CITY REAL ESTATE.

G. H. UMBSEN & CO., Real Estate Agents. Rent Collectors and Auctioneers, 14 Montgomery st., San Francisco.

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

AUCTION SALE.

We will sell at auction, SATURDAY, the 5th of January, 1895, at 12 o'clock noon, at our salesroom, the two following properties, by order of the executrix of the last will and testament of Henry M. Norton, deceased:

That certain property, situate on the northerly line of Turk st., distant 108:4 feet E. of Larkin, thence E. 29:2 by 80:6 feet, with improvements thereon, as per notice of sale as heretofore advertised.

ALSO

No. 218 Joice st., or Prospect place, W side, S. of California st., bet. Powell and Stockton; 2-story frame building of 2 flats of 4 and 5 rooms; renting for $28 per month; lot 28x77, less 7x25, irregular. By authority of Jennie Laird, commissioner of the estate of Morty Kelly, deceased.

Terms of Sale—10 per cent cash, to be paid to the auctioneer on the day of sale; balance on confirmation of sales by the Superior Court. Instruments of sales at purchaser's expense.

IMPROVED PROPERTIES AT PRIVATE SALE.

$5850. SPLENDID INVESTMENT—2 NEW substantial bay-window flats of 5 rooms and bath each, and all modern improvements, brick foundations, etc.; rents $660 per annum; Webster st.

$7000. FINE INVESTMENT NEAR MARket and Valencia; 3-story house; could be converted into 3 flats and made to pay a handsome income; brick foundations, etc.; lot 44x75; room for 3 more flats.

$4650. RENTS $42 50 PER MONTH; 2 substantial bay-window flats of 6 and 5 rooms and bath each; brick foundations, etc.; mortgage of $2200 can remain; lot 25x114; sunny line of 18th st.

$2500. CHEAP; GOOD 2-STORY BAY-WINdow residence of 7 rooms and bath; brick foundations, stone walks, etc.; Mission warm belt; nice location; lot 22:6x100; fine view; within two blocks of two lines of streetcars.

$10,500. A DOWNTOWN RESIDENCE; sunny line of Bush st.; several blocks east of Hyde st.; only 10 minutes' walk from Montgomery st.; 3-story bay-window residence of 10 rooms and bath; brick foundations, etc.; street accepted; lot 23:2x100.

$3500. RENTS $378 PER ANNUM; ONE of the best investments offered for sale in the city; 2 good flats of 4 rooms each and lot on Jones st.

$14,750. MONTGOMERY AVE. AND Stockton st.; 2 frontages; rented to one tenant under lease at $105 per month; 2 stores and flat; lot 45:6x47:10; irregular.

$2550. WILL BE SOLD ON EASY TERMS; small cash payments, balance in monthly installments same as rent; elegant new bay-window cottage of 5 rooms and bath; brick foundations; high basement; all modern improvements; lot 25x102; sunny line of street; half a block from Mission st.; electric road; must be sold on account of business reverses.

$10,500. MUST BE SOLD TO CLOSE AN estate; 9th-st. business property improvements; renting for $62 per month; lot 25x80.

$5000. MUST BE SOLD TO CLOSE AN estate; rents $43 50; 3 substantial 2-story and basement houses; always rented; lot 50x80; nice location; Stanford st.

$2700. SUBSTANTIAL 2-STORY HOUSE of 7 rooms and bath, etc.; sunny line of Elliott park; well located.

UNIMPROVED PROPERTY.

$2150—Fulton st.; 25x137:6.
$3000—Franklin st.; 25x124; offer wanted.
$7000—Corner on Van Ness ave.; 82:6x77; a bargain.
$350 each; three, each 25x100; these lots are worth $400 each; 16th ave., near 15th; streetcars Howard street branch.
$1850—Union st.; sunny line; 25x100; offer wanted.
G. H. UMBSEN & CO., 14 Montgomery st. de30 SuWe

PRICE REDUCED TO $17,500; HANDSOME new residence on prominent Devisadero st. corner, close to California; 12 spacious rooms; all latest conveniences; extra large lot. BALDWIN & HAMMOND, 10 Montgomery st.

$9500. HOWARD ST., NR. 11TH; 3-STORY and basement building; store and flats above; rented low at $70; lot 25x80. BALDWIN & HAMMOND, 10 Montgomery st.

$23,000. SUTTER-ST. INVESTMENT; E of Larkin; 3 handsome new flats, always rented; large lot; rent $2400 per annum. BALDWIN & HAMMOND.

$30,000. SUBMIT AN OFFER; 6 HANDsome modern flats on Ellis st., not far from Van Ness ave., containing 7 and 8 rooms, baths and all latest conveniences; rented low at $2250 per annum; always rented; $15,000 can remain on mortgage. BALDWIN & HAMMOND, 10 Montgomery st.

$96,000. PAYS OVER 7 PER CENT NET; an excellent corner investment on 6th st., not far from Market; substantial improvements; always rented; large lot. BALDWIN & HAMMOND, 10 Montgomery st.

