

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XX.

NEW YORK, SATURDAY, NOVEMBER 24, 1877.

No. 506.

Published Weekly by

The Real Estate Record Association.

TERMS.

ONE YEAR, in advance....\$10.00.

Communications should be addressed to

C. W. SWEET,

Nos. 345 AND 347 BROADWAY.

THE CANONS OF MORTGAGE INVESTMENT.

At a time when real estate interests are undergoing the crucial test of a momentous and unparalleled revulsion, when mortgage loans are being more than adversely criticised, when their integrity and reliability as suitable investments for trust funds are openly challenged and questioned, amid occurrences, too, that seem to afford an ample justification, it behooves us to inquire into the true conception of the mortgage loan, the proper basis upon which it should stand, and the principles and rules which should govern the selection of such investments.

In the first place, we may separate all mortgages into two classes—the speculative and the legitimate.

It would be easy to establish rules and standards for unwise and speculative investments of funds in mortgages. This simply involves the incurring of risks, almost, or quite, tantamount to actual ownership of property, without any regard to ultimate consequences. Such investments may be acquired thoughtlessly, recklessly, or with more or less of a fraudulent element in their inception. When undertaken by principals, they may have an eye to the securing of property at a trifle less than its actual value, the acquisition of title through ultimate foreclosure being relied upon as a condition precedent to the realization of a resultant profit in some future disposal of it. When the principals are innocent parties to such transactions, and are made to participate through the negligence or corruption of agents, the profit or benefit usually accrues to the agent, be he counsel or broker, and generally takes the form of excessive fees, bonuses or percentages, which, under the action of strong cupidity, are allowed to blind and warp the intelligent judgment, and foreclosures in these cases are almost certain to entail loss upon the principal. Speculative mortgages, however, are not always fraudulent. There is a class of lenders who cheerfully undertake risks of such investments, relying upon their shrewdness and watchfulness to escape loss, and possibly to attain a more than compensating benefit. Under the head of speculative mortgages we may class all those which represent more than sixty per cent. of a fair appraisalment value, as well as mortgages upon leasehold, and second mortgages upon fee. In all these cases an element of risk enters, which safe and cautious lenders would be loath to assume. The rules for this class of lending are so patent and well understood by adepts, as hardly to call for any special mention here. We propose to concern ourselves exclusively with what we call the legitimate mortgage loan. We propose to treat of this, in as many separate categories as will enable us

fairly to exhaust the subject. The principles which we conceive to be involved in the judicious lending of money upon mortgage will be set forth seriatim, and under the following heads:

Valuations.—The gist of wholesome and beneficial mortgage loans is necessarily included within the subject of valuations. This is the initial point in all matters relating to the lending of money on real estate. If the valuation is erroneous the loan is apt to be prejudiced. The mortgage loan valuation is a well recognized and defined calculation in the estimates of real estate. It is, or should be, more akin to the tax valuation than any other, although, under our present confused and arbitrary methods of valuing property for taxation, the benefit is altogether lost of any assistance that might be derived from the assessors books. The mortgage loan valuation and the tax valuation have at least one important element in common; they contemplate the value of property remote from contingencies of speculation, inflation or disaster, in a word, they aim to define a standard of value, which, through a series of years, would be least liable to fluctuation or change. Mortgages are usually given for terms of years, extending from one to five or ten. In like manner the tax valuations, although assessed yearly, are intended to be, and practically are, when established, the ruling ones for a term nearly as prolonged. The unanimity of all leading appraisers for mortgage loans, in determining this specific value of property, is a complete demonstration of how clearly and plainly the requirements, and how accurately defined the standards of such valuations must present themselves to their minds. With a starting point of accurate, reliable and judicious valuation of property, the work of mortgage investment becomes exceedingly simple and easy, resolving itself into a matter of taste or individual predilection.

Percentages.—The percentage of an accurately defined valuation which it is safe and prudent to lend, becomes a matter of election with individual lenders. Sixty per cent. is considered the maximum standard of reliability, and, we might say, the exceptional standard. Fifty per cent. is the rule most commonly adopted by the most experienced lenders, and the mortgage which conforms to this standard may be relied upon as possessing the largest merit. In times of great inflation timid lenders are apt to exact larger margins and adopt a standard as low as thirty-five or forty per cent. In a normal condition of things the rule may be said to range from forty-five to fifty-five per cent. The apparently excessive margins thus demanded for security on mortgage loans may seem unaccountable and inconsistent to those not versed in the business. A slight examination, however, will determine the wisdom and propriety of this rule. In the first place, the loan becomes a fixed and unalterable contract for the term of years specified, recoverable only through default of the borrower, and the margin exacted is an indemnity for any vicissitudes which may happen to the property or the borrower during this length of time. The lender is also subject to the neglect or disability of the borrower in the payment of taxes and

interest; though usually the payment of these becomes incumbent upon the borrower as a condition of the loan. Experience teaches that no small number of the owners of property are dilatory and neglectful in this respect. If assured of their continued solvency, the ultimate payment of any arrears would relieve the lender from liability. Neglect in the payment of interest is a serious contingency which may swell the claim of the lender upon the property, and although such default gives him a privilege to enforce his reserved rights of foreclosure and sale of the property, the accrued interest of the mortgage not unfrequently amounts, in cases of foreclosure, to five, ten or fifteen per cent. of the original loan. The expenses of the foreclosure proceedings enter in as no small item in the aggregate of liens in cases of defaulted mortgages. Safe mortgages on which the interest is promptly paid, are free while they continue so from these drawbacks, and the margin reserved by the lender seems ample, even to excess. But a mortgage of fifty per cent. with the occurrence of the contingencies just enumerated, and any depreciation of market value which may ensue, together furnish a sound rationale for the exaction of a margin of fifty per cent. as necessary to constitute a good and acceptable mortgage loan.

Rate of Interest.—Very little may be said upon this topic, inasmuch as the possible fluctuations of the interest rate are limited to one or two per cent. The legal rate of seven is deemed the maximum, and the exceptional rate, which is now ruling, of six per cent. is the lowest that has been established for any great number of loans, during any considerable period, although five per cent. occasionally appears as the rate in some special transactions. In mortgage loans, as in every other class of investments, high interest usually implies poor security, and low interest, good security. In all cases the rule governing is, that the rate of interest shall be a secondary matter in the selection of these investments, and this would certainly seem to be no hard condition to enforce, where the variations of rate are so inconsiderable. Under no circumstances would a gain of one per cent. per annum justify a trustee in assuming the smallest risk in the investment of funds committed to his charge.

Term of Years.—Less still need be said upon the subject of the duration of mortgage loans, as this consideration is apt to be personal and peculiar to the case in hand. Some institutions, such as Life Insurance companies and Savings Banks are restricted to lending their funds for one year only; although upon the expiration of such term they have the right to extend it for another year, and when called upon to do so are apt to offer no objections. Individuals, however, usually seek investments of longer, rather than shorter duration; the established and preferable time being five years. The object in view is to avoid the responsibility of reinvestment, as well as possible loss of interest through the idleness of funds which are awaiting a satisfactory investment. At the present time there are property owners who seek to reap the full advantage of the cheapness of money by taking loans for a term as long as ten or fifteen years.

The categories heretofore enumerated embrace all the general features of the mortgage loan investment, and we come now to offer some observations concerning the various classes of property upon which loans are usually sought and granted.

Location.—No judgment or experience, that fails to take into account the subject of location in dealing with New York property, could be considered reliable. The whole force and value of real estate in this city are summed up in the single term "location." We may combat this idea as we choose, it stares us in the face at every turn in matters of real estate. It can be neither satisfactorily accounted for, nor can it be reasoned away. It is a distinctive element of value which can never be safely overlooked. The whole philosophy of our real estate values hinges upon the proper appreciation of location, present and prospective. The best judges of property are those who value locations of present popularity at their fair reasonable worth, and who are also able to forecast the future with sufficient clearness and certainty, to select those points of location which are destined to future popularity. An excessive loan in a good location might overmatch in intrinsic merit and security a very moderate loan in a poor location. Fortunately our past experience demonstrates that the popularity of our best locations extends over a much longer period than that adopted in the lending of money; so that lenders on mortgage are less liable to be adversely affected by vicissitudes of locations than are the owners of the fee.

Vacant Property.—Vacant property is not considered eligible by careful lenders for loans exceeding quite a small per centage of its value. The reason is obvious—vacant property is like a candle that is burning at both ends. When it is mortgaged its power of absorption of capital becomes greatly intensified. The lack of productive income, the certainty of indebtedness for taxes and assessments, when added to the outgo in the shape of interest on the mortgage, all combine to make a serious inroad upon the equity of redemption. In a far greater degree than in the case of improved property, mortgaged vacant lots are apt to fall into the hands of the mortgagee. The only favorable condition under which vacant property may be safely carried, is where it is free of mortgage, and backed with reliable income from outside sources to meet the taxes and assessments. As a rule, mortgages on vacant property are purchase money mortgages, being accepted by the previous owner at the time of sale, in lieu of cash, for such a portion of the purchase price as was not liquidated by the purchaser in money. For the sake of realizing the greatest price, an owner will often consent to accept a mortgage as large as sixty, seventy or eighty per cent. of the price agreed upon, the balance being paid in cash. This is altogether a different case from that of lending actual money upon such security. In the first case the seller of the property receives a percentage or margin of money, which may or may not be clear profit, at all events, it indemnifies him for any future risks or trouble which he may encounter. The lender of actual money has no indemnity or expectation of profit beyond the interest of the mortgage; and hence should aim to make the margin of value as ample as possible. For actual loans of this character a standard of twenty or thirty per cent. is the governing one, and even on such a basis these loans are entirely unsuitable for the investment of trust funds. If, by any chance, such property falls into the hands of the mortgagee, the investment changes from a paying one to an unproductive one, and further outlays of money become necessary in order to make the vacant property productive of income.

Improved Property.—The true field for the ex-

amination of the mortgage loan is unquestionably improved property, where the interest rate is more than offset by accruing rent. Improved property furnishes the best possible index to its value in the rental production. When loans of this class are properly gauged, the calamity of foreclosure is shorn of its terror by the fact that the property, when recovered through that process, becomes an immediate source of income. We will consider the eligibility of the various classes of improved property.

Tenement Houses.—As unfavorably as this class of property is regarded by wealthy and aristocratic persons, it is nevertheless known to be a most reliable subject for mortgage loans when properly selected. Of course, there is a class of tenements of the lowest grade, which it is undesirable to have anything to do with; but the better class of well built, well kept, and well tenanted houses are considered by shrewd lenders the safest class of property to lend upon, furnishing mortgages which are rarely, if ever, foreclosed, the interest on which is paid with painstaking and exact promptitude. This is accounted for in the fact that many thrifty, plain persons, shopkeepers and business people, are apt to select such buildings for the investment of their slender means, and bestow upon such property more thought and care than a wealthy man would devote to his large estate.

Apartment Houses.—The growth of the apartment system has developed a new class of loans. These buildings are generally very costly, involving large outlays of capital, and calling for a correspondingly large mortgage loan. There is a general reluctance on the part of private lenders to accede to the views of such owners in the matter of the magnitude of loans. In any projection of this kind, reliance will have to be placed, either upon our great moneyed institutions, or upon the land owners, for securing loans of sufficient liberality to enable builders to embark in this line of enterprise, until at least such loans grow in favor with capitalists.

Private Dwellings.—Probably the most popular class of loans that is offered in the market is that of private dwellings when the amount applied for does not exceed fifty per cent. of a well defined value. While the majority of these loans are safe beyond peradventure, a certain number may be said to be precarious, inasmuch as business misfortune is apt to reflect itself in the family residence. As a rule private dwellings yield a less percentage of income than any other class of property. Whenever the mortgagee is compelled to foreclose and take such property, he is apt to find himself with an investment which pays in its resulting income scarcely as well as the original mortgage did.

Wholesale Stores.—Fortunately loans are seldom applied for on this class of property, the owners being generally wealthy estates and individuals who can dispense with the assistance of lenders. They are not regarded, however, as the most favorable class of security, except for loans less than fifty per cent. of value.

Localities of business in this city are so capricious. When popular, causing values to be greatly stilted; when losing popularity, subjecting them to sudden and marked depreciations. Lenders are disinclined to regard them with favor.

Avenue Stores.—The stores and dwellings which line our leading avenues rank first among the favorite subjects of mortgage loans. The sure income obtainable from stores, and the readiness with which flats are rented, furnish a volume and continuity of income, perhaps, greater than may be derived from any similar investment of money. Such loans find ready takers.

Miscellaneous.—Under this head we may include a great variety of improved property which may

yield liberal incomes. Yet from their specialist character they are not considered satisfactory or eligible as basis for loans. Such, for instance, as factories, shops, breweries, stables, churches and public halls. There are institutions, however, which have loaned largely, upon such properties, without having been thus far compelled to foreclose.

JENNINGS' WATER FILTER.

Of the many appliances designed to promote a sanitary condition of the household, there is one that especially deserves the thoughtful consideration and attention of the public. We are loath to give undue prominence to any one of the multitude of these meritorious devices; and should in any case refrain from doing so until a personal examination and trial had furnished us with the requisite basis for an opinion. We conceive, however, that the merit of this particular invention, or rather application of a well-known principle, and its practicability, entitle it to this particular mention. We refer to the excellent apparatus which has been devised by Mr. Jennings for rendering the entire water supply of a house pure and innocuous.

From the time of the first introduction of Croton water, it has been conceded that, however wholesome it may be at the fountain sources, the accidents of its conduction to and through the city create the imperative necessity of subjecting it to a filtering process as a qualification for household purposes. From that time to the present there has been no lack of available and efficient hand-filters, intended to be applied at the faucet most frequently used. These require constant care and attention to see that they are continuously used and regularly reversed as the only means of cleansing them. The experience of every family that has tried this primitive method has probably been the same. For a short season the head of the family may have undertaken the exclusive management of the filter, and attended with conscientious fidelity to its reversal from day to day. But when the novelty of this self-imposed task wore off, the duty was not unwillingly transferred to the household servants. With proverbial inaptitude for such delicate offices, servants are apt to allow the filter to remain unreversed for days together, so that the accumulated sediment would be forced through the enclosed packing and appear undisguised in the drinking water. After a while, wearying of the unremitting attention, which proper management of the filter demands, the servant in charge would remove it from the faucet and ultimately bury it out of sight in the ash-barrel or allow it to be carried off by some kleptomaniac butcher-boy to be sold as junk.

The impossibility of ensuring a proper and reliable filtration of water by means of the hand-filter has usually discouraged the average housekeeper from attempting to secure this important desideratum for the family by any other means. Hence, by almost universal consent, the Croton water has been allowed to go unfiltered; and its use in this condition is probably the rule to day in nine out of ten families.

The appliance of Mr. Jennings does away with all possibility of neglect or failure on the part of servants by applying the filter at the main service pipe, thus ensuring the complete filtration of every drop of water that enters a building.

