LITERARY NOTES.

A new Ruskin book—one at least containing matter never before published—is just coming out. It is a collection of his lectures on Landscape, delivered at Oxford in 1871. It is accompanied by reproductions of the pictures used by the author to illustrate his addresses.

Dr. Johnson once said that the only book he had ever read twice was that containing Lady Mary Wortley Montagu's letters. Equal appreciation of these letters beloved of all true readers was lately evinced by the King of Siam. Being told that Mme. de Sévigné was peerless as a letter-writer, he asked, "Is she better than Lady Mary Wortley Montagu? Her letters never wearied me as a boy when I had to use them as English exercises."

It seems a wicked thing to put a weapon in the hands of those persons who go up and down the world exciting the murderous wrath of their fellow-men by asking questions like that of the famous Hebraist—"If Thebas had been built in seventy-six days, why would that have required the inhabitants of Thrace to eat their dinner looking toward the North?" But "The Green Guess Book," which Dodd, Mead & Co. have published for Susan Hayes Ward and Mary L. McL. Watson, takes so pleasant a view of its baleful mission that we cannot but receive it with thanks. "It ain't a chore; it's a pastime," is the legend on their title page, and since they append the answers to their conundrums, they make the path of the man who buys the book singularly smooth. But we foresee a grewsome time for the one who faces, unarmed, a conundrum like this:

I'm named for love of a little child;
My first gives rest, my second is mild;
My whole is restless and noisy and wild.

Mr. W. E. Henley's collection of "English Lyrics," upon the editing of which he has long been engaged, will be issued this month. Besides the ordinary edition there will be a special one of fifteen copies, printed on Japanese paper. A new edition of Mr. Henley's own poems is to be brought out soon.

Mr. Richard Harding Davis is one of the comparatively small number of fortunate American novelists. His latest book, "Soldiers of Fortune"—and a clever book it is—has gone into its fortieth thousand. Another volume—a collection of articles written by him during the last year and entitled "From a Reporter's Note-Book"—is nearly ready for publication.

Arthur Hallam, whose early death Tennyson lamented in his "In Memoriam," was the beloved schooltime friend of Mr. Gladstone. Concerning this brilliant youth the English statesman has written a paper which is to appear in "The Youth's Companion."

Miss Agnes Repplier has made another little volume out of her fugitive essays, and under the title of "Varia" (Houghton, Mifflin & Co.) they beguile the reader in the discursive fashion which this writer has devised as the fruit of some thinking and more reading. The balance between those two elements is apparently a matter to which Miss Repplier gives little thought. Her own adventures among books are obviously amusing to her, and her main point is to pass on to others her literary enjoyments. The result is a slim-waisted volume which will do for idle moments. One point the author has decidedly in her favor. She has honest, wholesome tastes, standing in no awe of the Traditions either of author or critic. Protesting against the dogmatism cultivated by them both at the present time she says:

It is not in the nature of man to relish a too strenuous dictatorship in matters which he cannot be made to believe are of very urgent importance. When Mr. Hamlin Garland says that American literature must be distinctly and unmistakably American, that it must be faithful to American conditions, it is difficult not to reply that there is no "must" for us of Mr. Garland's devising. Let him write his stories as he thinks best, and his many admirers will read them with satisfaction; but his authority is necessarily limited to his own literary offspring. He cannot expect to whip other people's children. When Mr. Hall Caine tells the good people of Edinburgh that the novelist is his brother's keeper, that it is "evasive cowardice" for him to deny his responsibility, and that the mere fact of his having written a book proves that he feels himself something stronger than his neighbor who hasn't, we only protest, as readers, against assuming any share in this spirit of acute conscentiousness. . . . We hear too much of our failure to accept and appreciate the gifts which the liberal gods are now providing for us, and it would be more modest, as well as more dignified, if those who set the feast would forbear to extol its merits.

This month will appear, in two volumes, the familiar letters of Elizabeth Barrett Browning. They begin with her girlhood, and are full of interesting descriptions of people and things. The Macmillans are bringing out the collection.

Mrs. James T. Fields's biography of Mrs. Stowe is coming from the press of Houghton, Mifflin & Co. Though the author of one of the most effective books of the century, Mrs. Stowe's life was singularly uneventful. This being the case, it will be interesting to see what Mrs. Fields will make of her subject's career. The strong womanly character of the author of "Uncle Tom's Cabin" yields matter more attractive.