$6300. ANOTHER BARGAIN; NICE BAYwindow residence on California st., near Devisadero; contains 8 rooms and bath; large lot, 27:6x137:6; select neighborhood. BALDWIN & HAMMOND, 10 Montgomery st.

$2900. RENT $370 PER YEAR; 2 FLATS on Austin st., close to Van Ness ave. and Bush st.; lot 25x80. BALDWIN & HAMMOND, 10 Montgomery st.

$24,000. RENT $3200 PER YEAR; FINE investment on Sacramento st., near Kearny; brick improvements; 2 tenants; lot 35x110. BALDWIN & HAMMOND, 10 Montgomery st.

$18,000. HANDSOME NEW RESIDENCE on Jackson st., near Central ave., containing 14 rooms, 2 baths and all latest conveniences; lot 50x127:8; superb view of Presidio and bay. BALDWIN & HAMMOND, 10 Montgy.

SPECIAL BARGAINS IN LOTS.

$3600—Business lot on Devisadero st., near Oak; 25x106:3.
$2225—Another bargain; Grove st., sunny side, bet. Baker and Lyon; 25x100.
$2200—Fulton st., near Lyon; 25x137:6.
$4250—Cheap lot on Powell st., near Chestnut; size 35x87; fine location for flats.
$3100 only—Baker st., near Oak; size 25x103; overlooking main entrance to Golden Gate Park. BALDWIN & HAMMOND, 10 Montgomery st.

$6500. NICE INVESTMENT ON MASON st., near Filbert; 3 flats renting for $720 per year; Powell-st. cable cars pass the property; don't fail to investigate this.

BALDWIN & HAMMOND, 10 Montgomery st. *

JOHN PFORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers a splendid investment on Market street.
$20,000—Clay st., near the ferries; 2-story and basement brick; rent $100.
$3100—7th st., near Brannan; store, 6-room flat and stable for 8 horses; lot 25x80; rent $35.
$30,000—Mission st., near 13th; lot 43x139 feet, with 3 buildings; stores and dwellings; must be sold; make offer.
$7500—O'Farrell st., near Jones; 2-story house and lot; 22x69; rents $35; make offer.
$35,500—A magnificent corner on Mission st.; 3 stores and 3 6-room flats upstairs, and 2 4-room cottages; lot 65x100; rent $212.
$11,000—A fine corner lot for new business corner, paying a rental of $124 50.
$4000—Rent $100 per month; a fine leasehold business interest; 2 stores and lodgings.

DWELLING-HOUSE PROPERTY.

$7000—Haight st., sunny side, nr. Scott; treble flat-bay-window house, 19 rooms and 3 baths; lot 25x137:6; rent $65.
$7500—Fine double flat on 17th st.; 7 and 6 rooms and bath; lot 25x110; rent $50.

UNIMPROVED.

$1050 each—Lots 25x120 on 2d ave., near California st.
$500 each—2 lots on 12th ave., near the park; 25x120 each; make offer.
$2500—Lot 50x100; cor. 19th and Eureka sts. de30 tf Su

$7500. SACRAMENTO ST.; HOUSE AND lot near Pierce; modern. C. H. REYNOLDS & CO., 333 Montgomery st. 1

$3500. NOB HILL LOCATION; SACRAmento st., bet. Taylor and Jones. C. H. REYNOLDS & CO., 333 Montgomery st. 1

$2500. HOUSE AND LOT; 22D AVE., NR. California st., and car line. C. H. REYNOLDS & CO., 333 Montgomery st. 1

$600. POINT LOBOS AVENUE — LOTS 25x100. C. H. REYNOLDS & CO. 1

$350. HOLLY PARK GIFT MAP LOTS; near schoolhouse and Cortland ave.; level and ready to build on; cheap. C. H. REYNOLDS & CO., 333 Montgomery st. 1

$2500. CORNER STORE, 7 ROOMS, GROCery, etc.; bargain; lot 55x100. Address Store, box 128, Call Branch Office. *

SOL GETZ & BRO., REAL-ESTATE OWNERS 18 POST STREET.

HEADQUARTERS FOR PARK LOTS.

Electric Line and 5-cent Fare to the Ocean.

$100. $150, $200, $300 AND $500 — FOR Park lots, worth double; near ocean or park; $25 down and $5 monthly. SOL GETZ & BRO., 18 Post st.

$550. $700, $800 AND $1000 — FOR LOTS ready to build on, north and south of the park; near electric cars; 50 per cent less than actual value; $50 down, $10 monthly. SOL GETZ & BRO., 18 Post st.

$100 TO $300—FOR BUILDING LOTS NEAR Mission st. and electric cars; only $10 down and $5 monthly. SOL GETZ & BRO., 18 Post st.

CALL FOR MAPS AND DIAGRAMS.