The filter itself, though scientifically correct, and a model of proper mechanical contrivance, is entirely free from any complication of construction or difficulty of management. It simply consists of an iron cylinder, about three feet long and one foot in diameter, with oval ends. These ends are protected by the finest copper gauze, so fine as to be almost non-transparent, the meshes numbering about 100 to the square inch. This provis-

ion serves as an effectual double seive or strainer, and prevents the passage into the house-pipes of any gross matters or impurities. The interior of the cylinder is solidly packed with the finest willow charcoal in a state of trituration. Through this cylinder and the charcoal, which it contains, the whole supply of water is made to pass. It is well understood that charcoal in this condition is the best and most reliable absorbent of any gaseous and organic impurities which the water may contain. By this simple process and treatment a perfect guaranty is afforded of the absolute purity and wholesomeness of the filtrated water. By the use of a combined lever-cock, the supply of water can be shut off from the filter and diverted to another pipe, which keeps the water back of the range and the rest of the plumbing work supplied during the operation of cleansing the filter. The same movement of the lever-cock which effects this condition also introduces a supply of hot water from the kitchen boiler, but in a reverse direction from that by which the street service enters the filter. It is a scientific fact that, when charcoal loses its absorbent properties, as it is apt to do from prolonged action, by reheating it these properties may be completely restored. It is claimed by Mr. Jennings, and his claim is supported by eminent scientists, that the application of hot water and steam of a temperature such as may be drawn from an ordinary kitchen boiler, the same effects will be produced upon the charcoal as by perfect incineration. Furthermore, practical tests instituted by Mr. Jennings and supervised by experts, have demonstrated the reliability and correctness of this principle. This cleansing process becomes necessary not oftener than once a week or once a fortnight, and is effected in such a simple manner that an intelligent and full-grown child might conduct the operation. The waste or sediment that collects during the process of filtration in one head of the filter is forced by the counter current of hot water into a waste pipe, which empties into a small sink place in a convenient position, whence it discharges into the house drain. The actual appliance, in its adaptation and operation, is self-demonstrative, and cannot fail to interest any one who takes the trouble to examine it and to satisfy those who see fit to give it a practical trial.

The absolute importance of the proper filtration of Croton water can be demonstrated by the naked eye—without the assistance of a microscope—in inspecting the sediment which collects in a few minutes in an ordinary hand-filter, or by examining a quantity of the waste which is discharged in the cleansing of this larger filter. Any one at all acquainted with the surface of the Croton water-shed and the risks of contamination in its numerous ponds, lakes and streams, or who has ever examined the condition of the water as it stands in the principal reservoir, will be sufficiently impressed with the desirableness of subjecting it to a purifying process. Discolorations, frequently noticed, usually arise from the oxydization of the iron pipes through which it flows, or by the introduction of soil and gravel into the pipes at points where repairs are being made. The Jennings Filter decolorizes as well as purifies the Croton, leaving it as clear and limpid as spring water. Impurities of vegetable and animal origin with which the Croton abounds, in both living and inanimate forms, plainly perceptible on close examination, render it unfit for introduction in its unfiltered state into the human system. The noxious gases and malarious exhalations of the country through which the Croton River passes are largely absorbed in the water, and conveyed as by a vehicle into our dwellings. Physicians concur in asserting that the use of water, in any way contaminated, is sure to lay the foundation of serious disease.

It is not too much to claim for the Jennings

Filter that it completely and reliably removes every perceptible impurity as well as the equally dangerous imperceptible ones. With this appliance ready at hand, and afforded at what must be considered, in view of its success, a moderate cost, no occasion exists for householders to deprive themselves of that inestimable boon—a pure, sweet, and wholesome drinking water.

The single possible objection that may be urged to the use of such a filter is the chance of its diminishing the head or force of the water. In practice, it is found that there is no appreciable diminution, at least so far as private dwellings are concerned. In cases, where the water supply is furnished in greater quantity, or with greater force than it is from our reservoirs, there might possibly be a slight reduction in the head. But as the water is at present supplied to New York dwelling houses, we can aver from practical examination that there is no loss of natural force.

This interesting development of sanitary science may be studied in its practical operation at the American Institute Fair, or at Mr. Jennings' office, No. 45 Gold street, near Fulton street.

MARKET REVIEW.

REAL ESTATE MARKET.

The event of the week was the sale by order of the Executors of John McConvil, deceased, of one hundred and eleven lots situate in the Twenty-third ward. A description of the lots sold with the prices obtained therefor, which were not up to expectations, appears below. At the Executor's sale, to close the estate of Nathaniel Niles, deceased, Messrs. A. H. Muller & Son disposed of three lots on the north side of Seventy-third street, between Ninth and Tenth avenues, for \$4,975. No satisfactory bids having been offered for seventeen other lots belonging to the same estate, the auctioneer withdrew them from sale.

At private sale, Messrs. Duggin & Crossman have sold to J. S. Erdmann the house with lot known as No. 48 East Fifty-seventh street (24x65x100) for \$37,000.

Other reported private sales are as follows: No. 691 Fifth avenue (25x85x100) with lot on Fifty-fourth street (25x100) has been sold by Wm. Henry Smith to S. V. Cadwell for \$90,000; Mr. B. H. Brewster has purchased one lot (25x100) on the east side of Fifth avenue, between Fifty-fourth and Fifty-fifth streets, for \$30,000, and three lots (75x100.5) on the south side of Fifty-fifth street, between Fourth and Madison avenues, have been sold by Barnum Bros. to R. McCafferty for \$25,000. The Paran Stevens estate have also sold one lot on the north side of Thirty-sixth street, commencing 125 feet west of Madison avenue, in size 25x100.5, to H. Braum for \$23,000, and W. H. S. Wood has purchased one lot on the south side of Sixty-third street, 175 feet east of Fifth avenue, for \$12,000. It is also reported that C. & R. Poillon have sold to J. Rufus Smith one lot (25x100) on the west side of Fifth avenue, between Fifty-seventh and Fifty-eighth streets, for \$35,000.

On the west side of Madison avenue, between Fifty-fifth and Fifty-sixth streets, Messrs. Duggin & Crossman have purchased eight lots, each in size 25x95 for \$122,000, and purpose immediately commencing the erection of ten first-class houses thereon, varying in size from 18 feet to 32 feet frontage.

In the recorded transactions we note the transfer of the six four-story brown stone front dwellings situated on Fifty-sixth street, between Fourth and Fifth avenue, known as Nos. 29 to 39, for \$130,400, and the conveyance of four vacant lots on the north side of Fifty-seventh street, between Ninth and Tenth avenues, for \$36,000.

The operations of the Building Department show that the noticeable plan filed with the Superintendent, during the past week, embraces three four-story brick flats, which will be erected on Fiftieth street between Lexington avenue and Third avenue.

The subjoined table shows the number of deeds and mortgages filed for record with the Register of the City of New York, during the week ending Nov. 20, 1877, and the amounts involved:

	Amount.
150 Deeds, in all.....	\$1,586,815
36 Nominal deeds.....	nom.

36 Referees' deeds.....	416,775
17 Deeds in 23d and 24th Wards.....	33,200
MORTGAGES.	
108 Mortgages.....	714,409
21 Mortgages at 6 per cent.....	146,294
21 Mortgages to Trust and Insurance Co.'s.....	170,400

The following are the sales at the Exchange Sales-room for the week ending Nov. 22:

Boulevard, n e cor 100th st, 26.10x90, to G. K. Sheridan (exr and plaintiff).....	\$7,000
Baxter st (No. 39 1/2), e s, 183.2 n Park st, five-story brick store and dwelling, 16x161.6x12 x100.6, to Alfred Roe and H. Meigs (trustees and plaintiffs).....	7,000
Peck slip (No. 3), e s, three-story brick store and dwelling, 21x57.6x21.3x75, to A. S. Underhill (trustee and plaintiff).....	5,000
Southern boulevard, n w cor 137th st, 25x70, to Otto Hoffeld.....	565
Southern boulevard, w s, adj. above, 84x113, to J. McLaughlin.....	1,030
Southern boulevard, w s, adj. above, 28x78, to G. M. Nicoll.....	525
Southern boulevard, s w cor 138th st, 56x121, to J. McLaughlin.....	1,715
Southern boulevard, s w cor 137th st, 173.6x88 x150, to Wm. Sweeney.....	1,600
Southern boulevard, n e cor 137th st, 115x115x100x57, to G. M. Nicoll.....	2,310
William st (No. 138), e s, four-story brick warehouse, &c., 25.9x100.7x25x100.1, to M. J. O'Brien.....	24,350
4th st (No. 345), n s, 168 w Av D, three-story brick dwelling, 24x93, to F. Sulzberger and J. Schwarzhild.....	6,375
6th st (No. 238), s s, 125 w 1st av, five-story brick store and dwelling, 25x97, to Conrad Siemon (plaintiff).....	8,251
8th st (No. 130), n s, 158 e Broadway, three-story brick office building, with lease of lot, 35.6x93.11; leased May 1, 1860; term, 21 years; ground rent, \$575 per year, to E. H. Wallace.....	10,000
11th st (No. 609), n s, 143 e Av B, four-story brick store and dwelling, and four-story brick dwelling in rear, 25x103.3, to F. Sulzberger and J. Schwarzhild (plaintiffs).....	6,628
29th st (No. 235), n s, 376.3 e 5th av, 25x100.3, two-story and basement brick dwelling, and brick stable in rear, to J. M. Fiske.....	6,500
44th st (No. 55), n s, 245 e 6th av, three-story brick dwelling, 16.8x100.5, to Sinclair Tousey (plaintiff).....	5,000
45th st (No. 441), n s, 275 e 10th av, five-story brick tenement and four-story brick dwelling in rear, 25x100.3, to J. M. Fiske.....	11,800
46th st (No. 214), s s, 180.2 e 3d av, four-story stone front dwelling, 14.2x70, to Lydia A. Shaw (plaintiff).....	4,500
51st st (No. 453), n s, 145 e 10th av, two-story brick dwelling and two-story brick stable and three-story brick factory in rear, 55x100.5, to William Scott (exr. and plaintiff).....	11,929
56th st (Nos. 449 and 451), n s, 100 e 10th av, two four-story brick dwellings, 50x100.5, to V. K. Stevenson (plaintiff).....	15,668
60th st (Nos. 282, 281 and 280), s s, 225 e 11th av, three five-story brick dwellings, 75x100.5, to J. L. R. Wood (plaintiff).....	37,500
63d st (Nos. 18, 20 and 22), s s, 70 w Madison av, three four-story stone front dwellings, 56.3x100.5, to Antony Wallach (plaintiff).....	79,250
73d st, n s, 425 w 9th av, 75x102.2, to Joseph Agate.....	4,975
100th st, n s, 90 e Boulevard, 60x51.10, to Frederick H. Jackson (plaintiff).....	6,250
100th st, n s, 150 e Boulevard, 25x51.10, to G. K. Sheridan (exr. and plaintiff).....	1,800
111th st, n s, 71 w 10th av, two-story frame dwelling, 79x100.11, to Moses H. Moses. (Sub. to taxes and assmts).....	200
113th st (No. 430), s s, 201.6 w Av A, four-story stone front store and dwelling, 19.5x100.11, to James H. Theis et al (trustees and plaintiffs).....	5,000
137th st, n s, 115 e Boulevard, 125x100, to Henry Ten Eyck.....	1,585
137th st, n s, adj above, 75x100, to K. Hareka.....	780
137th st, n s, adj above, 50x100, to G. M. Nicoll.....	530
137th st, n w cor Willow av, 25x100, to Henry Ten Eyck.....	380
137th st, s w cor Willow av, 25x100 to Kirby.....	190
137th st, s s, adj above, 75x100, to J. Rourke.....	330
137th st, s s, 80 e Southern Boulevard, 75x100, to J. Rourke.....	1,050
138th st, s w cor Willow av, 30x100, to James J. Lyon.....	450
138th st, s s, adj above, 75x100, to G. M. Nicoll.....	1,050
138th st, s s, adj above, 75x100, to J. M. Shannon.....	1,050
138th st, s s, adj above, 25x100, to Henry Ten Eyck.....	400
140th st, n s, 275 e 8th av, 100x99.11.....	18,148
141st st, s s, 275 e 8th av, 100x99.11, to Mary V. H. Webb.....	
152d st, n s, 400.5 w Boulevard, two-story frame dwelling, 24.7x99.11.....	5,000
153d st, s s, 400.5 w Boulevard, 24.7x99.11, to Richard C. Combes et al. (exrs. and plaintiffs).....	
Ridge av, s e cor 206th st, 180x150.9, to Blandina B. Andrews et al. (exrs. and plaintiffs).....	500
Union av, e s, lot No. 78 on a map of the village of Woodstock, 120x175, to George H. Purser (plaintiff).....	6,307
1st av, w s, 50.5 s 118th st, 25.2x100, to Martin W. Brett (plaintiff).....	3,000

2d av (No. 785), n w cor 42d st, three-story brick store and dwelling, 25x30, to James R. Wood et al (exrs. and plaintiffs).....	14,000
2d av (No. 914), e s, 75.4 s 49th st, four-story brick store and dwelling, 16x100, to Chas. M. Listmann (plaintiff).....	7,000
3d av (No. 548), w s, 59.3 n 36th st, four-story brick store and dwelling, 23x80, to T. D. Porter.....	20,750
3d av (No. 1465), e s, 42.2 s 83d st, four-story brick store and dwelling, 20x80, to Angelina J. Depau (extrx. and plaintiff).....	8,000
7th av, w s, 39.11 s 127th st, four-story stone front dwelling, 19.10x80, to Manhattan Life Ins. Co. (plaintiff).....	5,000
8th av (Nos. 896 and 898), e s, two three-story brick stores and dwellings and two-story brick factory in rear, with lease of lots, 50 x100; leased May 1, 1871; term, 9 years, with a privilege of a further term of 5 years; ground rent, \$1,500 per annum, to Albert Coles.....	400
10th av (No. 374), e s, 74.1 n 31st st, three-story frame store and dwelling and two-story frame stable in rear, 24.8x100, to J. N. Platt (trustee and plaintiff).....	2,500
11th av, e s, 75.6 n 95th st, 25x100, to M. V. H. Webb.....	4,313
Plot of land on the w s of proposed new av, bet. 148th and 149th sts, 75x129, to W. A. M. Culbert.....	5,347
Total.....	\$381,311

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. I. F. Bissell, James C. Eadie and Cole & Murphy have made the following sales for the week ending Nov 21:

Butler st, n s, 400 w Classon av, 50x131, to Sarah, Sarah J. and James E. Shaw (exrs. and plaintiffs).....	\$3,500
Crown st, s e cor Washington av, 14.6x383.9x 18.4x393.9 (subject to taxes and assessments), to Chas. B. and Maria L. Gilbert (plaintiffs).....	50
Dupont st, n s, 200 e Oakland av, 25x100, to the trustees of Union College, in the town of Schenectady, in the State of New York (plaintiff).....	500
Eagle st, n s, 325 e Union av, 25x100, to Owen O'Brien.....	600
Elliott pl, e s, 212.6 s Hanson pl, 20.10x100, to Chas. M. Kent.....	4,000
Grand st (No. 173), extdg. through to North 1st st, 25x95.7x25x97.8, to Mary Connors.....	10,025
Hart st, s s, 100 e Marcy av, 25x100, to Samuel A. Haines.....	4,000
Kosciusko st, s s, 205 e Nostrand av, 15x100.....	2,150
Kosciusko st, s s, 235 e Nostrand av, 15x100.....	1,200
Macon st, s s, 325 w Stuyvesant av, 40x100, to Ann C. Burke (plaintiff).....	1,200
Smith st, w s, 75 n Degraw st, 25x50, to Patrick Caden.....	4,710
Warren st, s s, 470 e 4th av, 20x100, to Chas. M. Kent.....	2,000
North 1st st, s w s, 116.6 s e 1st st, 25.6x145.3x 25x142.11, to A. J. Valentine.....	7,000
South 1st st, —, s, 25 w 10th st, 25x77, to Henry McVey.....	2,300
6th st, s e cor 6th av, 78.10x110, to John G. Leeds.....	100
North 7th st (No. 97), n s, bet 2d and 3d sts, 22.2 x100, to Patrick Murray.....	3,530
Albany av, e s, extending from Pacific st to Dean st, 214.5x300.....	29,140
Albany av, e s, extending from Dean st to Bergen st, 214.5x450.....	
to Dime Sav. Bank (plaintiff) and W. P. Bell and Julia Young.....	5,200
Atlantic av, s s, 60 w Wyckoff av, 20x80.....	
Atlantic av, s s, 80 w Wyckoff av, 20x80.....	5,000
to Delia Witte, of East New York.....	
Carlton av, w s, 164.3 s Myrtle av, 70x100, to Martin Kupfer (plaintiff).....	2,000
Classon av, e s, 245.1 s De Kalb av, 25x100, to Edwin D. Phelps.....	1,150
Meeker av, n s, 72.6 w Smith st, 27.6x100, to Mary G. W. Biederbeck.....	1,500
Troy av, e s, 100 s Herkimer st, 40x100, to Ann Keane (extrx. and plaintiff).....	1,500
Total.....	\$89,655

BUILDING MATERIAL MARKET.

