AND PROBATE laws a specialty; suits, Superior, Justice and Police Courts; terms reasonable; collections, etc. G. W. HOWE, att'y-at-law, 850 Market, cor. Stockton

W. W. DAVIDSON, ATTORNEY-AT-LAW, 420 California st., rms. 14-15; advice free.

CITY REAL ESTATE.

O'FARRELL & CO.,
REAL ESTATE BROKERS,
11 MONTGOMERY ST.

EXCEPTIONALLY CHOICE BUILDING lots. $400 to $500; take the Mission-st. electric-cars, ask the conductor to let you out at Cotter street, you will there see the block; street graded, macadamized and curbed; lots level and ready to build upon; positively no hills to climb and only a few feet from the cars, making the lots practically on the Mission-st. car line; 14 buildings have been put up on this subdivision since we started the sale; you will find Mr. G. A. Turner on the property every morning, who will be pleased to show you around and give you all the information desired.

$4000. CHOICE COTTAGE 6 ROOMS and bath on Sacramento st.; lot 25x137:6; this is a very cheap property and the location is exceptionally desirable.

$4750. INCOME $480 A YEAR; NATOMAst. investment property; near Fifth; improvements consist of 2 flats of 5 rooms each.

$13,000. INCOME $1400 PER ANNUM; choice corner investment property nicely located in the Western Addition; improvements new; a northeast corner; car line passes the door; we can show that this property has rendered this income steadily for the last three years, ever since it was built.

MODERN BAY-WINDOW RESIDENCE ON the north side of Oak st., near Scott; 7 rooms and bath; high-finished basement; street paved with bitumen and accepted by the city lot 25x100; price asked $6000; an offer will be entertained.

MODERN FLATS IN THE WESTERN ADdition; 6 and 7 rooms and bath each; income $52 50 a month; lot 25x106:3; nicely located; convenient to the Haight, Oak and Page streetcar lines; offered at a sacrifice.

PINE-STREET DOWNTOWN PROPERTY, near Kearny; 3-story brick building; income $600 a year; price $7000.

SUTTER-ST. DOWNTOWN INVESTMENT—Positively the greatest bargain that has ever been offered on Sutter st.; leased to one tenant for $780 per annum; price $12,000, and a good substantial building of 13 rooms; the lot is worth the price asked.

MCALLISTER-ST. BUSINESS PROPERTY—Offered at a sacrifice to satisfy a mortgage; grocery store below and flat above; total income per annum $600; price $9500, and $6500 can remain on mortgage; lot 25x100.

GOUGH-ST. MODERN FLATS—TWO EXCEPtional flats of 7 rooms and bath each; total yearly income $780; lot 27x137:6; price $9500; this is positively one of the best purchases in the line of flats that can be found to-day.

$3000. PAYS $360 A YEAR; PACIFICst. investment, below Larkin; store, and flat above; lot 26x71; the lot is worth more than the price asked for the property.

We have several pieces that we consider genuine bargains; will be pleased to give you a list of them if you will call.

O'FARRELL & CO.,
Real Estate Brokers,
11 Montgomery st.

COUNTRY REAL ESTATE.

EDWIN K. ALSIP & CO.,

REAL ESTATE DEALERS,

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We