SOL GETZ & BRO., OWNERS, 18 POST ST.

de 6 TuSu tf

JACOB HEYMAN ANNOUNCES TO THE PUBlic that he is prepared to build homes on the installment plan, the same as paying rent, in different parts of the city. For information call JACOB HEYMAN, 630 Market st. no11 Su tf

CITY REAL ESTATE.

MADISON & BURKE, REAL ESTATE AGENTS established 1858; 626 Market st.

IMPROVED PROPERTY.

New flats near Tremont ave. and Haight st.; rents $672 per year; price $4600; lot 25x80. MADISON & BURKE.

$10,500. ELEGANT RESIDENCE AND large lot; Bush st., near Frankline; contains 10 rooms and bath; lot 33x120 feet to rear street. MADISON & BURKE.

BARGAIN; LARGE HOUSE AND LOT; N. line Union st., near Octavia; 8 rooms and bath; lot 37x137:6. MADISON & BURKE.

$42,000. GRANT AVE., NEAR SUTTER st.; 4-story and basement brick; large frontage. MADISON & BURKE.

MUST BE SOLD; ANY REASONABLE OFFER; rents $87; Filbert st., nr. Mason; 23x137:6; two frontages. MADISON & BURKE.

5TH ST.—CORNER BUSINESS BLOCK; 80x 62:6; pays good interest on $26,000; must be sold to close estate. MADISON & BURKE.

$8500. REDUCED—LIBERTY, NR. GUERrero; new flats; 7 and 9 rooms; well rented; lot 45x114. MADISON & BURKE.

$7500. FLATS AND LOT; LIBERTY ST., near Guerrero; rents $36; large lot, 80x114. MADISON & BURKE.

$6500. ELLIS, NEAR FILLMORE—HOUSE 9 rooms and bath; rents $50; lot 22:9x137:6. MADISON & BURKE.

$6150. GREEN, NEAR GOUGH—9 ROOMS and bath; lot 26x137:6; elegant marine view. MADISON & BURKE.

$5000. 4 FLATS; STEVENSON, NEAR Ridley; rents $48; lot 26x77:6; street accepted. MADISON & BURKE.

$4100. JACKSON ST., NEAR BAKER—6 rooms and bath and stable; 25x137:6. MADISON & BURKE.

$4000. RESIDENCE 7 ROOMS AND BATH; Collingwood st., near 18th; lot 20x125. MADISON & BURKE.

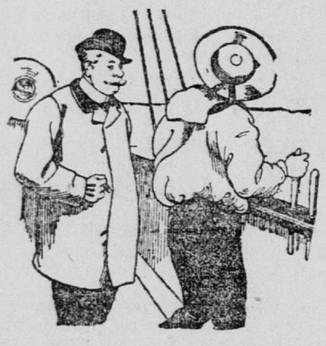
COTTAGE; VERY CHEAP; UNION ST., NEAR Octavia; 5 rooms and bath; lot 33:10x80, only $3500 asked. MADISON & BURKE.

$2100. HOUSE AND LOT; CLIPPER ST., near Castro; 5 rooms; lot 26:6x114. MADISON & BURKE.

$1500. VIRGINIA AVE., NR. MISSION st.; house of 4 rooms; lot 25x56:6. MADISON & BURKE.

UNIMPROVED PROPERTY.

Elegant location for flats; Green st., nr. Larkin; 25x100; $2600.
$5000—Mission st., near 30th; 26x178, to San Jose ave.
$4500—24th, NE. cor. Vicksburg; 50x114.
$4000—65x117:6; SE. cor. Sanchez and 23d; three frontages.
$3500—Union, corner Fillmore; 34:9x87:6.
$2400—Castro, corner Elizabeth; 26:6x105.
$2100—Clayton, near Frederick; 25x125.
$1350—Jessie, nr. Herman; 25x77:6; part cash.
$1750—Belvedere, near Frederick; 25x120.
$2200—Only $200 cash, balance $20 per month; Shotwell, near 17th; 24:6x122:6.
$750—Diamond, near 22d; 25x114; easy terms.
$450—N. side Bismarck, bet. Mission and San Jose roads; lot 40x100; electric cars pass within 200 feet; a pick up.
MADISON & BURKE, 626 Market st. Su tf



JACK'S THREE REASONS.

Passenger—Well, Jack! how would you like a stiff glass of whisky this cold weather, eh?

Jack—No, thankee, sir, yer see I never drinks whisky; besides, it's too early yet; and I've had three glasses already!