BRICK.—Common Hards have continued well in sellers favor and show a further gain of at least 25c. per M. This does not, however, appear to have base in any positive increase of demand, but is due more to a scant offering of supplies, and the latter is the outgrowth of unavoidable rather than a concerted movement among manufacturers to hold back their brick. In the first place a great many of the large scows have gone under charter to carry garbage out of the harbor, and the transportation capacity is thus materially reduced, and in the next place the vessels in service have been mostly at the other end of the route, where adverse winds and tides have left so many aground that shipments were much below the amounts intended. The straggling arrivals, therefore, as they came to hand were handled without difficulty, and as buyers were occasionally competing pretty sharply receivers were enabled to insist upon and obtain better rates. First-class Haverstraws have sold at \$5.25, and "Up-Rivers" at \$4.50

per M, Jersey's worth \$4.25 if fine. The demand has been principally for immediate consumption, dealers preferring even at the additional cost to purchase what they want for the time being rather than disturb the accumulation in yard. The Elevated Railways continue good customers, and we understand that their consumption on the avenues at least will amount to thirty or forty thousand brick per street block. Pale Brick do not vary much, the demand about exhausting the offering, and the average quotation remaining at \$2.50 per M. Fronts are steady in price all around, and are meeting with a fair seasonable inquiry, but the best brands are available at the same figures as current for some time past, notwithstanding reports to the contrary.

We quote Pale, $\frac{3}{4}$ M., \$2.50@2.75; Hards, Up-rivers, \$4.00@4.50; Haverstraw bay, \$4.50@5.25; favorite brands \$5.50@6.00; Fronts, Croton—brown, \$7; dark \$8; red, \$9; Philadelphia, \$23@27; Baltimore, \$34@38. Yard prices, delivery included, \$2@3 higher on ordinary and \$5@6 on fronts.

GLASS.—The market continues in a somewhat unsatisfactory condition all around, and especially so on foreign styles. Certain standard sizes, etc., are moving fairly, but the general stock is handled with much caution by the average buyer, and with an evident intention to keep invoices within as narrow a compass as possible. Still the accumulation is in pretty strong hands, and no indication of pressure to realize is to be observed, except occasionally odd and irregular parcels and sweated stock. The domestic product at this point has only a fairly active market, but the distribution from the factories on direct orders from interior points is claimed to be large and on a basis of full rates, while the expression of views among manufacturers and agents is quite strong.

HARDWARE.—On local account some little business is doing, and though buyers are quite inclined to take only sufficient stock to satisfy their immediate and well defined wants, it is noticeable that many are frequently compelled to duplicate their orders. Export orders continue to drop in to a fair extent also, and most dealers distributing to this outlet report an increase over last year. From the interior, however, the call comes moderate and uncertain, and is both disappointing and discouraging. Production continues, but is conducted with care as the approaching close of the year induces a desire to keep accumulations as small as the necessities of business will admit. In the meantime manufacturers and agents are overhauling their price lists and endeavoring to overcome some of the irregularities so long existing, but it is not likely that any important additions will be made to cost.

LATH.—The faith of wholesale dealers continues unshaken, indeed, in some cases has, if anything, taken more solid form since our last. Among our local buyers the same old inclination to hold off continues in one or two instances, owing to actual fair supply under control; in others due to the fact that piled-out stock is in their yards, and they can reasonably expect to get this if required, by paying owners limits; and in still other cases because there is still a hope that the cargo rate must come down, either through full supplies or the necessity to realize on the part of shippers. Receivers, however, are looking rather bleakly upon the local demand at the moment, and calculate upon a liberal exhaust from other sources. The tendency of the weather of late has proven much more wintery, and should the cold become severe and protracted many dependent points, will, it is claimed, have to hurry their orders sharply in order to secure stock before the close of navigation. Especially is it believed that Newark dealers must offer an outlet, as the accumulations there are generally reported small against a prospective fair consumption. Here and there, however, we find a receiver who is not quite so sanguine, on the theory that the increase of cost will not only draw out shipments from the east, but send buyers searching around for stock at out of the way points, and as has before happened, develop available parcels within reach by rail transportation, etc. This portion of the Trade has had an opportunity this week to cry "I told you so," at all events, as cargo sales have been made at 3c decline with stock changing hands at \$1.65 per M, as the latest to the present writing. It is, however, proper to state that this is under the limits of many sellers, and we can learn of nothing offering to arrive on which consignees would negotiate, except at a considerably higher figure.

LIME.—There appears to be nothing on this market in the way of news. Former prices are quoted all around, with possibly a somewhat firmer tone, but as yet wholesale dealers do not appear to have found basis for an advance. Nearly all the leading yards, we are informed, have a moderate general assortment, and there is also said to be a fair accumulation of State stock in past hands.

LUMBER.—As the season draws to a close there is always to be found a little more animation on the general market, and this holds good now, but business progresses without excitement, and supplies continue to be handled with fair positive gains on values. The amounts available, too, appear to be quite sufficient for the wants of the situation, even of the grades and at the points where great scarcity was a short time ago predicted, and both manufacturers and distributors manifest no inclination to stand out for higher rates than fairly warranted by ruling influences. Indeed, buyers and sellers appear to come together without more than natural negotiation when business is really intended, and we learn of no

protracted or severe efforts to either force down values, or to take undue advantage of seeming necessities to exact an unreasonable bid. Trials on the latter policy have, as a rule, only succeeded in killing the demand entirely, or revealing to the customer that substitutes could be found. The amount of stock in the city is gradually increasing, and appears to be pretty well assorted, considering that expectations are not based upon many calls for fine stock during the winter. Even should there be agreeable disappointment on the latter score, however, there is plenty known to be within easy reach by rail, and we understand that some of our leading dealers control quite a little stock at Albany. The export demand is reported as very fair still, mainly to South America and the West Indies, on ordinary orders, but also covering some looking around by buyers, who entertain a belief that a judicious selection can be placed to advantage on some of the English markets.

Eastern Spruce of good attractive dimensions continues to be called for to a fair extent, and not only are the current offerings placed without much difficulty, but receivers are occasionally enabled to find customers for their cargoes before arrival. Short and narrow stuff, however, has a very doubtful sale, and generally at low rates, though even this, at the present season of the year, when assortments are being filled now and then, finds a customer at a fair figure. Prices may be written steady to firm, but from desirable customers not many receivers are looking for any great advance. About \$13 appears to be the average rate for randoms. Few specials are being taken. We quote at \$12.00@13.00 for random, possibly \$13.50@14 for choice lengths in small cargo, and \$13.50@15.50 for specials, the extreme for extra difficult.

Eastern Piling meets with occasional calls still, but the demand is not very active, and most arrivals go into chains for winter use. Valuations remain on a basis of about $3\frac{1}{2}$ @ $4\frac{1}{2}$ c. per running foot.

White Pine has some little home demand, but scarcely enough to greatly aid the market, and buyers still evidently cling to the plan which brings them into market with wants calculated right down to an inch. The export movement remains in about the same general shape for some time prevailing. Business fluctuates a trifle, according to freight room available on clean shipments, or the spare accommodations for which special purchases are made "to fill, but in total dealers are sending about as much stock to this outlet as expected, and realizing full former rates. Supplies intended for stock are being hurried through a little more rapidly. We quote at \$15.00@17.00 per M for West India shipping boards; \$19.50@20.50 for South American do.; \$15.00@16.00 for box boards; \$17.00 for do., wide and sound; and timber at \$16.00@18.00 per M.

Yellow Pine on good, desirable stock remains mostly in seller's favor, and is not very freely offered either on spot or to arrive. A slight scarcity of transportation facilities tends to this result and dealers seem to think there will not be much in the way of random stuff sent forward at the present cost of freight, unless the market offers a better prospect. Specials are not much called for at the moment. We quote random cargoes at \$18.50@22 per M; ordered cargoes, \$22@24 do.; green flooring boards, \$21@23 do.; and dry do. do., \$22@24. Cargoes at the South, \$14@16.50 per M; hewn timber, \$7.50@14.

For Carolina and Virginia flooring some demand can still be found at about \$10@18 per M, but buyers are neither plenty or anxious.

Hardwoods are being sold to dealers and manufacturers both on local and out of town calls, but contracts for car lots are mostly on a basis of price at the primary market or depot, and scarcely fix a value here. Former figures, however, are named as a nominal representation of the position. We quote wholesale rates by car load about as follows: walnut, \$77@77.50 $\frac{3}{4}$ M; ash, \$33@36 do.; oak, \$35@40 do.; maple, \$30@35; chestnut, 1st and 2d, \$30@35; do. do., culls, 18@20 do.; cherry, 45@75 do.; white wood, $\frac{1}{2}$ and $\frac{3}{4}$ inch, \$25@27.50, and do. inch, \$33@35 do.; hickory, \$25@30 do. for Western, and \$40@50 for good near-by stock.

Yard trade is fair to middling, and without new features. Some few dealers have run across pretty good orders, but the majority continue to distribute in the usual small parcels, such as may be required by buyers for immediate consumption, and as this is mostly a cash business, the cost of goods is not greatly increased. Amount on hand are fair, without being full, though the tendency just now is toward an increase of accumulation.

Among the recent lumber charters were the following: a Russ. ship, 850 tons, hence to London, black walnut, lump sum; an Am. schr., 173 tons, from Orange Bluff to Barbados, for orders, lumber, \$8.50, if direct, or \$9.50 if to second port; a schr., 175 tons, from Brunswick to Barbadoes, lumber, \$8.50 gold; a schr., 200 M lumber from Albany to Norfolk, \$2.50.

GENERAL LUMBER NOTES.

The Lumberman's Gazette reports as follows:

BAY CITY, Friday, Nov. 16, 1877.

The shipping season is nearly at an end, and consequently, but few transactions occur in the way of sales. An occasional buyer makes his appearance, but purchases are not made to any large amount. There is no alteration in rates quoted.

The amount of lumber shipped during the past week has been about double that of the previous one, and, if fair weather should prevail, the quantity sent forward the coming week will be large if means of transportation can be procured, of which there is some doubt, as many of the carriers have made their last trip. To Chicago it is difficult to procure vessels, none offering at present.

In the opinion of those who are well posted the quantity of lumber which will remain over

Commerce st (No. 19), n s, 226.11 w Bleecker st, runs north 4.0 x west 0.8 x north 4.0 to Barrow st, x west 2.10 x south 38.2 x west 20.2 x south 41.3 to Commerce st, x east 23.2, three-story frame dwelling.....

Bedford st, No. 79, n w cor Commerce st, 25x50, three-story brick store and dwelling..... Jacob Voelpel to Maria B. Voelpel. (1-9 part.) Oct. 29.....\$1,155

Cherry st (Nos. 258 and 260), n s, 26.8 e Rutgers st, 52.6x95.2x52.6x90.2, one two-story brick office and sheds. (Foreclos.) Sturges M. Morehouse to Charles G. Moller. (November 15.....5,000

Clinton st (No. 129), w s, 100 n Broome st, 25x100, five-story brick store and dwelling. Caroline wife of Jacob Seebacher to Rosa wife of Isaac Schreiber. (Q. C.) Oct 15.....nom

Same property. Rosa wife of Isaac Schreiber to Caroline wife of Jacob Seebacher. (Contract).....21,192

Chatham st, n s, 23.7x80.1x24x85.5.....

28th st, n s, 220 w 8th av, 20x98.9.....

14th st, s s, 344 e 1st av, 50x87.10x59.8x120.8.....

2d av, e s, 92.6 s 113th st, runs east 100 x south 8.4 x east 3.7 x south 11.7 x west 95.7 to 2d av, x north 16.8.....

James B. McFarlane to Sarah A. B. wife of Daniel H. Downs, Jamesburg, N. J..... nom

Chatham sq, No. 191, at or near junction s s Chatham sq, or East Broadway, with s e s New Bowers, runs south 63.3 x east 16.2 x north 60.10 to s s Chatham sq, x west 17.3, four-story brick dwelling and store. (Foreclos.) Maurice Leyne to Louis Lowenstein. Oct. 12.....8,100

Delancey st (No. 299), s s, 25 w Lewis st, 25x75, five-story brick store and dwelling. Ann wife of Patrick Butler to Bernhard Ginsburg. (Mort. \$10,000.) Nov. 15.....18,000

Grand st, No. 408, and No. 158 Clinton st, n e cor Clinton st, 25x80, three-story frame store and dwelling and two-story brick dwelling.....

Clinton st (No. 156), e s, 80 n Grand st, 20x50, two-story brick dwelling.....

Chatham st (Nos. 94 and 96), n s, 222.3 e Duane st, 25x108.7x25x107.6, one three-story brick and frame store and dwelling.....

John W. Stevenson, New Utrecht, to Samuel Heilbronner. (C. a. G.) Nov. 17.....500

Jay st (Nos. 16 and 18), s s, abt 100 e Greenwich st, 50x87.6, one two and three-story brick factory. William P. Dixon to the Mutual Life Ins. Co., New York. (Foreclos.) November 15.....14,000

Market st (No. 11), w s, 50 s East Broadway, 25 x90. William S. Campbell, Oakland, Cal., to Eliza Cunningham. (1-5 part.) Oct. 31.....1,000

Same property, Martha E. Campbell (widow) and Alexander Campbell, Stamford, Conn., to Eliza Cunningham. (2-5 part.) Nov. 16.....2,400

Morton st, s s, 205 e Hudson st, 25x100. William P. Benseal to John R. Powell. April 24.....nom

Same property. John R. Powell to Rebecca Benseal. April 24.....nom

Oliver st (No. 62), e s, 26.7 s Oak st, 27.7x51.5x 26.7x52.5. William Jay (Trustee) et al. to Mary E. wife of William S. Parmelee, Somerville, N. J. (C. a. G.) Nov. 8.....nom

Orchard st (No. 22), e s, 150 n Canal st, 25x87.6, five-story brick store and dwelling and three-story brick dwelling in rear. Henry Schneider to Abraham Schneider. (Morts. \$5,700.) Nov. 14.....13,250

Pitt st, No. 129, 175 s Houston st, 25x100, five-story brick store and dwelling and four-story brick dwelling in rear.....

Essex st (No. 47), w s, 75.8 s Grand st, 25.3x 87.8x25x87.11, five-story brick store and dwelling.....

Valentine Hirth to Theodore Hirth, Sybilla E. wife of Henry Wille, Andrew Hirth and Magdalena wife of Henry Rath. November 14.....31,250

Pitt st (No. 139), w s, 50 s Houston st, 25x100, five-story brick store and dwelling and three-story brick dwelling in rear. Peter Vetter to Franz Wetzel. (1/2 part.) (1/2 Morts. \$12,000.) Nov. 9.....7,000

Renwick st (No. 4), e s, 24.7 n Canal st, 16.7 x70x16.8x70.....