The series of tiny volumes in which Mr. Walter Jerrold has been collecting the celebrated witticisms of witty celebrities has received a welcome edition in "Bon-Mots of the Nineteenth Century." (The Macmillan Company.) Sidney Smith, Charles Lamb, Douglas Jerrold and Theodore Hook are slenderly represented because they have been collected in previous volumes of the set, but there have been many others to draw upon. Rogers is pictured in the frontispiece, and deservedly, for some of the best things are his. He it was who used to tell the exquisite tale of an Englishman and a Frenchman who agreed to fight a duel in a darkened room. The Englishman, unwilling to kill his antagonist, fired up the chimney, and brought down the Frenchman. "When I tell this story in France," Rogers was wont to add, "I make the Englishman go up the chimney."

There is more than one good duelling story in this collection. Perhaps the best is that which immortalizes the two Irishmen who went out on the field of honor, which happened to be the public highway. The challenger, who was lame, requested that he might have a support. "Suppose," said he, "I lean against this milestone?" "With pleasure," said his opponent, a barrister, "on condition that I may lean against the next." These booklets, by the way, are not improved by the whimsical illustrations. Otherwise they make delightful pocket companions.

The late Professor Henry Drummond left two stories for young people which are to be published this autumn. They will appear in illustrated form under the title of one of the tales, "The Monkey that Would Not Kill."

"His Grace of Osmonde" is the title of the novel which Mrs. F. H. Burnett has just finished. Those who wonder over the author's liking for British themes should not forget that she is herself an Englishwoman who has simply happened to live for some years in this country.

Miss Sarah Tytler has made an excursion into the field of American character—one which the English novelist of the feminine gender usually prefers to avoid. She has written a novel, the scene of which is laid in Shakespeare-land, and its drift is indicated by the fact that she calls it "The American Cousins."

Mr. F. Hopkinson Smith is about to publish a collection of papers dealing with Venice, a city which he knows and loves, both as author and artist. They furnish forth many spirited and graceful sketches of Venetian scenes, Venetian life, Venetian people, and are accompanied by various illustrations from the author's pencil.

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ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d door north of 31st-st., until 9 o'clock p. m.; advertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 254 8th-ave., s. e. cor. 23d-st.; 152 6th-ave., cor. 12th-st.; Macy's, 6th-ave. and 14th-st.; 142 Columbus-ave., near West 66th-st.; 106 West 42d-st., near 6th-ave.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 159 East 47th-st.; 1,338 3d-ave., between 76th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 89th-st.; 650 3d-ave., near 41st-st.; 554 3d-ave.; 210 Bleecker-st.; 325 Bleecker-st.; 2,908 3d-ave.; 240 East 79th-st.; 1,921 3d-ave.; 2,062 3d-ave.; 95 Amsterdam-ave.; 402 West 42d-st.; 148 East 16th-st.; 203 East 48th-st.; 856 9th-ave.; 651 9th-ave.; 1,152 3d-ave., near 67th-st.; 204 East 86th-st.; 1,020 Broadway; 1,563 3d-ave.; 129 8th-ave.; 1,318 2d-ave.; 753 6th-ave. At the Harlem Offices: 2,051 3d-ave., near 113th-st.; 158 East 125th-st., near 3d-ave.; 243 West 125th-st., between 7th and 8th aves.; 820 West 145th-st. At the Brooklyn Offices: 397 Fulton-st.; 726 Fulton-st.

REAL ESTATE.

BUSINESS IN THE OFFICES AND EXCHANGES.

There were few sales reported in the real estate market yesterday, the Jewish holiday, to some extent, accounting for this.

The Frank L. Fisher Company, however, sold for the Metropolitan Improvement Company to Mrs. Palmer No. 651 West End-ave., a four-and-a-half-story American basement dwelling, 15x60x100, on private terms.

David Stewart has sold for Andrew J. Connick to Jacob Hess a plot, 75x104.11, on the south side of One-hundred-and-eighty-third-st., 250 feet east of Eleventh-ave., and for Mrs. Nellie Smith to Jacob Hess the plot 49.11x100, at the northwest corner of Columbus-ave. and Two-hundred-and-seventh-st.