A. H. LISSAK. O. F. VON RHEIN.

O. F. VON RHEIN & CO., REAL ESTATE Agents, Auctioneers and House Brokers, 513 California street.

Valuable corner; 75x75; 6th st., cor. Shipley; all improved; renting for $225.
75x85—Mission, near Seventh; rents $165.
Pine, near Mason; 25x62:6; 3-story bay-window residence, 10 rooms and bath; must be sold.
$15,000—21st st., near Howard; 50x95; 6 flats.
$12,000—16th, near Valencia; 68:9x100; flats and cottage; 10 rooms; rents $55.
$9000—Haight st., near Devisadero; 25x110; 2-story bay-window house; 9 rooms and bath; fine residence; make offer.
$9250—Pacific, between Powell and Mason; 28x62:6, with frontage on Scott place; 3-story house; 2 flats; 13 rooms and bath; rear house 7 rooms; rents $95.
$9500—Ridley and Elgin Park; 25x75; 3 bay-window flats; 17 rooms and baths; rents $71 50.
$8000—Mason, near Lombard; 48x68:9; three houses, each 7 rooms and bath, renting for $75.
$7500—Oak, near Laguna; 27:6x120 to rear street; 2-story bay-window residence, 7 rooms and bath; rent $55.
$7000—Oak Grove ave., near 5th and Harrison; 25x122; 5 flats and rear tenement; rents $75.
$7000—Golden Gate ave., near Leavenworth; 20x57:6; 2-story house, 8 rooms; carpenter shop in basement; rents $30.
$6700—Stockton, near Chestnut; 25:3x87:6; new 2-story bay-window flats; 11 rooms and 2 baths; rents $44 50.
$6000—Mason, near Green; 40x137:6; 3 houses, 14 rooms; rents $37.
$5800—Pacific-st. corner; front and rear houses; rent $53.
$5700—21st, near Mission; 25x90; 2 flats; rent $50.
$5600—Filbert, near Jones; 27:6x137:6; 2-story bay-window flats, 11 rooms and baths; rents $40.
$5500—Filbert, near Hyde; 22:x137:6; house 6 rooms and bath.
$5500—Henry, near Market; 25x115; 2 flats; rent $37; offer wanted.
$5000—25th, near Noe; 26x114; 2 flats, 11 rooms and bath; rents $34.
$5000—22d, near Valencia; 25x114; 4 flats; rents $44.
$4500—Guerrero, near Alvarado; 22:6x75; two flats, 9 rooms and baths; rent $33; easy terms.
$4500—Union, near Kearny; 20x87:6; 2 flats, with shop in rear; 9 rooms and bath; rent $36.
$4000—Pacific, near Jones; 22x60; 3-story flats, 12 rooms; rents $36; easy terms.
$3750—Silver, near Second; 25:6x75; 2-story house; 8 rooms and bath; rent $26.
$3700—Willows, between Valencia and Mission, to rear street; 26x100; 2-story bay-window house, 2 flats, 9 rooms; rents $30.
$3700—Broadway, near Leavenworth; 23x60; 3-story flats, 11 rooms; rent $36.
$3100—7th, nr. Brannan; 25x80; 2-story house; store with 2 rooms and 3 rooms above.
$3000—Lyon, near Pine; 27:6x93:9; cottage, 4 rooms and bath.
$3000—Taylor and Green; 35x40; 6-room cottage.
$3000—Kearny, near Green to Green place; 19:6x108; front and rear cottages, 9 rooms; rents $18.
$2000—Tehama, near Norwich Bernal Heights; house, store and six rooms.
$1800—Bernard, near Leavenworth; 23x60; 2 flats; rent $20.
$1700—26th, near Noe; 25x114; cottage, 5 rooms.
$1800—28th, near Dolores; 25x114; cottage, 5 rooms.
$1300—Richland ave., near Andover; 25x100; cottage, 4 rooms, bath and basement.

UNIMPROVED.

Valencia street lots, in sizes to suit (Woodward Gardens).
$2500—24th, near Douglass; 51:8x114.
$2500—17th and Clara ave.; 109x83.
$2250—24th and Bellevue; 64x125.
$1600—Florida, near 17th; 25x100; 2 lots.
$1200—Corner B and 25th ave.; 60x188.
$1000—Holly Park; 25x100; Crescent ave., near Holly st.; 3 lots.
27th st., near Noe; 160x414; cheap. Su tf

EXCELLENT MODERN 9-ROOM HOME IN THE model city of Alameda will be sold by owner himself at a great bargain on account of departure; located on widest street and convenient to all railroads; terms easy. Apply 1727 Broadway, Alameda, Cal. de29 7t*

$2800. DEAD BARGAIN; FINE BUSINESS corner; 3 stores, hall and cottage; rents $30. C., box 95 Call Branch Office. de30 2t*

$900 LOT FOR $600; LEVEL AND STREET work done; near 30th and Mission; owner must raise money, give you any terms you want; call at once. 9 Powell, room 3. de29 tf

$1000. COTTAGE, 5 ROOMS, IN BERKEley; lot 50x130.
$1800—New cottage; $100 down; $20 monthly.
$1600—Pretty cottage; $100 down; $20 monthly.
$500—Corner; 50x100; $25 down; $10 monthly.
$3000—Business corner; 50x107; easy terms.
$800—Lot 40x100, near station; $10 monthly.
CHAS. A. BAILEY, 20 Montgomery st. de28 tf

$3750. 6 TENEMENT HOUSE, NEAR Brannan and Sixth streets; lot 25x80; rents $38 per month; for sale for cash or would exchange for unimproved in this city with a 50 foot frontage and would pay difference in cash. Address F. R., 34 Kissling st., San Francisco. de22 tf

QUICK SALE OF LOTS; 1 OR 6 NORTH OF the park, nr. Strawberry Hill and the lake to be sold this week; cash or time. Room 12, Flood building. se23 tf

TO EXCHANGE.