Canal st (No. 503), n e s, 129.2 n w Watts st or n e cor Renwick st, 16.6x42.6x38.7x24.7.....

Hannah Tuffs, Joanna B. Balch, New York, and Ella L. and Eva Rohr, Keyport, N. J., to Rebecca Segee. (Q. C.) Nov. 13.....nom

Rivington st (No. 42), n s, 75.4 e Forsyth st, 24.8 x100, three-story brick store and dwelling and four-story brick factory in rear. Margaretha wife of John Kemmer to August L. Nossler. (Mort. \$8,000.) Nov. 15.....22,500

Rutgers pl (No. 27), or Monroe st, n w cor Clinton st, 26.6x132, three-story brick dwelling. Celia wife of Robert Lindheim to Simon White, Boston. (Mort. \$8,900.) Nov. 10, 17, 508

Spring st (No. 5), n s, 101 w Bowers, 25.3x107.9x 25x114, five-story stone front store and dwelling. Charles Schulz to Elisabetha Berg. Nov. 12.....25,250

Spring st (No. 55), n s, 75.9 e Marion st, 25.3x 118x25x112.3, five-story brick store and dwelling. (Foreclos.) Frederick W. Loew to C. Augusta Stevens. Nov. 13.....25,000

Thompson st (No. 116), e s, 62 s Prince st, 18.10x 77.3x18.11x77.2, four-story brick dwelling. Carl Scholtz to John Hetz. July 19.....8,900

Same property. John Hetz to Dorethea Scholtz. July 21.....9,000

Washington st (No. 529), e s, 51.10 s Charlton st, 27.2x76.2x27.2x76.4, five-story brick warehouse. (Foreclos.) Richard M. Henry to Cyrus W. Price. Nov. 13.....5,000

Same property. Cyrus W. Price to Mary D. Pressinger. Nov. 14.....6,000

4th st, s s, 342.7 e Av A, 24.11x96.2. Bernard Amend to Josephine Griefel, Margaretha Chateau and Maria Lindemann. (Mort. \$10,000.) Nov. 16.....nom

4th st, s s, 60 e Wooster st, 20x56.....

4th st, s s, 20 w Greene st, 20x56.8.....

4th st, s w cor Greene st, 20x56.....

Eliza A. Smith (widow), Philadelphia, Pa., to Annie G. Thorp (widow) and Emmeline M. and Thomas Greenleaf, New York, and Joseph Greenleaf, New Canaan, Conn. (1/2 part.) Oct. 29.....nom

6th st, n s, 220 e 2d av, 20x81.9. Charles Bayer to Adolph Bayer. (C. a. G.) Oct. 31.....nom

9th st, n s, 70 e Av B, 25x69.3.....

30th st (No. 233 West), s s, 144 w 7th av, 23x 98.9.....

Sarah A. B. wife of Daniel H. Downs, Jamesburg, N. J., to James B. Macfarlane. November 19.....nom

10th st (No. 277 East), n s, 144 w Av A, 25x94.8. Henry G. Autenreith to Eva Frecking. (C. a. G.) Nov. 13.....nom

15th st (No. 63), n s, 70 e 6th av, 24.7x103.3, three-story brick dwelling. Rita Castellanos, Paris, to Soledad Castellanos. (1/2 part.) November 16.....8,000

20th st (No. 227), n s, about 453.8 e 8th av, 25x 87.2x25x77.6, three-story frame dwelling. John N. Stearns (Exr. J. D. Sturtevant) to John T. and Eva and Joyce C. Sturtevant. Oct. 11.....7,100

21st st (No. 214), s s, 188.4 w 7th av, 23.4x103.10x 23.4x103.4, three-story brick dwelling. Eliza W. D., wife of Joseph S. Mead, Brooklyn, to James Graydon Duncan. (1/2 part.) November 8.....6,000

21st st (No. 113), n s, 110 w Lexington av, 41.3x 98.9, four-story brick dwelling. John R. Strong and Ellen R. Strong (widow) (Exrs. G. T. Strong) to William Cooper. Nov. 19.....45,000

23d st (No. 308 East), s s, 135.11 e 2d av, 17.9x 98.9, three-story brick dwelling. (Foreclos.) Richard M. Henry to Bridget wife of Michael Murphy, Brooklyn. Nov. 12.....6,900

26th st (No. 126), s s, 300 w 6th av, 25x98.9, three-story brick store and dwelling. Caroline M. Clarke (Individ. and Extrix. J. A. Clarke) to Flora C. Clarke. May 1.....4,000

26th st, s s, 154.10 w 8th av, 18.6x98.9. Nelson P. Knapp, Stony Point, N. Y., to Charlotte Knapp, Stony Point, N. Y. Nov. 10.....nom

33d st (No. 352), s s, 199.7 e 9th av, 25.3x98.9x 25.2x98.9, four-story stone front dwelling. Charles H. Hildreth to Theodore Kilian. (Foreclos.) Nov. 14.....15,000

34th st (No. 476), s s, 20 e 10th av, 19.4x88, three-story stone front dwelling. Edward Luckemeyer to Hanford Lockwood, Greenwich, Conn. Nov. 15.....8,500

34th st, n s, 275 e 7th av, 325x98.9. Benjamin B. Ayerigg, Passaic, N. J., Aletta M. wife of Joseph Hegeman, Brooklyn, Susan J. wife of George N. Palmer, Passaic, N. J., and Eliza A. wife of Thomas P. Grinnell, New York, to Benjamin and Benjamin B. Ayerigg and John H. Fell (Trustees). (Partition.) Nov. 1.....nom

36th st, s s, 350 e 11th av, 25x98.9, vacant lot. Thomas J. Hinch to Joseph P. Hale. October 22.....1,825

36th st (No. 235), n s, 185 w 2d av, 20x98.9, three-story brick dwelling. Joseph Lehner to Barbara wife of John Baerlein. (1/2 part.) (Mort. \$7,000.) Aug. 4.....5,000

36th st (No. 423), n s, 325 w 9th av, 25x98.9, four-story brick dwelling. Henrietta wife of Adam Bickelhaupt to Alfred Blewitt. (Mort. \$7,000.) (See 37th st.) Nov. 12.....exch

37th st (No. 322 East), s s, 248 w 1st av, 24x98.9, four-story stone front dwelling. Jacob Wick, Jr., to Rosalie A. Richardson, Brooklyn. (Contract.) Nov. 5.....9,750

37th st (Nos. 339, 341 and 343), n s, 78 w 1st av, runs north 49.4 x west 2 x north 30.6 x north-west 73.10 x south 90.9 to 37th st, x east 75, three four-story brick dwellings. Eliza wife of John Livingston to John Downey. (Morts. \$20,876.) Nov. 15.....37,500

37th st (No. 324 East), s s, 224 w 1st av, 24x98.9, four-story stonefront dwelling. Jacob Wick, Jr., to Emma A. Richardson, Brooklyn. (Contract.) Nov. 9.....9,750

37th st (No. 56), s s, 290 e 6th av, 20x98.9, four-story stone front dwelling. Elizabeth J. wife of Arthur Amory, Boston, Mass., to George W. Folsom. Nov. 5.....20,000

37th st (No. 329), n s, 350 w 8th av, 25x98.9, three-story brick dwelling and church. Alfred Blewitt to Henrietta wife of George Bickelhaupt, Sr. (Mort. \$10,000.) (See 36th st.) Nov. 1.....exch

38th st (No. 430), s s, 372.2 e 10th av, 26.1x98.9, five-story brick dwelling and store. John Haberman (Exr. C. Koenig) to John Koenig. Oct. 29.....12,500

Same property. W. Sterling Yard to John Koenig. (Partition.) Oct. 29.....2,500

40th st (No. 441), n s, 300 e 10th av, 25x98.9, four-story brick store and dwelling, and portion of two-story brick stable. (Foreclos.) Morgan A. Dayton, Jr., to Frederick D. Tappan. Nov. 10.....8,900

41st st (No. 231), n s, 400 w 7th av, 20x98.8, three-story brick dwelling. (Foreclos.) Charles F. Wells to Peter McCullough. November 14.....8,550

43d st, n s, 200 e 1st av, 50x100.5, vacant lots.....

44th st, s s, 200 e 1st av, 50x100.5, two-story brick stable and one-story frame extension 1st av (Nos. 773 to 784), s e cor 44th st, 100.5x 100, two three-story and one two-story brick slaughter houses.....

Thomas Rafferty (Assignee, &c.) to Lehman and Levi Samuels. (Q. C.) Nov. 7.....nom

Same property. L. and L. Samuels to J. B. Hoyt & Co. (Morts. \$39,000.) Nov. 17. 65,000

44th st, n s, 100 w 8th av, 25x100.4, vacant lot. Edwin G. Brown, Elizabeth, N. J., to Mary E. wife of Robert S. Green. Dec. 29.....3,500

46th st (No. 243), n s, 150.6 e 8th av, 25x 100.5, two-story frame dwelling, and two-story frame dwelling in rear. (Foreclos.) John A. Goodlett to Charles F. Allen.....4,550

49th st (No. 151), n s, 200 w 3d av, 18.6x100.5, three-story stone front dwelling. Mary Carroll to John F. Carroll. (C. a. G.) (Morts. \$13,500.) Nov. 14.....2,000

49th st, s s, 350 e 5th av, 0.4x100.5. Eugene A. Livingston to John B. McCaffrey. (Q. C.) Nov. 17.....400

51st st (No. 420), s s, 508 e 10th av, 17x100.5, four-story brick (stone front) dwelling.....

60th st (No. 246), s s, 115.8 w 3d av, 20x100.5, four-story brick (stone front) dwelling.....

James Smith to David Weir. Nov. 1.....14,000

52d st (Nos. 331 and 333 East), n s, 250.6 w 1st av, 37.6x100.5, two five-story brick (stone front) dwellings. Robert Murphy to Jameson D. Kitching. (Morts. \$20,000.) November 19.....exch

Same property. Dennis Loonie to Robert Murphy. (Morts. \$20,000.) Nov. 19.....45,000

52d st (Nos. 327 and 329 East), n s, 287.6 w 1st av, 37.6x100.5, two five-story brick (stone front) dwellings. Robert Murphy to George E. Kitching, Brooklyn. (Morts. \$20,000.) November 19.....exch

Same property. Dennis Loonie to Robert Murphy. (Morts. \$20,000.) Nov. 20.....45,000

52d st, s s, 200 w 6th av, 50x100.5, vacant lots. (Foreclos.) Thomas H. Landon to Ruth Ann Wallace. Nov. 17.....150

54th st (No. 47), n s, 365 e 6th av, 20x100.5, four-story stone front dwelling. Emily G. Nathan (widow) to Frances N. wife of Jules R. Wolff. Nov. 15.....31,500

55th st, s s, 108.6 e Madison av, 16.6x100.5, four-story stone front dwelling. Charles Duggin to Adela M. McCreary. Nov. 17.....22,500

56th st (Nos. 29 to 39), n s, 100 w 4th av, 125x 100.5, six four-story stone front dwellings. Andrews Soher to Thomas Darragh. November 3.....120,400

56th st (No. 35), n s, 140 w 4th av, 22.6x100.5, four-story stone front dwelling. Thomas Darragh to Olivia Langdon, Elmira, N. Y. (Morts. \$20,200.) Nov. 16.....32,000

57th st, n s, 275 w 9th av, 40x100.5, vacant lots. Caroline C. wife of Nathan Bishop to William A. Cauldwell. Nov. 12.....14,400

57th st (No. 337), n s, 315 e 9th av, 20x100.5, four-story stone front dwelling. Experience W. wife of Alpheus Freeman to William M. Price. (Mort. \$21,000.) Nov. 14.....nom

Same property. Matthew Kelley to Experience W. wife of Alpheus Freeman. (C. a. G.) (Morts. \$21,000.) Nov. 14.....1,000
 57th st (No. 410), ss, 275 w 9th av, 25x100.5, five-story stone front dwelling. Michael Brennan to William A. Caudwell. (Mort. \$11,000.) Nov. 15.....31,000
 57th st (No. 412), s s, 300 w 9th av, 25x100.5, five-story stone front dwelling. Edward Purcell to Caroline C. Bishop. (Mort. \$11,000.) November 15.....31,000
 57th st, n s, 275 w 9th av, 100x100.5, vacant lots. William A. Caudwell to Michael Brennan and Edward Purcell. Nov. 14.....36,000
 57th st, n s, 100 w 4th av, 75x100.5..... }
 58th st, s s, 100 w 4th av, 75x100.5..... }
 Vacant lots.
 Charles W. Sloane to Solomon L. Jacobs. (Partition.) (Morts. \$35,000.) Nov. 16.....64,200
 58th st, n s, 106.5 w Av A, 40x100.4x40x106.4. Joseph Dixon to William F. Aldrich (Recevr. Mut. Benefit Savings Bank). (Morts. \$22,000.) May 30.....nom
 59th st (No. 328), s s, 275 w 1st av, 25x100.4, two-story brick dwelling. Lydia B. Torrey to Gilbert C. Berns, Brooklyn. (Mort. \$6,000.) Sept. 8.....exch
 65th st (No. 29), s s, 140 e Madison av, 20x100.5, four-story stone front dwelling. Emily wife of Charles L. Chase to Henrietta Pappenheimer. (Mort. \$17,000.) Nov. 14.....22,125
 65th st (No. 40), s s, 260 e Madison av, 20x100.5, four-story stone front dwelling. John Jennings and James Brown to Mary Oppenheim. (Mort. \$17,000.) Nov. 13.....22,000
 66th st, s s, 150 e 9th av, 175x100.5, vacant lots. (Foreclos.) Alexander Ostrander to William Pitt. Nov. 17.....10,000
 72d st (No. 205), n s, 90.11 e 3d av, 19.1x76.8, three-story brick (stone front) dwelling. David D. Deming (Exr. Hannah H. Deming) to Emma E. Weed (widow). (Mort. \$7,000.) Nov. 10.....10,750
 72d st, s s, 100 e 10th av, 300x102.2. Martin E. Greene to Jacob Halstead. Nov. 5.....nom
 76th st (No. 351), n s, 275 w 1st av, 25x102.2, four-story brick dwelling. Edward K. Raubitschek to Samuel Zeimer. (Mort. \$5,000.) Nov. 14.....12,500
 78th st, s s, 100 w 4th av, 25x102.2, vacant lots. Henry C. Tuttle to Samuel A. Foote, Geneva, N. Y. (Mort. \$5,000, &c.) Nov. 19.....5,200
 80th st (No. 180), s s, 150 w 3d av, 19x102, four-story brick (stone front) dwelling. Eliza J. wife of Frederick Aldhouse to Sarah M. wife of Thomas Hume. (Morts. \$8,000, taxes 1877.) Nov. 10.....14,000
 84th st, n s, 225 e 10th av, runs east 50 x north 102.2 x east 50 x north 42.3 x west 50 x south 148.11, three-story frame dwelling. Louise E. wife of Paul Lestrade to Francis L. Mosigh. Nov. 17.....8,500
 104th st (No. 174), s s, 183.4 w 3d av, 16.8x100.11, three-story stone front dwelling. (Foreclos.) John E. Roosevelt to the Union Trust Co., New York (Trustee Diana M. Kearney). November 15.....1,000
 105th st (No. 217), n s, 182.11 e 3d av, 17.1x100.10, two-story frame dwelling. Mary S. Sheble to Nettie Herzberg. (Morts. \$2,150, taxes, &c.) Nov. 20.....exch
 106th st, n s, 125 w 9th av, 25x100.11, vacant lot. (Foreclos.) Maurice Leyne to The Equitable Life Assurance Soc., U. S. Nov. 9.....1,000
 110th st, n s, 275 e 11th av, 50x100.11, two two-story frame dwellings..... }
 Av A, easterly cor 3d st, 100x250 to Av B, 24th Ward..... }
 Richard Ray to Martin H. Ray. (All title.) Nov. 17.....600
 110th st (No. 243 E.), n s, 166.8 w 2d av, 16.8x100.11, three-story brick dwelling. (Foreclos.) Thomas C. Ecclesine to Anna P. C. Remmert, Jane L. Satterlee and Emily V. Satterlee. Oct. 10.....4,000
 110th st (No. 132), s s, 342.6 e 4th av, 18.9x100.11, three-story stone front dwelling. Mary wife of Heinrich Neidig to Emma Neidig. November 16.....10,000
 112th st, s s, 245 w 3d av, 25x100.11. Charles Bossert and Peter Karl to The First German Baptist Church, Harlem. (Q. C.) October 15.....nom
 113th st, n s, 225 w 8th av, 50x100. Frances Hart (Extr. M. Hart) to Benjamin Hart. Nov. 14.....nom
 114th st (No. 348), s s, 150 w 1st av, 25x100.10, four-story frame store and dwelling, and two-story frame dwelling in rear. Maurice Leyne to Edmund Barrett. (Foreclos.) (Mort. \$2,000, int. July 1, 1877.) Oct. 15.....400
 117th st (No. 559), n s, 423 e Av A, 25x100.10, five-story brick dwelling. Jacob C. Washburn, Pleasantville, N. Y., to Elizabeth F. Washburn and Caroline Davis. Nov. 6.....10,000