Martin Metzger has sold to Thomas Jenkins the plot, 49.10x100, at the northwest corner of Amsterdam-ave. and One-hundred-and-twenty-fifth-st., recently purchased, for building purposes.

John Casey is said to have sold for $70,000 Nos. 203 and 205 West Eighty-fifth-st., two five-story flat-houses, on a plot 8x102.2; and William J. Casey is said to have sold Nos. 347 and 349 West Seventy-first-st., two five-story dwellings, for about the same price, both alleged to be straight sales.

Pauline Beckel has sold to John Byrns, through a firm of brokers, No. 734 Lexington-ave., a four-story twenty-foot dwelling. The price may be about $25,000.

Smith & Stewart have leased No. 87 Park-ave., a four-story brownstone front dwelling, for Mrs. Fraser, to Ramsay Turnbull for five years at $3,000 a year.

IN THE AUCTION ROOMS.

The Balmoral, a family hotel on the east side of Lenox-ave., between One-hundred-and-thirteenth and One-hundred-and-fourteenth sts., was sold at auction in foreclosure proceedings by Peter F. Meyer & Co. at the New-York Real Estate Salesroom yesterday. The purchaser was Robert L. Knaggs, who, it was said, did not act for the plaintiff. The price paid was $257,231.62. There was due in judgments a sum of $245,472.

William Kennedy sold at auction No. 631 Eleventh-ave., a four-story brick tenement-house, on a lot 25x100, to Anna Schieboll for $9,000.

Richard V. Harnett & Co. sold in foreclosure Nos. 305 and 307 West One-hundred-and-thirty-eighth-st., two three-story brick dwellings, on a plot 34x99.11, to the plaintiff, subject to mortgages and interest, for $100.

The same auctioneers also sold No. 308 to 312 West One-hundred-and-thirty-eighth-st., three three-story brick dwellings, plot 48x99.11, under the same conditions for $100.

REAL ESTATE TRANSFERS.