80 ACRES AI LEVEL LAND, WITH WATER rights, Tulare County, for city property or good business; also clear Fresno City lot for piano, merchandise, etc. Owner, 408 Octavia. *

BUGGY IN EXCHANGE FOR FOLDING-BED. 21 Dorland st. de30 tf

CITY REAL ESTATE.

SHAINWALD, BUCKBEE & CO., REAL ESTATE AGENTS.
218-220 MONTGOMERY STREET, MILLS BUILDING.
HOUSES RENTED.

HOUSES AND INVESTMENTS.

$300 cash and $60 monthly will buy a very handsome corner residence on McAllister st. cable line; contains 10 o'clock, bath and finished basement; grand view of park, city, bay and ocean; price, $8500; SW. cor. Fulton and Shrader sts.; owner on premises from 2 to 4 P.M. daily.
$8000—2 choice flats on Post st., near Buchanan, of 5 and 6 rooms and bath; income $50 per month; no reasonable offer refused.
$6250—Only $3750 cash; balance on mortgage; choice 2-story house of 12 rooms and bath; N. side Bush st., near Powell; income $55 per month; make offer.
$3600—4 separate flats on Clara st.; income $42 per month.
$8000—Choice piece of Western Addition business property; store and flat above; just completed; leased for 8 years from Jan. 1, 1895, at $50 per month.
$7750—Three choice cottages on Fair Oaks st., near 22d; 5 rooms and bath each; lot 61:6x117:6 feet to rear street; make offer.
$6250—On y $3750 cash, balance on mortgage; choice 2-story house of 12 rooms and bath; north side of Bush st., near Powell; very cheap.
$4500—Fine 2-story and basement house of 9 large rooms and bath in fine condition; cement sidewalk and street bituminous rock; Turk st., near Buchanan.
$6750—Fine bay-window cottage of 7 large rooms and bath; Mason st., near Pine; look at this cottage and make us an offer; good lot with two frontages.
$17,000—Sunny side Pacific ave., with fine marine view; new 2-story basement and attic residence; contains 12 rooms and 2 bathrooms; street bituminized; stone sidewalk; interior finish of this house is very fine; lot 34:6x127:8¼ feet; if desired a mortgage of $8000 can remain at 7 per cent interest.
$7000—Hayes st., north side, near Buchanan; very good residence of 9 rooms and bath; lot 25x120 feet, to rear street.
$5250—Price reduced; Bush st.; sunny side; 2-story modern house of 8 rooms and bath; mortgage of $3000 can remain.

BUILDING LOTS.

$17,500—NE. cor. Laguna and Broadway; 50x137:6.
$17,000—N. side Pacific ave., nr. Franklin st.; 63:9x127:8¼, with L 47:6x27:8¼.
$15,750—S. side Pacific ave., bet. Laguna and Buchanan sts.; 70x127:8¼.
$14,000—S. side Pacific ave., W. of Webster; 65x127:8¼.
$9000—SW. cor. Pacific ave. and Webster st.; 31:4x104.
$2500—West line Scott st., near Vallejo; price reduced from $3250; fine marine view lot, 27:6x110:6; or two lots at same rate.
$7500—Southwest corner Scott and Green sts.; very cheap; 55x110:6 feet.
$1800—Sacramento st., N. line, near Cherry; lots 25x117 ft.; terms one-third cash.
$3000—SE. cor. Fillmore and Union sts.; fine lot 34x87:6 feet; street work all done and accepted by the city; cement sidewalk.
$2250—Sacramento st., N. line, bet. Central ave. and Walnut; 25x102:8¼ feet, or 2 lots at same rate.
$2000—Church st., nr. 16th; lot 25x125.
$4000—Central ave., near Jackson; beautiful marine view; 27:6x100 feet.
$3000—Fillmore st., near Hayes; all ready to build on; 25x106:3 feet.
$4250—Bush and Baker sts.; 32:6x85 feet; NE corner; good business corner.

The above is only a partial list. We will be glad to furnish a complete list on application.
SHAINWALD, BUCKBEE & CO.,
Su tf 218-220 Montgomery, Mills building.

COUNTRY REAL ESTATE.