117th st (No. 181), n s, 130.6 w 3d av, runs north 95.8 x northwest 8 x west 14 x south 100.11 to 117th st, x east 19, four-story brick dwelling..... }
 117th st (No. 175), n s, 187.6 w 3d av, 19x100.11, four-story brick dwelling..... }
 (Foreclos.) Alfred McIntire to Ferdinand Kurzman. (Mort. \$10,000, taxes, &c.) Nov. 20.....11,000
 124th st, n s, 162 w 5th av, 23x100.11, Phebe Day (widow) to Ernest W. Oppe. (Q. C.) nom
 126th st (No. 52) s s, 170 w 4th av, 20x99.11, three-story brick (stone front) dwelling. Ellen M. Yelverton to Corinna Jacobs. Nov. 19.....15,000
 129th st (No. 154), s s, 251.8 w 3d av, 16.8x99.11, three-story frame dwelling. Louis J. Grant to the Relief Fire Ins. Co., New York. (Foreclos.) Nov. 14.....4,000
 131st st (No. 6), s s, 143.5 e 5th av, 18.2x99.11, three-story brick (stone front) dwelling. William Hatfield to Francis M. Townsend. (Morts. \$7,000.) Nov. 16.....7,800
 131st st, s s, 410 w 5th av, 50x99.11. Lewis Reinstein to Joseph Rothman. Dec. 17.....nom
 133d st, s s, 335 e 6th av, 75x99.11. Esther D. Merwin (widow), Saratoga Springs, N. Y., to Joseph H. Chapman. (Mort. \$7,000.) September 19.....nom
 150th st, s s, 575 e 10th av, 50x99.11, two two-story frame dwellings. (Foreclos.) William L. Findley to the Union Trust Co., New York. Nov. 13.....1,000
 Av A to Av B, and 68th to 69th sts—the block, frame sheds, &c. (Jones's Woods Colosseum). John Bohmet to Xavier Simon. September 17.....10,000
 Av B (Nos. 215 and 217), n e cor 13th st, 49.0x88, two five-story brick stores and dwellings, and No. 693 13th st, five-story brick dwelling. Henry Bernhardt to George Passet. (½ part.) (½ of mort. \$30,500.) Nov. 19.....18,500
 Av B (No. 178), w s, 23.3 n 11th st, 20x90.6, five-story brick store and dwelling. Abraham Kain to Solomon Appel. (Morts. \$6,000.) Nov. 15.....8,000
 Lexington av (No. 635), s e cor 54th st, 20.5x80, three-story stone front dwelling. Edward K. Raubitschek to Samuel Zeimer. (Mort. \$14,000.) Oct. 30.....20,000
 Lexington av (No. 943), n e cor 69th st, 50.2x72.6, two-story brick store and dwelling; Nos. 945 and 947, two foundations for dwellings..... }
 69th st, n s, 72.6 e Lexington av, 2.6x83.4..... }
 Margaret Wallace to Margaret wife of James Judge. (See REAL ESTATE RECORD last week.) (Mort. \$2,000.) Nov. 8.....5,800
 Lexington av (No. 802), s w cor 62d st, 25.5x75, four-story brick (stone front) dwelling. Hannah E. Brown to Edward F. Parker. (Mort. \$22,000.) Nov. 15.....12,000
 1st av, s w cor 69th st, 77.4x100, one-story frame dwelling and vacant lots..... }
 2d av, e s, 25.1 s 69th st, 52.3x100, vacant lots. }
 69th st, s s, 100 w 1st av, 450x77.4, vacant lots. }
 All in one plot.
 James H. Jones to John D. Crimmins. November 7.....28,210
 1st av (No. 849), w s, 50.3 n 47th st, 25.1x100, five-story brick store and dwelling. (Foreclos.) Edward S. Dakin to John M. Martin. Nov. 15.....4,500
 1st av (No. 1607), w s, 77 n 3d st, 25x100, two-story frame dwelling. (Foreclos.) Alexander F. Kircheis to the Germania Life Ins. Co. Nov. 12.....4,800
 1st av (No. 2306), e s, 50.3 n 120th st, 25x100, four-story brick store and dwelling. (Foreclos.) George S. Sedgwick to George Willets, Hempstead, L. I. (Re-recorded.) Mort. \$13,922.) Sept. 10.....5,500
 2d av, n e cor 49th st, 25x100. William Dietz to Anton Muller. (Mort. \$22,000.) Nov. 12.....nom
 2d av (No. 914), e s, 75.4 s 49th st, 16.9x100, four-story brick store and dwelling. Max Schwerin, Jr., to Charles M. Listman. (Foreclos.) Nov. 19.....7,000
 2d av, n e cor 49th st, 25x100. Anton Muller to Christine wife of William Dietz. (Morts. \$23,862.) Nov. 12.....nom
 2d av, s e cor 59th st, 25.3x75. Francis Winter to Louis A. Weinlandt. Nov. 17.....nom
 Same property. Louis A. Weinlandt to Louisa Winter. (Q. C.) Nov. 17.....nom
 2d av, s e cor 69th st, 25.1x100, vacant, one-story frame shanty. Aug. N. Morris (Trustee), Pelham, to John D. Crimmins. Oct. 31.....2,675
 3d av (No. 1296), between 74th and 75th sts, five-story brick (stone front) dwelling and store. Henry Grossmeyer to Thomas McPherson. (Contract.) (Assumes mort. \$15,000 and conveys 4 vacant lots 137th st, n s, 100 e 6th av, 100x99.11.) Nov. 17.....nom

3d av (Nos. 1841 and 1843), n e cor 103d st, 50x100, two three-story frame stores and dwellings. (Foreclos.) Frederick W. Loew to Peter Asten. (All taxes, &c.) Nov. 13.....14,000
 4th av, n w cor 57th st, 100.5x100, vacant lots. (Partition.) Charles W. Sloane to Robert F. Tysen. Nov. 16.....53,200
 4th av, s w cor 58th st, 100.5x100, vacant lots. (Partition.) Charles W. Sloane to Jacob Rothschild. (Mort. \$25,000.) Nov. 14.....35,200
 5th av, e s, 50.11 n 98th st, 50x100..... }
 98th st, n s, 100 e 5th av, 100x100.11..... }
 Vacant lots.
 (Foreclos.) Alexander Cameron to Moses Taylor, James B. Wilson and Robert S. Luqueer (Exrs. J. J. Taylor.) Nov. 15.....40,000
 6th av (No. 861), w s, 75 s 49th st, 25.10x100, four-story stone front store and dwelling. (Mort. \$10,000.)..... }
 6th av (No. 800), e s, 60.5 n 45th st, 20x60, five-story brick store and dwelling. (Mort. \$5,000.)..... }
 6th av (No. 808), e s, 44.2 s 46th st, 18.9x75, four-story brick store and dwelling..... }
 Joseph Grafton to J. Gurley Grafton. October 16.....50,000
 8th av (No. 754), e s, 50 n 46th st, 25x100, three-story frame dwelling and store and two-story frame dwelling in rear. (Foreclos.) John A. Goodlett to Charles F. Allen. Nov. 14.....11,525
 8th av, e s, 75 n 46th st, 25x100, three-story frame dwelling and store and two-story frame dwelling in rear. (Foreclos.) John A. Goodlett to Charles F. Allen. November 14.....11,350
 8th av (No. 770), n e cor 47th st, 25.5x75, three-story frame store and dwelling with one-story brick extension..... }
 47th st, n s, 75 e 8th av, 25x50.5, two-story frame dwelling and store..... }
 (Foreclos.) John A. Goodlett to Charles F. Allen. Nov. 14.....18,100
 8th av, e s, 25.5 s 56th st, 25x100..... }
 58th st, s s, 375 w 10th av, 25x100.5..... }
 Evan John to George Bence. (Mort. \$30,000, &c.) Nov. 13.....nom
 11th av, s e cor 71st st, 25.5x100. Rosina and Fredk. L. Pease and William Miles (Exrs. W. J. Pease) and Frederick L., Josephine A. and Caroline C. Pease and Mary E. Jeannes to Catharine Purdy. June 13.....nom
 11th av, n w cor 71st st, 25x100. Same to Jacob Halstead. June 13.....nom

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Forsyth st, w s, lots 22 and 23 map J. Forsyth's property, 24th Ward, 50x127.4x50x124.9. John Forsyth to Leonard Kellerhouse. May 7.....350
 Kingsbridge to West Farms road, n e s, 71 s e Elizabeth st, 73x197x50x140. Rose Ann Shea (widow) to Catharine wife of Joseph Moore. (Mort. \$850.) Nov. 13.....1,300
 3d s, e s, 40 s 3d av, 40x100, Woodlawn Heights. George W. White, Yonkers, to Julius T. Rockwell. (½ part.) Nov. 1.....2,000
 141st st, n s, 125 e Willis av, 25x100. (Foreclos.) Henry A. Riley to Caroline A. Brewster, Princeton, N. J. (Confirmation deed.) November 3.....1,000
 144th st, n s, 175.4 e Railroad av, East, runs north 199.4 to 146th st, x east 175 x south 200.2 to 144th st, x east 175. William E. Rider to Charles T. Grotjan, Brooklyn. (Q. C.) May 2.....1,000
 Berrian av, s w cor John st, 125x100. George F. Bowne to William W. Bowne, Brooklyn. Nov. 10.....500
 Jefferson av, s s, 948.6 w Williamsbridge road, 50x100. Helen wife of Richard Ward to Leonard Kellerhouse. Nov. 15.....600
 Madison av, s e cor 11th st, 100x120. Ellen Rielly to Anthony Lavelle. Oct. 10.....2,000
 Monroe av, s w cor Warren st, 100x100. Francis and Henry O'Rielly, and Mary wife of David Haroun, and Catharine wife of George McGovran, Kings Co. (heirs J. O'Rielly), to Ellen O'Rielly (widow.) (Q. C.) Aug. 31. ncm
 Prospect av, n w cor Ludlow st, 100x100. (Foreclos.) John J. Thouasson to James L. Wells. Nov. 20.....3,250
 Tinton av, w s, 80 s Westchester Railroad st, or 149th st, 158x230. (Foreclos.) William P. Dixon to The Mutual Life Ins. Co., New York. November 16.....100
 Warren av, s e cor Independence av, 270.6x183.6x252 to Independence av, x 90. (Foreclos.) John D. Snedeker, Brooklyn, to Frederick Chauncey. Oct. 9.....7,000
 Willis av, n w cor 136th st, 50x96x50x40x100x136..... }
 147th st, s s, 150 w St. Ann's av, 25x100..... }
 Henry A. Hoyt to Cornelia Hoyt. November 16.....100

Westchester av, n w cor St. Ann's av, 82x272x 22x50x75.4x122 to St. Ann's av, x190. George H. Walker to Eva Frecking. Nov. 3.....6,000
3d av, n s, 380 w 2d st, 40x100, Woodlawn Heights. George W. White, Yonkers, to Julius T. Rockwell. (1/2 part.) Nov. 1.....2,000
Same property. Julius T. Rockwell, Yonkers, to Elizabeth J. K. wife of George W. White. (The entire plot).....2,000
8 1/2 acres at Fordham, adj L. W. Jerome's (1-6 part), also Kingsbridge road, n s, 50 n w P. Duffy's, 128x128.8x118.5x127.7 (1-12 of this.) Philip Duffy to William H. Briggs. February 12.....4,000

LEASEHOLD CONVEYANCES.

Pike st, s e cor Monroe st, 21x60. (Assign. of lease.) Isaac H. Lewis (Exr. W. Lewis) to Catharine Ann Hedges.....750
Pitt st, w s, 125 n Grand st, 25x100. (Assign. lease.) Nanetta Weber to Barbara wife of J. W. R. Schmedes.....nom
West Houston st, n s, 139.2 e Greenwich st, 25x100. (Assign. lease.) Lewis Kenny to George W. Lowery. (Mort. \$3,000).....4,500
4th st, ss, 100 e Av A, 45x96.2. (Assign. lease.) Joseph Lehner to Barbara wife of John Baierlein.....16,000
17th st, n s, 72 w 6th av, 28x92. Abraham Kaim to Philip Cohn.....4,000
18th st (No. 415 East), n s, 390 w Av A, 27x92. John J. Gerhard to J. E. Lamb, Norwich, Conn.....nom
38th st, No. 40 East. (Assign. lease.) The Chemical Nat. Bank, New York, to Maria Mulock.....nom
47th st, s s, 260 e 5th av, 20x100.5. (Assign. lease.) Mildred G. Crosby (Admr. A. B. Crosby) to George L. Ingraham.....8,500
55th st, s s, 140 e 9th av, 20x100.5. (Assign. lease.) Michael Hyman to Nathan Hyman.....nom
55th st, s s, 140 e 9th av, 20x100.5. (Assign. lease.) Nathan Hyman to Fanny wife of Michael Hyman.....nom
Madison av, e s, 24.9 s 29th st, 24.8x100. Joseph Lehner to Barbara wife of John Baierlein.....4,000
3d av, s w cor 112th st, 50x100.19. (Foreclos.) Philip J. Joachimsen to Jetta Katzenberg. Oct. 25.....400

KINGS COUNTY, N. Y.

NOVEMBER 15, 16, 17, 19, 20.