Attorney-st, Nos 155 and 157, 50x100; Louis Fried and wife to Louise Hornberger	62,000
East 1a 1st 421, map Unionport; Christopher Creamer and wife to Peter Dolan and wife	1,050
15th-st, No 316 East, 20x103.3; David Murray, referee, to Henry Schlatter and another	23,000
83d-st, s s, 350 ft e of 11th-ave, 75x102; John L Leib et al to Childe H Childs and wife	18,000
Lexington-ave, w s, 26.8 ft n of 33d-st, 26.8x100; Patrick Hart to Mary C Hart, 2-6 parts	1
39th-st, s s, 263.8 ft e of 8th-ave, 18.9x98.9; Thomas Devine and wife to Charles F Myers	13,500
Lexington-ave, w s, 26.8 ft n of 33d-st, 26.8x100; Patrick Hart to Tole Hart, 2-4 parts	1
27th-st, n s, 100 ft w of 10th-ave, 50x98.9; Elizabeth Sorensen to Laurids C Sorensen	5
53d-st, No 312 West, 15.7x75.5; Alvin Elsert and wife to John T Wall	10,100
Same property; William Knight and wife to Alvin Elsert	1
53d-st, No 43 East, 20x100.5; Marie A Bonner to William J Hochstaetter	38,000
43d-st, No 137 East, 16.8x100; Thomas M Brennan et al, executors, to Dennis J McDonald	13,000
127th-st, No 74 West, 16.8x99.11; Lena Lochner to M W Loebner	1
125th-st, n s, 175 ft w of Lexington-ave, 25x99.11; John D Beals and wife to Robert Reid Company	1
117th-st, n s, 95 ft w of Amsterdam-ave, 18.4x100.11; D H Olmstead to Carrie S Kennedy	1
117th-st, n s, 180 ft e of Amsterdam-ave, 18x100.11; Carrie S Kennedy and another to Dwight H Olmstead	1
Amsterdam-ave, n w corner 125th-st, 49.10x100; Martin Metzger and wife to Thomas J Jenkins	100
129d-st, s s, 200 ft w of Amsterdam-ave, 133.2x100.11; Henry S Thompson to Thomas Johnson	10
109th-ave, w s, 49.11 ft from 109th-st, 25x100; Robert A Greacen to Rebecca Greacen	1
Northern-ave, w s, 150.2 ft n of indefinite road, irregular; Alice Meyer to J F O Meyer, 3-14 part	1
Academy-st, s s, 216 ft w of United States bulkhead line, runs 0 230x; Robert G Dun and another to the Mayor, etc	5,000
155th-st, s s, 250 ft w of Elton-ave, 50x100; Perry, Soubard & Walker Realty Company to Henry Miller	1
Intervale-ave, s e s, at junction s s Lyons-st, 27.8x15x2.7x45.5x37.7; Edward C Oppenheim to David Lamenbruch	1
169th-st, s w corner Prospect-ave, 160.3x139x151.9x87.8; Jenny A Carew to Thomas Farley	1
Elm-ave, w s, 450 ft n of Orchard Terrace, 50x100; Thomas Cole, e s, 225 ft n of Columbine-ave, 75x102; Mark A Demuth to Charles H Reynolds	1
Lot 24, map Oak Tree plot; Ronald M Adam to Annie Lindblade	1,050
Lot 151, map amended Brookwood; Charles D Shirmer to Clark J Welch	1,265
Lot 997, map Van Nest Park; Ephraim B Levy to Frederick M Johns	235
Dumont-ave, s s, lot 104, map No 2 Elmville, 107x85x64; Patrick Quinn to Mary Finnerty	1
Classon-ave, w s, 209.6 ft s of West Farms Road, 25x100; Mary Breeden to Charles Knauf	700
Classon-ave, w s, 209.6 ft s of West Farms Road, 25x100; Augustus Frey and wife to Mary Breeden	1
3d-ave, w s, 350 ft n of 2d-st, 50x100; George Doll and wife to William S Germain	10
34th-st, No 253 West, 23x98.9; Parmly S Clapp and wife to Anna A O'Reilly	23,500
Boulevard, n w corner 96th-st, 100.8x100; F M Jencks and wife to George W Dougherty	1
Madison-ave, w s, 47.7 ft n of 101st-st, 20.8x95; Ernest Schneider to Christina Schneider	1
Boulevard, s w corner 91st-st, 100.8x100; Francis M Jencks and wife to William Gunn and another	100
St Nicholas-ave, No 848, e s, 90.11 ft n of 152d-st, 21.4x73.2x21x98.7; Susie T Lyons to W W Dashiell	exchange

RECORDED MORTGAGES.

Boyer, Philip, and wife to the Mutual Life Insurance Company of New-York, No 507 East 8th-st, 1 year	40,000
Cumming, Mary E, to Harlem Savings Bank of New-York, e corner Valentine-ave and Highbridge Road, 1 year	5,000
Dolan, Peter, and wife to Christopher Creamer and wife, east ½ of lot 421, map of Unionport, 5 years	1,450
Downes, John H, and Annie E, to Malinda C James, w s Bailey-ave, 232 ft s of Macomb or 231st-st, 5 years	3,500
Dashiell, William W, to Susie T Lyons, No 848 St Nicholas-ave, 2 years	1,500
Daly, George, and John A Carlson, and wives to City Real Estate Company, No 1,731 Amsterdam-ave, 3 years	26,000
Same to same, Nos 1,729 and 1,733 Amsterdam-ave, 3 years, 2 mortgages	60,000
Same to Henry S Stearns, executors etc, of Elizabeth B Smith, s s Amsterdam-ave, 25 ft e of 140th-st, 3 years	26,000
Edwards, William W, and wife to Henry F Quast, s e corner Wellesley-st and Kirkside-ave, 61.7x178.6x irregular, 3 years	6,000
Farley, Thomas, to Jenny A Carew, s w corner Prospect-ave and 169th-st, 1 year	13,000
Freund, Conrad, and wife to the Mutual Life Insurance Company, No 580 11th-ave, 1 year	2,000
Gunn, William, and Andrew Grant, and wives to Francis M Jencks, s w corner 91st-st and Boulevard, 1 year	20,000
Gloeckner, Bertha E L, and Louis J, to the Title Guarantee and Trust Company, No 394 2d-ave, 1 year	6,000
Hochstaetter, William J, to Union Trust Company of New-York, No 43 East