TO RENT—1 DWELLING-HOUSE AND OUTbuilding with 3 acres of land suitable for chicken ranch, vegetable or flower garden; rent $15 per month.
Also 1 2-story hard-finished house with 1 acre of land and outbuildings; suitable for a public house; on county road; rent reasonable.
Also for sale, 60 to 70 acres of land, suitable for all kinds of farming, for $100 per acre; all situated 1½ miles west of Colma station, San Mateo County.
For further particulars inquire at the McMahon House, opp Holy Cross Cemetery, San Mateo County. J. J. BARRY, proprietor. de30 3t*

390 ACRES FINE LAND; COPIAH COUNTY, Miss.; cheap. Address C. N. ROBERTSON, 308 Tehama st., or owner, J. R. ROBERTSON, Hazelhurst, Miss. de29 4t*

A COUNTRY HOME—FARM OR RESIDENCE for sale or exchange for city property. McAFEE BROTHERS, 108 Montgomery st. de9 1m

11 AND 20 ACRE PIECES—AI FOR CHICKen ranches; on 8 and 10 years' credit; $25, $30, $70 and $100 per acre; within 1 mile of town. D. H. TWING, Sonoma City, Cal. de4 tf

MARIN COUNTY—5000 ACRES 26 MILES from San Francisco.
RANCHO DE NOVATO.
Tracts of any size desired; fruit, grain and vegetable land; no irrigation; both rail and water transportation; $40 to $75 per acre; easy terms; town of Novato; graded school, hotels and stores on the property; send for circular.
Dairy for sale with or without cows.
SYNDICATE INVESTMENT COMPANY, 64 and 65, Chronicle building. se1 tf

OAKLAND REAL ESTATE.

$7000 AND ON TERMS TO SUIT, A BEAUtiful new and modern house of nine rooms, laundry and bath; parlors finished in old ivory together with a beautiful grill arch in center; 2 elegant mantels; all plate-glass in windows; electric lighting throughout; cement floor in basement; 2 water closets; sunny side of street; 3 blocks to local trains; this is a perfect gem; call and investigate. GRAY & NAISMITH, 463 Ninth street. de30 3t

NO CASH PAYMENT AND ONLY FROM $20 to $50 per month required for a new and modern house; and price to suit customer. O. A. LANE & CO., 908 Broadway. de23 8t

$100 TO $200 PER LOT; WORTH $300 TO $400 each; immense bargains; we are instructed by the owner to sell; he must have money; only $10 to $20 cash at first payment, balance easy; liberal discount for cash; do not miss the opportunity; real estate is the best investment you can make; call to-day and secure choice location. M. J. LAYMANCE & CO., 466 Eighth st., Oakland, Cal. de20 tf

$1500 CASH—A BARGAIN; 6 ROOMS AND bath. Address, at once, WILLIAM P. TODD, 1019 Broadway, Oakland. no26 tf ex Su

OAKLAND FURNITURE FOR SALE

FURNITURE AND CARPETS AT YOUR OWN price. H. SCHELLHAAS', 408 Eleventh. 9tf eod

MEDICAL.

DR. AND MRS. DR. SCHMIDT, FORMERLY OF 1211½ Mission, now 1508 Market st.; monthly irregularities cured in a few hours; guaranteed; no instruments used; sure preventive. no24 1y

ALL CASES OF IRREGULARITIES RESTORed in one day; ELECTRICITY used for all female complaints; home in confinement; regular physician of long and successful practice; French pills guaranteed; consultation free.
MRS. DR. WYETH, Sanitarium, 916 Post st. tf

A NEW PROCESS—NO MEDICINE, INSTRUments or worthless pills used; every woman her own physician for all female troubles; no matter from what cause, relief always in one day; can be sent and used at home; all cases guaranteed. DR. POPPER, 318 Kearny st. jy10 tf

MRS. DR. WEGENER, 419 EDDY ST.—IRREGularities cured in one day; no instruments; pills and safety capsules guaranteed; travelers attended; no delay; private home for ladies, no11 tf

IF IRREGULAR SEE MRS. DR. PUETZ AND be contented at once. 254½ Fourth st. oc16 tf

APLEAD'S FRENCH PILLS
A boon to ladies troubled with irregularities; no danger; safe and sure; $2 50, exp. ess C. O. D.; don't delay until too late. OSGOOD BROS., Oakland, Cal., agents for Alpeau et Cie. apl tf

LEGAL NOTICES.

PARTITION SALE OF THE CALL AND BULLETIN newspapers—Pursuant to a decree of the Circuit Court of the United States for the Northern District of California, entered on the 5th day of December, 1894, in a suit wherein MARY ELIZA LEEDS et al. are complainants and ADOLPH FLAMANT JR. et al. are defendants, notice is hereby given that, on FRIDAY, the 4th day of January, 1895, at 10:30 o'clock A. M., at my office, room 57, Appraiser's building, San Francisco, Cal., I will sell at public auction, to the highest bidder, for cash in United States gold coin, and subject to confirmation by said court, in one parcel, those certain newspapers published in said city known as the "DAILY MORNING CALL" and "WEEKLY CALL," with the property appertaining thereto, and, in another parcel, those certain newspapers published in said city known as the "DAILY EVENING BULLETIN" and "WEEKLY BULLETIN," with the property appertaining thereto.
Terms of sale: Five per cent to be paid at the time of sale; the balance to be paid upon confirmation by the court. The receipts of the parties to said suit will be accepted in lieu of cash to the extent provided by said decree.
For further particulars apply to the undersigned.
E. H. HEACOCK,
de28 td Master in Chancery.