Butler st, ss, 236 e Hoyt st, 48x100. Mariana W. wife of Richard B. Parker, Sands Point, L. I., to Maria C. Heissenbuttel. (Morts. \$1,800.) nom
Balfic st, n s, 224.7 e 6th av, 20x100.....nom
Bergen st, n e, 205.5 w Flatbush av, 25x72x 26.6x64.....nom
John W. Goin to John A. Goin. (Mort. \$14,750).....\$20,000
Bergen st, ss, 100 e 6th av, 20x94.9x28.7x74.3. David H. Gould to John H. Grieb.....9,000
Bridge st, w s, 130 s Willoughby st, 20x80. Jos. P. Quin and Thos. B. O'Neil (Exrs. Mary T. Quin) to John A. McNulty.....6,000
Boerum st, s s, 75 w Humboldt st, 25x100, h & l. Henry Boeger, New York, to Elizabeth Topps, Freshpond, L. I. (Morts. \$2,500, Assessmts, &c.).....exch
Carroll st, n s, 291.8 w Hoyt st, 20x97.11, h & l. John Layton to Emily A. wife of Charles Du Bois. (Mort. \$5,000).....8,000
Clinton st, e s, 264.5 n Degraw st, 21.2x112.6. John Rankin (Trustee) to Emery M. Van Tassel. (Mort. \$6,000).....8,000
Clinton st, s e cor 3d pl, 100x34. Nathaniel L. Griswold to Peter Kelly, Louis Bonert, and Charlotte M. wife of Gerratt Hennessy.....7,500
Chauncey st, s e cor Rockaway av, 78x80. Margaret L. wife of John C. Whitenack to John N. Stark.....nom
Collins st, n s, 149.1 w Troy av, 20x100, Flatbush. Henry Bobenhausen to Henry Loeffler. (Tax 1 year).....exch
Debevoise st, n s, 100 e Morrill st, 75x100. Jacob Roos to Catharine wife of Franz Schmitt.....6,200
Decatur st, n s, 85 e Throop av, 140x100. Frederick Haas, New York, to the Germania Life Ins. Co., New York. (Morts. \$35,000, &c.).....1,000
Decatur st, s s, 273.7 w Lewis av, 36.5x101.5x 58.3x100. (Foreclos.) Hugh Duffy to Harvey C. Coles, Newbergh. (All liens).....700
Debevoise st, n s, 68.2 w Bushwick av, 25x60.1. Mary E. wife of Joseph Thompson to Margaret Brush, Smithtown, L. I.....900
Dean st, n s, 144.6 w Nevins st, 21x100. James O. Lloyd to James O., Jr., and William C. Lynd. (Q. C.).....nom
Dean st, s s, 49.9 e Stone av, 71.7x106.7x130, Catharine Molloy to Harriet T. Conklin, Newark, Ohio. (Morts. \$2,000).....nom

Elliott pl, e s, 212.6 s Hanson pl, 20.10x100. The Security Bank, New York, to Charles N. Kent, New York.....4,000
Eagle st, n s, 325 e Union av, 25x100, h & l. (Foreclos.) Albert Daggett to Owen O'Brien. 600
Fort Greene pl, e s, 347.7 s De Kalb av, 20x100. Hattie V. wife of James H. Boynton to Eliza wife of Job W. Blackham. (Mort. \$5,000).....7,000
Grand st, n s, 51.2 e 3d st, describes no lot. Martin Allitzausser to Peter Delap.....nom
Grand st, n s, 77.6 e 3d st, describes no lot. Joseph Fletcher to Peter Delap.....nom
Hopkins st, s s, 345.3 w Marcy av, 35.10x100. Arthur P. Hinman, New York, to David F. Felt.....1,235
Herbert st, n s, 69 w Smith st, 24x100, h & l. John Aitchison to Dennis Bennett. (Mort. \$500).....1,700
Hoyt st, n w s, 40 n e Bergen st, 20x75, h & l. James L. McKeever to George W. Kenyon. (Mort. \$4,400).....8,000
Hall st, w s, 167.10 s Park av, 20x100. Elijah Wood to Charles H. Willard.....3,000
Same property. C. H. Willard to Maria M. wife of Elijah Wood.....3,000
Hancock st, s s, 117.6 e Franklin av, 17.6x127.4. William J. Rider to Henry Mackay. (Morts. \$5,080).....8,000
Hart st, n s, 225 w Throop av, 40x100. Beers Frost to William J. Manning.....2,500
Henry st, n w cor Love lane, 19.3x92.6x13.4x 92.8. Mary E. Van Syckel and Susan Mahon (Exrs. Cath. Van Syckel) to Luhr Horstman. (Mort. \$7,500).....9,000
Henry st w s, 84 n Woodhull st, 21x100, h & l. (Foreclos.) Albert Daggett to Charles H. Christmas, New York, and Elizabeth A. and Harriet Gignoux.....6,000
Herkimer st, s s, 600 w Nostrand av, 40x185.6 to Herkimer pl. William Sweeney to John P. D. Angus.....2,888
Hicks st, w s, 217.9 n Pierrepont st, 24.6x100, h & l. Mary M. wife of Edward S. Brownson, South Oyster Bay, Robert S. Morison and Jos. B. Morison to Eliza V. wife of Thomas L. Rushmore, Mamaroneck.....11,000
Hicks st, e s, 75 s Poplar st, 25x100. (Foreclos.) Gerard M. Stevens to John H. Leveridge.....5,000
Hopkins st, s s, 100 e Throop av, 25x100. Eliza wife of Edward Schneider to Henry Grassman.....4,500
Hopkins st, s s, 100 w Throop av, 50x125, h & l. Christian Schmidt to Christian and Peter Greiner.....4,825
Jacob st, e s, 300 s Central av, abt 20.8x63x20.8x 62. (Foreclos.) Gerard M. Stevens to Sarah Rose (Extrix. J. Rose).....300
Jefferson st, s s, 180 e Reid av, 25x100. John C. Henderson, Harrison H. Lent and Mary A. Lent to James E. Robertson (Trustee).....nom
Jefferson st, n w s, 307 n e Broadway, 22x100, h & l. Henry Bobenhausen to Henry Loeffler. (Morts, &c., \$3,100).....exch
Kent av, e s, 245.4 n De Kalb av, 25.7x207.9. Johanna wife of Patrick Duff to Eliza M. Inness. (Q. C.).....nom
Kosciusko st, s s, 205 e Nostrand av, 15x100, h & l.....2,150
Kosciusko st, s s, 235 e Nostrand av, 15x100, h & l.....2,100
The Security Bank, New York, to Charles N. Kent.....2,150
Kosciusko st, n s, 75 w Yates av, 25x100. (Foreclos.) Albert Daggett to John L. Van Pelt, New Utrecht.....1,500
Leonard st, e s, 34 n Norman av, 16x60. Stephen M. Randall to John J. Randall. (Q. C.).....2,100
Leonard st, e s, 13 n Norman av, 16x60. Jno. J. Randall to Stephen M. Randall. (Q. C.).....2,100
Lorimer st, n w cor Norman av, 19x70. Stephen M. Randall to John J. Randall, Brookhaven, L. I. (Q. C.).....2,500
Milton st, s s, 745 e Franklin st, 21x100, h & l. James Bailey to John Parkinson.....nom
Same property. John Parkinson to Eliza Bailey.....nom
Monroe st, s s, 408.4 e Patchen av, 16.8x100. Caroline wife of Matthew Hamblor to Susan A. wife of James C. Austin. (Mort. \$1,000, &c.).....exch
Monmouth st, n w s, 100 s w Lafayette av, 50x 125, New Utrecht. William and John R. Leahy to Margaret Deguen (widow). (Q. C.).....nom
Morrell st, w s, 75 s McKibben st, 25x100. Philip L. Worth to Lewis J. Worth.....1,400
Same property. Lewis J. Worth to Sarah E. Worth.....1,400
Oakland st, e s, 106.2 n Van Cott av, 23x100. James E. Kindred to James W. Marshall. (Mort. \$1,500).....3,000
Same property. J. W. Marshall to Kate Kindred.....3,000

Penn st, n s, 42 e Marcy av, 21x100. Frederick C. Vrooman to Lewis W. Hyde. (Mort. \$3,000, int. July, 1877).....5,500
President st, s s, 212.6 e Hoyt st, 17.6x100. Hattie A. wife of Oscar P. Keith to George A. Marble.....nom
Same property. Geo. A. Marble, New York, to Oscar P. Keith. (Q. C.).....nom
Pulaski st, s s, 125 e Stuyvesant av, 20x100. George Powell to Charles Rosefield. (Mort. \$3,000, &c.).....exch
Pulaski st, n s, 475 e Stuyvesant av, 25x100. Lewis Worth to Philip L. Worth.....3,900
Same property. Phil. L. Worth to Catharine Worth.....3,900
Pacific st, s s, 125 e 4th av, 20x100..... }
Pacific st, s s, 225 e Bond st, 16.8x90, h & l..... }
Elizabeth A. wife of John W. Goin to John A. Goin. (Mort. \$7,500).....11,850
Rapalye st, w s, 208 s Brooklyn & Jamaica Pike, 50x150. Moritz Vollmer to Elizabeth Vollmer.....nom
Rensen st, n s, 202 e Henry st, 25x100. Charles E. Bridge to Evelyn A. wife of Aaron H. King. (1/2 part).....8,500
Ross st, n w s, 143.4 s w Lee av, 44.7x100. Sarah Wilde to Louis V. Sone, New York.....12,000
Taylor st, s s, 189.8 w Wythe av, 15x100, h & l. (Foreclos.) Gerard M. Stevens to the East River Savings Bank.....3,000
Union st, s s, 302.6 w 7th av, 40x95. Joseph E. Rose to William S. Wright and William W. Brook.....exch
Van Buren st, n s, 188.9 e Patchen av, runs east 77.5 to Broadway, x northwest 54.5 x southwest 55.2 to Van Buren st, point of beginning. (Foreclos.) Albert Daggett to John Crosbie, New York.....5,000
Voorhies st, w s, 25x100, Gravesend. Peter D. Voorhies to Michael Rogers. 1872.....70
Van Buren st, n s, 408.4 e Nostrand av, 16.8x 100, h & l. Nelson J. Gates to Lemuel Burrows. (See Greene av.) (Mort. \$1,000).....4,000
Warren st, s s, 470 e 4th av, 20x100. The Security Bank, New York, to Charles N. Kent, New York.....2,000
Washington st, n e cor Prospect st, runs north 200 to Forest st, x east 101x200x100, hs & ls. George E. and J. D. Kitching to Robert Murphy, New York.....exch
Washington st, lots 3 and 4 H. Learned map, 50 x77.6x50x63. Adam st, lot 37 same map, 25x 100. Charles Mohr to Elizabetha wife of John Horney.....nom
Warren st, n s, 327.2 e 4th av, 20x100, h & l. William Quayle, New York, to Edward A. Woolley. (Mort. \$5,000).....exch and 100
Winthrop st, n s, 3,655.7 e Flatbush av, 7.5x 437.8. Jas. Brotherton, New York, to Frances H. wife of Robert S. Walker.....nom
Winthrop st, n s, 3,105.7 e Flatbush av, runs west 17.7x437.1. Jas. Brotherton, New York, to Francis H. wife of Robert S. Walker.....nom
Withers st, s s, 150 e Ewen st, 25x100. Andrew S. Wheeler to Sidney V. Lowell.....nom
Wyckoff st, n s, 78 w 3d av, 20x100. Charles W. Dexter, Boston, Mass., to Lucretia C. Smith, Manhasset, L. I. (Mort. \$2,750).....5,000
1st pl, n s, 68 e Henry st, 25x133.5. Mary T. wife of William H. Pegg to the John Hancock Mut. Life Ins. Co., Boston, Mass. (Mort. \$9,000, taxes 1876).....10,000
2d pl, n s, 238 e Henry st, 54x133.4. Addison Brown, New York, to Mary J. Quin.....7,500
2d st, n w s, 20 s w North 8th st, 20x55, h & l. William Wehr to Ferdinand Berger. (Q. C.).....500
Same property. Ferd. Berger to Anna M. Wehr. (Q. C.).....500
3d st (Nos. 251 and 251 1/2), n w s, 26 n e North 1st st, 25x51, h & l. The Williamsburgh Savings Bank to Frederick and Elizabeth Maas.....5,500
9th st, w s, 100 n North 1st st, 20x70. Jacob Shepard (Exr. Esther Shepard) to Louisa wife of Henry Steiner. (Mort. \$2,000).....2,800
10th st, s s, 360 e 5th av, 18x100. Cornelius Van Cleef to Mary L. Leavitt.....4,181
11th st, s w s, 152.6 s e 3d av, 17.6x100. Sarah E. wife of Horatio B. Elkins to Frederick Lowey. (Mort. \$2,000).....4,000
11th st, s s, 123.9 w 4th av, 17.10x100. Eliza wife of Daniel Rogers to William F. Webber. (Morts. \$2,700).....5,500
18th st, s w s, 125 s e 9th av, 175x100. Alfred W. McMurray, Lansingburgh, Ohio, to Adda H. Dater. (Q. C.).....nom
40th st, n s, 300 e 3d av, 33.4x100.2. (Foreclos.) Albert Daggett to Annie S. wife of Ira O. Miller, New York.....200
40th st, n s, 216.8 e 3d av, 16.8x100, h & l. (Foreclos.) Albert Daggett to Annie S. wife of Ira O. Miller.....nom
41st st, s s, 160 w 2d av, 20x100.2. John A. Lighthall, Syracuse, to Francis Nulty.....1,200

Table listing names and associated values, including entries like Brougham, I. H.—H. D. Van Nstrand, Brady, Walter—Mutual Life Ins. Co., Beer, William T.—O. J. Wells, Boinay, John P.—J. L. Spofford, Becker, John G., Brick, Hannah L., Baierlein, John—Alexander Stearns, Brown, Abraham—G. W. McCormack, Beach, Treat S.—H. B. Ball, Butterfield, Daniel—J. T. McGowan, Brewster, Henry, Britton, John W., Briggs, Alanson T.—Phenix Ins. Co., Bradley, James S.—Kelding (Impd.), Boehmcke, Frederick—Margaret J. Campbell, Bannon, Patrick—L. L. Kellogg, Bernhard, Joseph (Exr. &c.)—M. A. Blanco (Admr., &c.), Blinn, Henry J.—J. C. Meister, Betts, James C.—Samuel Boothby, Brennan, Thomas—Edward Bergmann, Blake, Ambrose—E. C. Gates, Berrien, Daniel—Benjamin Tatham, Boas, Louis—M. C. Guinzburg, Bradley, James S.—Nelson Chase, Brandreth, William—L. J. Knowles, Burke, Dennis F.—Christian Schneider, Brown, John—Henry Wilkens, Bush, Wolf—John Matthews, Bedell, Hester A. (Admr. &c.)—G. D. Gerard, Brush, Eliza Ann and William A. (Impd. &c.)—Samuel Cardwell, Briggs, Alanson T.—Catharine M. Day, Brooke, Charles W.—W. K. Hall, Brooks, Peter V. W.—Elizabeth Livingston, Campbell, Andrew—C. M. Field, Crosson, P.—A. L. Myers, Collins, Elizabeth P.—Municipal Gas Light Co., Caple, Charles—J. H. Lorigan, Conner, William C. (Sheriff)—Ernst Kornemann, Cook, R. D.—W. B. Vandewater, Crane, Royal S.—Isaac Walker, Clark, James—Lafin & Rand Powder Co., Cheyney, Jesse S.—Wm. McKenna, Cordes, Hermann—Chemical Nat. Bank, Casselier, Paul—A. J. Gilbert, Cohen, Samuel S.—Michael Sullivan, Conant, Josiah A.—George Starr, Connolly, John—Ann Copetts, O'Connell, Patrick—Edward Tracy, Callahan, Lizzie J.—John Callahan, Comer, William R.—Samuel Casby, Carroll, Mary—W. C. Conner (Sheriff), Cullen, Richard—Michael Harrison, Corbett, Adolph—J. H. Bates, Chester, T. Leon—M. H. Livingston, Clark, Robert B.—J. M. Quackenbos, Jr., Donohoe, Edward—Laurence Muiry, Dietrichs, Frank—Patrick Whelan, Dubois, Theophile—G. F. Gildersleeve, Dreyer, Louis—Callman Rouse, Dusenberry, Charles—S. H. Randall, Doe, John—Henry Greer, Dittmar, Joseph B.—Margaret J. Campbell, Daniels, M. M.—Abraham Kaufman, Day, Horace H.—C. H. De Lamater, Dugan, William—A. C. Lawrence, Davis, Alonzo—J. H. Jackson, Davitt, Peter—D. S. Dodd, Dechelle, Philo D.—D. C. Lives, Dunn, Thomas—W. C. Boyd, Dalton, James—H. B. Dodson, Dalton, Fred—Mary R. Brown, Dammann, Henry—J. P. De A. Cross, Decker, John—Michael Harrison, DeLong, H. C.—Mr. F. Dubarquet, DeLong, Joseph E.—W. A. E. C. B. S., Denton, John—Michael Harrison, Denning, H. C.—L. F. Duparquet, Dittmar, Joseph E.—W. H. B. Totten

Table listing names and associated values, including entries like Eldred, S. Fisher—W. H. Lyon, Ehlers, Henry—Andrew Horn, Edgar, Jonathan—John Jasper, Ehlers, Diedeuik and Henry—E. A. Boyd, Field, David—J. E. Ward, Fyke, Anna—Solomon Sommerich, Finch, Sophia E.—Samuel Emberson, Fuch, Sarah—Israel Isaac, Funk, August—J. J. Crain, Foley, Mary J.—D. J. Healy, Jr., Fessenden, Margaret—Washington Beaudine, Fuerst, Adolph—M. C. Guinzburg, Fleischhauer, Jacob—Henry Schloerb, Farley, Cornelius—James Curry, Fink, Caroline E.—John McClure, Friedberg, Isaac—Elias Friedberg, Fleischel, Joseph—Mathias Purnhagen, Fay, Michael—F. C. Candee, Fleming, James—Isidore Valentine, Griswold, Sestus N.—James Armstrong, Goadby, Thomas—J. C. Lehman, Groocock, Samuel P.—Henry Whittemore, Griswold, Almon W.—Alvin Burt, Gazlay, David M.—Caleb Underhill, Gautier, Celestine—Etienne Guireau, Gross, Jacob A.—Sanders Wilson, Golding, W. H.—George Watkinson, Greismir, William—J. R. Floyd (Exr., &c.), Graf, C. W.—Leopold Miller, Graf, Frederick—C. S. Allaben, Granville, Patrick—E. C. Gates, Goldberg, Clara—Sidney Wintringham, Gutheinz, Albert—John Van Opstal, Goldschmidt, Solomon—Porsyth Labagh (Exr., &c.), Grady, William J.—Joseph Applegate, Garrish, John P.—Charles Pierson, Goldsmith, Myer F.—F. C. Candee, Hart, Barbara—Maria Thurm, Harris, Jabez and John S.—Manhattan Life Ins. Co., Hillier, John W.—John Rothermel, Hufnagel, Henry—Julius Wile, Heimemann, Herman—Henry Uhlfelder, Hill, S. Walter—J. M. Francois, Haskel, Joseph—Oscar Schuttrich, Hyman, Solomon and Moses S.—William Nichols, Hough, Walter—Caleb Underhill, Hermann, Nathan and Uriah—Ernst Kornemann, Hartmann, Louis—Union Stove Works, Heizman, Charles—S. T. Birdsell, Hanney, Catherine or Caroline—G. R. Hebbard, Heppburn, William—A. G. Dunn, Hughes, Albert E., Haaf, John—C. D. Fredricks, Hanson, Thomas—Harmon Hoover, Haskins, Jennie—S. H. Randall, Holland, James C.—David Oppenheimer, Hanney, Mrs. Caroline—Darius Dehann, Hamilton, W. G.—E. A. Brown, Hamilton, David—Charles Mead, Hyman, Solomon and Moses S.—Herman Fleitmann, Harubin, William T.—H. B. Newhall, Howland, Edwin—Brown Bros. & Co., Hittorff, John H.—J. A. Fuchs, Howarth, John—Alexander Keiller, Hastie, Robert B.—J. B. Clement, Holmstrom, August—Phillip Ehrhard, Hufnagel, Jacob—David Waikel, Howe, Halsey J.—J. B. Keller, Ingalls, Hiram B.—Seth Wilks, Isaacs, Moses—William Chuek, Iulsen, Lars—Phillip Ehrhard, Irving, James—Archibald Scott, Johnston, Robert—Agnes M. Deak, Jones, Leopold P.—Peoples Bank, Jones, Claude—A. W. St. Legere, Jones, Frederick W.—J. B. Johnson, Jones, Leopold—James Deak, Juns, William—Alexander Keiller, King, Thomas and Edward—W. H. Leonard, Koehler, Joseph M.—Camille Sorre,

Table listing names and associated values, including entries like Kapp, Jacob (Exr., &c.)—M. A. Blanco (Admr., &c.), Killion, B. Doran—E. C. Hazard, Knobloch, Adam—Valentine Knobloch, Kortan, Otto C.—A. R. Titus, Knapp, George C. and Robert M.—Christian Bors., Keenholts, Frederick—M. H. Livingston, Kolich, Stephen—W. R. Clarkson, Koch, Miranda L. and Frederick H. J. B. Kelty, Lutz, Christian and Mary—Rosa D. Rosenfield, Lexow, Rudolph—C. M. Field, Leet, George K.—J. M. Francis, Loeb, Abraham—Samuel Hahn, Littlefield, Erastus—J. T. McGowan, Louis, Jacob—Philip Barnard, Lawrence, James—Jane Cleary, Langer, Benjamin—Philip Bick, Laurence, James and Seabury (Exrs., &c.)—Eliza Lindsay, Lewis, Jacob—Egbert Speck, Long, Walter P.—E. R. Curley, Ladd, Hannah J.—J. H. Tennent, Lord, Thomas and David N. (Exrs., &c.)—G. B. Chase, Leo, Sampson Simson—Graphic Co., Lowe, De Witt B.—J. D. Purss, Lau, Christopher—C. W. Smith, Lawrence, George W.—W. T. Klots, Lewis, Jacob—William Chuek, Layman, Ephraim—Henry Wilkons, Lowerro, James—James Larkin, Loomis, Kollogg H.—J. P. Budgo, Laserowitsch, Sidor—C. D. Myers, Mygatt, Eli—Louisa D. Wehle, Menzies, Alexander—John Scott, Marsh, Samuel—H. B. Newhall, Morison, John C.—A. A. Marks, Mayer, Charles—G. H. Bush, Martin, Charles—W. L. Morry, Morrell, John H.—R. L. Colt, Marks, Abraham—Jules Marcellin, Monroe, Frank O.—Black River Nat. Bank, Mohman, Herman P.—Joseph Moretto, Morgan, Thomas—G. P. Wright, Mullanah, Edward P.—Abraham Cohen, Mayer, David (Exr.)—M. A. Blanco (Admr., &c.), Mildeberger, George W.—J. B. Clement, Murphy, Edward—August Beck, Materne, Edward—S. H. Sturt, Monell, Henry—T. M. Goetchins, Martin, Runyon W., Jr.—Anthony Ouchs, Martens, Sophie—Sophie Franz, Mahon, John—S. H. Thayer, Menigh, Cesare—James Doley, Mitscherling, Henry C.—Charles Kacker, Milligan, George—William Eggerts, Martin, Augustus—Joseph Applegate, Martin, William N.—W. W. Button, Munson, Albert L.—L. H. Todd, Madden, Patrick J.—Samuel Cardwell, Mitchell, Hubbard W.—Louis Schlessinger, Meyer, Mitchell—Nicola Nief, McSweeney, Kate—James Baker, Jr., McMaster, James—West Side Bank, McCormick, Daniel J.—Henry Greer, McGowan, James—Mayor, Aldermen &c., McNamara, Patrick—John Fox, McQuade, Patrick—Theodore Hunt, McCorkle, James H.—Joseph Park, Jr., McMenamy, Eliza—Charlotte E. Guthrie, Nolan, James E.—Margaret Doughan, O'Neill, John—Margaret Carroll, Overton, William B.—B. T. Burnham, O'Meara, James and John—S. L. Higgins, Oshlowsky, Jacob—Adolph Jacobs, O'Laughlin, Thomas—E. C. Hazard, O'Donnell, James M.—Thomas Muir, O'Brien, John—E. C. Gates, O'Brien, John—E. C. Gates, O'Brien, John—E. C. Gates

22 Offinger, John C.—Theresia Offinger 471 27

15 Phelan, George E.—Herman Von Keller 302 14

17 Parrott, John—Gardner Colby, costs 124 94

21 Powell, Hans—Mary Immen 305 08

19 Perkins, William W.—Graphic Co. 280 14

19 Pfister, R.—C. W. White 226 78

20 Phelps, Charles O.—J. C. Hamilton 69 83

20 Patterson, Alexander—C. P. Bowne 517 25

20 Poyntz, Alicia M. and Francis W.—Harlem Bank 1,759 59

20 Parker, Charles T.—Brown, Bros. & Co. costs 883 61

20 the same—Dwight Johnson (Assignee, &c.) costs 66 14

21 Propach, Henry—J. A. Fuchs 205 01

21 Popp, Amanda—Alexander Bonnell 135 05

21 Pearsall, Jarvis R. (Admr., &c.)—G. D. Gerard 253 00

21 Preino, John B.—J. A. Pettee 76 34

22 Phillips, Andrew—W. H. Griffith & Co 4,172 21

22 Pritchard, Lillie—Anna S. Greb 92 15

15 Quinn, Bridget and Charles—Mary Cronogue costs 114 97

17 Quigley, Daniel J.—Gustav Am-snick 648 53

15 Ray, William H.—C. M. Field 270 75

15 Roe, Peter—T. E. Greacen 403 91

16 Reblsen, William—Solomon Simm 175 58

16 Riley, James—Phoebe Duffy (Admr., &c.) 130 36

16 Reid, Jacob—J. D. Higgins 589 19

16 Riechheimer, Joseph—Francis Geyer 30 50

16 Reed, Patrick E.—G. W. McCormack 79 25

16 Richmond, Frederick L.—Harlem Savings Bank 2,331 18

17 Reinhard, John G.—Henry Flaacke 835 21

17 Rapelye, Frank K.—W. H. Scott 634 17

19 Rugen, Henry—C. S. Allaben 207 12

20 Rosenberger, Joseph—C. L. Burchard costs 279 99

20 Raubs, William—T. R. Gray (Assignee) 38 11

22 Robertson, Andrew—Dennis Saddler 24 61

22 Ross, Joseph—William McShane 370 22

22 Rapelye, Augustus—William Bliss 421 64

22 Ritz, Mrs. Anton—George Grieve 161 52

15 Stradley, Benjamin—Samuel Raynor 485 84

15 the same—Edward Kimpton 176 16

15 the same—Horace Taylor 459 87

15 Sutherland, Alexander } C. M. Field
Stahl, Julius 270 75

15 Steers, Edward P. and Anna M.—Caroline A. Brewster 807 24

15 Sabatier, Ernest—Charles Ortolon 262 12

16 Sink, Isaac L.—Phillip Sink 2,672 91

16 Sackersdorf, Otto—John Schafer 163 37

16 Sinning, John and Selma—George Messenger 221 50

16 Schwartz, Bernhard—Camille Serre 2,816 27

17 Schmitt, Adam—Bank of the Metropolis 633 77

17 Stillings, Isaac J.—James Robertson 847 41

17 Stonehill, Mrs. F.—John Siegel 29 50

17 Sanderson, Elizabeth S.—C. V. S. Roosevelt (Trustee, &c.) 7,570 10

19 Sexton, John—W. A. Butler (Recvr. &c.) costs 110 56

19 Schotte, William—G. F. Lewis 80 16

19 Simons, John E.—Jennette Mendel-son 1,060 41

19 Skinner, William M.—William Libbey 124 18

20 Stokem, Cornelius—E. G. Blackford 1,053 52

20 Sterne, Moritz—S. H. Stuart 313 54

20 Simons, Henrietta—Herman Scheyer 524 43

20 Strow, William W.—S. S. Townsend 126 67

20 Schultz, Charles—P. J. Burke 107 50

21 Seidler, Sophia—E. B. Mahler 17 59

21 Snow, Ephraim L. and George W.—W. D. Chase 1,179 02

21 Senior, A. A., W. A., and Theodore E.—H. E. Taylor 177 00

21 Sinclair, James D.—Chatham Nat. Bank 387 94

21 Simons, John E.—J. O. Whitehouse 23 49

21 Solomon, Isaac—Otto Heinze 262 85

22 Story, Rufus—N. Y. Elevated R. R. Co 1,373 35

22 Stark, Christian L.—Mathias Purn-hagen 34 50

22 Silk, Patrick J.—William Wilson 146 70

22 Sandford, Gelston—M. W. Rhodes 232 25

17 Smith, Dominick—James Wiggins 532 65

19 Smith, James E.—Moses Taylor (Exr., &c.) 19,674 94

20 Smith, Martha D. and Alpheus F.—Ruth A. Wallace 16,946 10

20 Smith, Margaret C.—Marcus Eisner 1,039 36

15 Tuckerman, James—W. H. Lyon 94 76

15 Tweed, William M.—People of the State of New York 1,400,558 28

15 Taggart, James A.—John Olson 387 49

15 Trembly, R.—H. D. Van Nostrand 96 54

15 Tasker, Emma E.—Peter Alart 613 08

15 Toner, Patrick F.—W. H. Leonard 147 37

17 Thain, Alexander—J. W. Pope 7,831 39

20 Tisdale, Lucy B.—C. R. Yandell costs 56 82

20 Taylor, John D. (impld., &c.)—J. B. Hunter 327 07

21 Tyng, Thomas M.—E. H. Van Ingen 174 10

16 The Universal Life Ins. Co.—M. S. Latham 10,888 00

16 The Long Island Railroad Co.—Mid-valo Steel Works 4,103 62

16 the same—William Sellers 3,000 03

20 The Troy Whig Publishing Co.—Photo-Engraving Co. 127 40

20 The Clarke & Cross Wood and Lum-ber Co.—Ellwood Walter 351 19

21 The New York Gas Light Co.—Anna Rose 1,282 61

21 The Long Island R. R. Co.—Albany & Rensselaer Iron & Steel Co 22,999 22

21 the same—Nat. Bank of the State of New York 25,236 12

22 The Mayor, Aldermen, &c.—The 125th St. M. E. Church costs 29 81

17 Underhill, Howard L.—William Mc-Kenna 105 87

15 Vanderbilt, Peter J.—West Side Bank 690 38

16 Van Kirk, John Henry—R. L. Camp-bell 385 44

20 Van Horn, John W. and George G.—C. L. James 785 55

21 Van Allen, A. J.—James Dunn 1,097 82

21 Van Tassel, Daniel (Admr., &c.)—Mutual Life Ins. Co 11,221 94

15 Wessell, Herman F.—F. A. Roe 3,239 30

15 Winsor, Thomas—H. B. Newhall 92 00

16 Weeks, Henry A.—E. H. Coster 218 85

16 the same—Alexander Ham-ilton 145 43

16 the same—Geraldine L. Hoyt 394 43

16 Wood, Joseph—Alfred Wilkinson (Trustee, &c.) 3,300 00

17 Winter, William—H. P. Herdman 3,594 00

19 Wolff, Dara—Jacob Bamberg 236 97

19 Wheaton, Noah—F. B. Chidester 57 95

20 Waterson, Arthur J.—L. W. S. Er-wood 250 16

20 Witty, William—Mary E. Witty costs 100 39

20 Walsh, Maurice J.—N. Y. Belting and Packing Co 1,832 36

20 Wheeler, De Witt C.—Joseph Ap-pegate 2,778 03

21 Wheeler, James E.—James Dooley 95 18

21 Washburn, Willet L.—Chatham Nat. Bank 225 15

22 Weston, Milton—F. C. Candee 426 06

19 Zimmermann, John—C. W. White 226 78

KINGS COUNTY, N. Y.