For Powder.

If you aspire to be fashionable you must scorn the powder-box. The powder-bowl in repousse silver has taken its place, says the New York World. This bowl is gold-lined, and a gorgeous addition to milady's dressing-table. It is of generous size to accommodate the fashionable puff, which is a great ball of down, resplendent with a long silver handle. When the other toilet articles on the dressing-table are mounted in Dresden china the puff ball has a long Dresden china handle to match.

Another novelty for milady's dressing-table is the silver case for holding dental floss. The case is shaped like a large silver spool, and the monogram on the top indicates the extent to which this craze has gone.

There are numerous cases on record of spontaneous combustion of the human body. In all such cases the victims have been such slaves to the liquor habit that their system have become permeated with alcohol.

FRATERNAL INDEX

Installations Are Now in Order.

ALL ARE BUSY IN JANUARY.

Thousands of New Officers—What Is an Orphan — Practical Work — Etc.

Official Assessment Table.

NAME.	Number of Assessments.	Date of Call.		Delinquent by Members.	
A. L. of H.	332-23-24	Dec	1	Dec	31
A. O. U. W.	1-2	Jan	1	Jan	28
Chosen Friends	236	Dec	1	Dec	31
I. O. B. B.	12	Dec	1	Dec	31
K. and L. of H.	399-400-1	Dec	1	Dec	31
Kn. Golden Eagle	84-85	Dec	1	Jan	1
Knights of Honor	418-419	Dec	1	Dec	31
Royal Arcanum	206	Jan	1	Jan	31
Workmen's G. F. A.	1-2-3	Jan	1	Jan	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.]

What Is an Orphan?

A decision has been rendered in Washington City, D. C., by Justice of the Peace Scott of particular interest and importance to members of the Order of Odd Fellows. The question at issue was what was meant by the term "orphan" in the matter of lodge benefits payable by the lodges. The suit before Justice Scott was one brought by Frances S. Roland against James T. Petty and others, representatives of Eastern Lodge No. 7, I. O. O. F., to recover $70 death benefits due her on the death of her father, who was a member of the lodge.

Payment had been refused her by the lodge on the ground that she was not an orphan within the meaning of the word in section 5, article 8, of the lodge's by-laws. Upon her appeal to the Grand Lodge of the District of Columbia the decision of Eastern Lodge No. 7 was reversed and payment directed, whereupon the lodge appealed to the Sovereign Grand Lodge of the United States, which reversed the decision of the District Grand Lodge.

The District Grand Lodge held that the word "orphan," as used in the by-laws, means very nearly the same as "children," whether minors or not, whether dependent or not, and that Eastern Lodge No. 7 was under obligations to pay the benefit upon proof that Frances Roland was the orphan daughter of the deceased member. The Sovereign Grand Lodge, on the other hand, maintained that the child must be a minor or dependent.

Justice Scott decided in favor of Miss Roland, basing his decision upon a fact which was not before the Sovereign Grand Lodge, namely, that the father was dependent upon the claimant during the latter years of his life, and that she urged him to remain with her when he went to the home provided by the Odd Fellows.

It is understood that the lodge will appeal from Justice Scott's decision.

Masonic.

The Royal Arch Masons of Stockton had an interesting meeting at their election on Christmas night.

Athens Lodge of Woodland intends giving a banquet upon the evening of its installation, which will take place on January 8.

At Willows the craft joined with the ladies of the order of the Eastern Star in a joint installation on the 27th.

St. John's day received due consideration at the hands of Phœnix Lodge and Keystone Chapter of San Bernardino. A fine programme entertained the many guests, after which a ball concluded the event.

At the close of the installation of Los Angeles Lodge No. 45 a banquet followed, and good speeches lent their charm to the evening.

At Santa Barbara the Royal Arch Chapter followed its installation with a banquet, at which they entertained as guests the ladies of the Eastern Star, making the occasion most enjoyable.

Riverside Commandery proposes a public installation.

Rev. M. H. MacLeod will preach the anniversary sermon for the Masons of Ontario.

Grand Commander Frank W. Sumner was present with Fresno Commandery last week.

Mrs. Dora Coombs, the retiring matron of Marysville Chapter, was presented with an exquisite jewel at the installation last week. Mrs. Baird, Miss Alice Swain, Miss Carden, Miss Parks and Miss Rockwell contributed well-rendered selections to the programme. A banquet and ball concluded.

I. O. O. F.

New Year's day will be memorable at Riverside. The magnificent new hall erected by the order there will be dedicated. Grand Master Simpson will officiate, and an oration will be pronounced by Rev. W. A. Knighten. Delegations from surrounding lodges have accepted an invitation to be present.

The grand master has been visiting two lodges per day since his arrival in the south, calling upon Rebekah lodges in the afternoon and the subordinates at night. The meetings have been largely attended, and the addresses and instructions of the efficient officer received with enthusiasm.

The new law permitting unmarried young ladies who may not be relatives of Odd Fellows, to join Rebekah lodges, has created widespread discussion, but Golden State Rebekah Lodge No. 110 of Modesto evidently likes the new law, and last week six young ladies were received under said law. Formerly only ladies who were relatives of members of the order could be received, but the last Sovereign Grand Lodge took the ground that it would be for the spread of the fraternity and for its benefit to admit any unmarried young lady over 18 years of age. In many sections the law meets hearty approval, in others the reverse. The main objection seems to be that the question had never been discussed by the grand jurisdictions, but was introduced and passed without the consideration given to measures generally. The weight of opinion throughout the national jurisdiction is in favor of the new law, a strong argument being that it will enable many localities now to sustain a lodge where, if the membership was to be confined to relatives of members only, sufficient material could not be obtained.

Mrs. Mattie Bridge is meeting with good success in her lectures before the fraternity; she spoke twice last week in San Andreas.

Stella Rebekah Lodge of San Jose evidenced its appreciation of the services of Mrs. Gertrude E. Moreland, grand president, in behalf of this degree by presenting her with a massive gold-lined berry-dish as a memento. P. F. Gosbey, D. G. M., voiced the sentiments of the lodge and the recipient gracefully responded. To make the evening still more interesting twenty-two candidates were initiated. Mrs. Lizzie Coombs, captain of the degree staff, was also presented with a valuable present. A Christmas programme was given, contributed by Professor Kacheiski, R. Wemple, Perley Fisher, Mrs. S. J. Gray, Miss Hannah Buckley, Miss Nellie Jefferds, Miss Cassie Fuller, Mr. and Mrs. Collins and Mr. McMeekin. It was a joyous night.

The San Jacinto brethren are pardonably proud of their new Odd Fellows' block.

True Fellowship Lodge No. 238 of Santa Clara is doing well, having during the past two months initiated nine, elected three applicants, and six more applications are now waiting to be acted on.

Grand Sire Stebbins has issued a circular requesting the membership generally not to submit questions to him direct, but to submit the same to the authorities of their own jurisdiction, as it is neither legal nor courteous for a supreme officer to give opinions upon matters unless the same comes to him through some of the recognized local authorities.

The entertainment of the general relief committee of Sacramento was a great success. An address was made by J. L. Robinette and a fine series of numbers presented by Miss Emilie Connelly, Messrs. Bellhouse, Barrett, Gerrish and Millikin, Horace Crocker, Charles Stickney, Miss Aimee Murrels, Abbie Gerrish-Genung, Mrs. Wessie Katzenstein, Miss Gertrude Gerrish, O. S. Dean, W. H. Bunster, Ed Gerrish, the Misses O'Malley, Fred Ray, Mrs. C. A. Neale and Miss Cleta Berkey. A ball concluded. The merits of this association are so well appreciated that many tickets were taken by the lodges of the State to show said appreciation.

Sodality Rebekah Lodge of Smartsville will give a ball and supper on New Year's night.

P. G.—In California a county generally constitutes a district, except where there are large cities, when more than one district in a county is made. There are seven districts in the city of San Francisco. In California there are 103 districts. The highest number any one deputy has is nine lodges. The others range from one to six each.

R.—At the death of Schuyler Colfax, the author of the Rebekah Degree, there was a movement begun to raise a handsome fund and contribute the same to his widow, but she, while expressing her appreciation of the kindly intention, declined the same. Harriet Colfax, a sister of the ex-Vice-President, has been the lighthouse-keeper of Michigan City, on Lake Michigan, for the past twenty years.

Ohio—The old Odd Fellows' Temple in Cincinnati was sold to W. L. Harrison of that city for $75,000 cash; a new temple was occupied some time ago.

Knights of Pythias.

The Second Regiment, California Brigade, held its election at Sacramento and chose as colonel C. F. McGlashan of Truckee. At the banquet, which followed the election, many bright and congratulatory speeches were made. The various divisions were fully represented at the assemblage.

Sunnyside Lodge of Riverside has its cards out for the annual social and ball, which is always an event in this promising locality. It is to take place on New Year's eve.

A new and strong lodge is ready for institution at Auburn.

The official visits of the grand chancellor and the grand keeper of records and seals to many subordinates during the past few weeks have caused great gatherings and interesting sessions.

Order of B'nai B'rith.

This sterling old fraternity moves along steadily and cheerfully. Its mission and results are creditable, and for many years it has merited the esteem and respect of the people by its practical and positive benevolence.

Last week at Pioneer Hall, Stockton, a brilliant reception and entertainment was given under the auspices of Hope Lodge No. 126. An address was made by Hon. Julius Kahn and selections presented by a mandolin club, the Misses Rosie Marks, Gertrude Kierski, Annie Marks, Sadie Kierski, Messrs. George Campbell, G