Nov.

14 Auffinger, Albert—L. Holzhausen 516 69

17 Allers, George—J. F. Heissenbittel 95 10

20 Allers, George H.—P. Alsgood 254 40

14 Butler, Benjamin C.—J. Butler 2,171 28

15 Bailey, John F. (Assignee)—H. W. Brooks 38 46

15 Brooks, Sarah—L. Heywood 753 56

15 Bridgins, James H.—G. H. Roberts 2,662 23

15 Bradshaw, Benjamin—J. Nugent 3,529 38

15 Burner, Abigail C. and John M.—J. Hays 955 75

16 Berriau, John and Henry M.—H. K. Thurber 3,043 97

17 Brandreth, William, } —B. Huffer 565 46
Burdon, William,

17 Bissell, Nelson G.—F. W. Harding 54 12

17 Bradley, James Skeiding (impld.)—J. Hayes 1,970 54

17 the same—the same 4,270 54

19 Brown, John—The Manufacturers & Merchants' Bank 637 40

20 Bland, John B.—A. W. Parker 691 85

20 Bulow, Adolph F.—A. Lang 69 81

14 Crowley, Jno. B.—J. Jaworsky 84 18

15 Campbell, Andrew—C. M. Field 270 75

15 Cleary, James—G. Copeland 1,562 53

16 Cooney, Patrick—G. L. Fox 136 94

16 Crosson, P.—A. L. Myers 136 28

17 Campbell, Milton H.—C. Frazier 339 60

20 Crane, Royal S.—I. Walker 898 42

20 Cream, Patrick—E. Tracy 603 20

21 Chave, William G.—W. Alexander 101 19

21 Cocks, John T.—F. W. Jenkins 211 06

21 Carlin, A. P. and P. H.—J. S. Loomis 172 77

14 Demyse, Jr., Simon—G. Self 266 16

15 Duff, John A.—C. F. Wetmore 525 85

15 Demyse, Jr., Simon—J. J. Moore 2,584 58

16 Day, James A.—M. E. Gage 176 60

17 Daniels, DeWitt C. (impld., &c.)—A. F. Hubbard 1,237 65

19 DeGroot, James—C. R. Gregor 423 89

20 Dolan, Felix—M. A. Brown 311 07

21 Deis, Henry—M. H. Gillett 263 31

16 Early, John—M. A. Brown 108 27

17 Flint, C. D.—E. A. Barling 43 12

17 Finley, Daniel, (applt)—M. Emis, (respd.) 72 30

17 Foster, Josephine (impld.)—A. F. Hubbard 1,227 65

21 Funk, August—D. J. Crain 3,632 85

15 Gates, Maria V. L. and Theodore B. (impld., &c.)—P. J. A. Harper 2,711 40

15 Gruen, Jacob—M. Storn 85 47

16 Grantegain, Augusta—M. M. Barns-well 118 97

16 Gillespie, Mary Ann—J. Barrett 625 00

16 Grove, Rebecca and George—A. E. Dalton 888 63

17 Glasby, Charles—C. P. Berdell 372 17

17 Graf, Frederick—C. S. Allaben 207 12

19 Gazlay, David M.—C. Underhill 292 98

21 Gleavy, William H. (impld.)—W. E. Gordon 1,073 34

21 Gallagher, John H.—E. C. Pease 357 57

21 Getz, Frederick—J. Cohn 52 04

14 Hopson, Fannie Rose—G. K. Smith 110 64

14 the same—J. Byrne 112 62

14 Hallenbeck, Garrett C.—T. M. Spol-man 135 86

14 Hart, D. W.—J. B. Brown 85 18

16 Hawxhurst, John W.—A. Mehl 157 77

17 Harlen Frank A.—E. D. Tiebel 236 25

17 Hawkins, James N.—The Mutual Life Ins. Co, New York 3,417 46

17 Hughes, Mary N. (Extrr.)—W. C. Amerman 2,875 34

19 Hurnung, Louis—S. T. Valentine 316 13

19 Heugh, Walter—C. Underhill 262 98

19 Herbert, John J.—The Bay State Shoe & Leather Co 119 96

19 Haaf, John—C. D. Fredericks 142 20

19 Haight, Mary G.—A. Klees 107 21

20 Huntington, John H.—E. T. Smith 333 57

20 Hooper, Jr., Henry—Germania Sav-ings Bank, Kings Co 7,754 53

21 Hargrove, Mary (Infant)—E. Cooper 67 09

19 Jackson, Thomas—G. W. Mumby 112 65

19 Johnston, Robert—A. M. Deikheim 143 23

21 Jones, Leopold F.—The Peoples' Bank, New York 541 71

14 Kntzow, Frederick—H. B. Voss 361 30

14 Kenny, Michael—S. E. Ryerson 55 37

16 Kelly, Peter R.—E. D. Tiebell 98 69

18 Kirkeby, —W. H. Lisk 236 25

19 Kelly, Francis—E. Burns 113 05

13 Lexow, Rudolph—C. M. Field 270 48

14 Lane, Emory F.—S. T. Green 144 30

14 Le Valle, John—W. A. Tyler 158 72

14 Leutz, Charles—Empire Trust Co. of Buffalo 557 27

15 Lutz, Christian and Mary—R. D. Rosenfield 95 87

15 Lexon, Rudolph—C. M. Field 270 75

17 Lawrence, James and Seabury (Exrs.)—E. Lindsay 7,257 76

14 Moniz, John and Louis—R. S. Rob-erts 2,378 85

14 Molnar, Adolph (Applt.)—C. Reichert (Respd.) 169 75

15 Mygatt, Eli (Applt.)—L. D. Wehle (Respd.) 100 52

17 Murray, Daniel—W. C. Amerman 2,875 34

19 Materie, Edward—S. H. Stuart 313 54

14 Nascimento, Manuel I.—R. S. Rob-erts 2,378 85

14 Pechner, Alexander—P. Strauss 150 87

25 Pettile, James—D. W. Smith 854 84

14 Rustin, Alfred W.—G. A. White-home 225 00

14 Ray, William J.—H. C. Van Vech-ten 174 91

15 Rogers, George L.—J. Chambers 366 45

15 Reynolds, Alpheus—F. A. Roe 3,239 30

15 Ray, William H.—C. M. Field 270 75

16 Riker, Carroll L.—J. V. Schenck 647 22

17 Roche, Catharine (Admr.)—W. C. Amerman 2,875 34

17 Rugen, Henry—C. S. Allaben 207 12

19 Ralph, Jr., Edward (Applt.)—The Brooklyn City Railroad Co. (Respd.) 459 00

14 Saphair, Leon—P. Strauss 150 87

14 Sylvester, Feodor } T. G. Pringle 325 17
Schrieber, Friederike }

14 Schuler, Valentine—P. Curley 119 27

15 Spelman, William C. (Applt.)—L. D. Wehle (Respd.) 100 52

15 Stevens, Orson—W. Pestel 136 63

15 Sutherland, Alexander } C. M. Field 270 75
Stahl, Julius }

Table with 2 columns: Name and Amount. Includes entries like Stenson, John F.—R. M. Malcom... 43 60, Sinning, John and Selma—G. Messenger... 221 50, Sullivan, Dennis—T. F. Abbott... 186 68, Stradley, Benjamin—J. H. Murray... 9,455 12, etc.

Table with 2 columns: Name and Amount. Includes entries like Porter, Peter S.—Henry Griffin. (1870)... 86 92, Roehat, Ernest—John McClave. (1877)... 440 91, Spaulding, Bernard—Herman P. H. Chusen. (1877)... 195 50, etc.

† Vented by order of Court. † Recurred on Appeal. † Released. † Reversed. † Satisfied by Execution.

MECHANICS' LIENS.

NEW YORK CITY.

Table with 2 columns: Description and Amount. Includes entries like Nov. 20 Broadway, 8th av, 58th and 69th sts—block, Robertson & Wolmuth agt Owen O'Conner... \$90, 23 Broome st, No. 510, n. s. G. B. Keogh and Hiram C. McKay agt Joseph Wilde... 490, etc.

KINGS COUNTY, N. Y.

Table with 2 columns: Description and Amount. Includes entries like Nov. 17 Bedford av (Nos. 309, 311 and 311½), e s, 250 n Park av, 53x100. Wm. J. Hosford agt Ann M. Church... \$84, 21 Pearl st, No. 21, e. s. James Ross agt Amelia Frey and Abraham Allen... 194, etc.

20 Fourth st, s e cor North 2d st, 35x125. Mark Ward agt Alfred McDonald and Board Supervisors, Kings Co... 18

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 715—Mindacoth st, s s, 100 e 7th av, one five-story brick shop, 29,10x75; cost, \$31,000; owner, P. J. Hardy, 151 West 19th st; architect, H. W. Buckley; builder, Wm. B. Pettit. Plan 716—Fiftieth st, s s, 45.4 e Lexington av, three four-story brick flats, 18.4x65; cost, each, \$2,000; owner, Caroline E. Mackay, Harborside, New York; architect and mason, W. H. Mackay; carpenter, S. B. Gale. Plan 717—Fifty-first st, n s, 375 e 5th av, one two-story brick stable, 25x50; cost, \$1,750; owner, James A. Striker, 229 West 51st st; builders, E. Munday and W. H. Mayster. Plan 718—Fifty-sixth st, No. 425 West, one five-story brown stone tenement, 25x63, extension, 10 feet; cost, \$3,000; owner, F. F. Maginn, 416 West 57th st; architect, John New; builder, not selected. Plan 719—Eighty-first st, No. 206 East, one four-story Connecticut brown stone tenement, 25x75; cost, \$12,000; owner, Wm. C. Boyd, 152 East 90th st; architects, Thom & Wilson; builders, not selected. Plan 720—Clinton av, w s, 400 s Spring st, one one and one-half story frame dwelling, 16x20; cost, \$350; owner, M. Zborowski, Morrisania; builder, Wm. G. Miller. Plan 721—Fourth av, w s, 80 s 67th st, one four-story brown stone tenement, 20x75; cost, \$17,000; owner and builder, J. E. Doying, 193 East 76th st; architect, J. H. Valentine. Plan 722—Third av, e s, 200 s 162th st, one one-story frame ice-house, 60x40; cost, \$500; owner, Charles Rivinius, on premises; builders, V. Freese and C. Rivinius. Plan 723—Third av, e s, 75 n 86th st, five brown stone tenements, 19.5 and 19.7x66; cost, each, \$10,000; owner, N. A. McCool, 241 East 80th st; architect, Jno. C. Burne; builder, A. Gleason. Plan 724—Lexington av, n w cor 74th st, one three-story brown stone dwelling, 17.6x46; cost, \$3,000; owner, John McGlynn, Lexington av, cor 78th st; architect, Jno. C. Burne; builder, W. Thornton. Plan 725—Lexington av, w s, 72 n 74th st, two three-story brown stone dwellings, 15x50; cost, each, \$7,000; owner, John McGlynn, Lexington av, cor 78th st; architect, Jno. C. Burne; builder, W. Thornton.

BROOKLYN, N. Y.

Atlantic st, Nos. 1738 and 1740, two two-story frame stores and dwellings, 17.6x34; owner, Geo. Evans, 1551 Dean st. Decatur st, n s, 205 w Reid av, two two-story frame dwellings, 20x40; owner, M. A. Derevere, 272 Tompkins av; architects, &c., G. Derevere. Humboldt st, e s, 80 n Meserole st, one two-story frame stable, 20x35; owner, John Wygandt, Meserole, cor Humboldt sts; architect, J. Platte; builder, G. Metzler. Keep st (Nos. 213, 215 and 217), n s, cor Marcy av, three three-story brick dwellings, 20x40 and 42; owner, Henry Ranken, 170 Bedford av; builders, W. Potevan and G. W. Smith. Pacific st, 150 e Washington av, one four-story brick storehouse, 25x65; owner, Harrison Bros., Pacific st and Washington av; architect, Isaac D. Reynolds; builders, P. F. Burns and J. Quinn. Washington st, w s, n s Front st and s s Water st, one three-story brick oil mill, 200x60; owners, Campbell & Thayer, 89 Maiden lane, New York; architect, A. M. Cuming; builder, J. T. Smith. Fourth st, w s, 60 n Grand st, one three-story brick tenement, 29 and 32x42; owner, Daniel Maujer, Grand and 4th sts; architect, J. J. Clyde. Twenty-fifth st, s s, near 3d av, one one-story brick depot, 50x120; owner, Brooklyn City Railroad; architect, J. D. Reynolds; builder, O. Van Boast. Forty-third st, n s, 170 from 4th av, one two-story frame dwelling, 16x26; owner, R. H. Drummond, 188 Duffield st. Gates av, s s, 121 e Franklin av, three three-story brown stone dwellings, 18x47; owner, &c., Joseph J. Kirby. Harrison av, w s, 50 s Middleton st, one one-story brick shop, 25x50; owner, F. Mosetter, 120 to 124 Harrison av; builders, J. Frey and G. Jacklay. Lee av, s w cor Penn st, one two-story brick shop and dwelling, 16x36; owner, S. E. Holcomb, 153 Lee av.

SATISFIED JUDGMENTS, N. Y.

November 15 to 21, inclusive.

Table with 2 columns: Name and Amount. Includes entries like Abrahams, S.—Ferdinand Ehrlich. (1877)... \$83 60, Allen, Theodore E.—Allen Barnes. (1873)... 94 31, Bruckell, Katharina—George Schmidt. (1877)... 69 76, Brown, John L.—H. K. Thurber. (1876)... 902 00, etc.

Table of real estate listings in Kings County, Nov. Includes addresses like 106th st, n s, 225 w 9th av, 20x100.11 and various owners like Ann O. Humphrey and Philip agt Israel Y. Whitson.

Table of real estate listings in Dutchess County. Includes addresses like Butler av, s e cor Brooklyn and Jamaica plank road, 56 to Division av, x75x83.3 to road, x- to beginning.

Table of judgments in Dutchess County. Includes names like Traver, Martin-S. S. Frost, Clinton and Vossar, Matthew, Jr., H. A. Nelson, Jno. McLean.

Table of judgments in Schenectady, N. Y. Includes names like Alston, E. E. and H. B. Dougherty-F. Bohde and Barlow, Edward and Gilbert Noxon.

Table of chattel mortgages in Schenectady, N. Y. Includes names like Benaway, P. G., Poughkeepsie-C. E. Benaway and Peters, Hetty.

ORANGE CO., N. Y. REAL ESTATE MORTGAGES.

Table of real estate mortgages in Orange Co., N. Y. Includes names like Brunner, Michael-Peter Conner, Goshen and Barry, Thomas-Charles Beattie, Middletown.

Table of judgments in Orange Co., N. Y. Includes names like Andrews, Joseph R-William Carpenter et al and Andrews, Joseph R-Gilbert Carpenter.

LIS PENDENS.

Table of lis pendens in Kings County, Nov. Includes names like New Utrecht to Flatbush road, w s, 7 4-10 acres and same road, another plot, 7 4-10 acres.

RECORDED LEASES.

Table of recorded leases in New York. Includes names like Baxter st, No. 18; P. S. Vulte to Jacob Cohen and 4th st, No. 25 e, 1st, 2d, 3d and 4th floors.

N. Y. STATE.

NOTE-The arrangement of the Conveyances, Mortgages and Judgments in these lists, is as follows The first name in the Conveyances, is the Grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

DUTCHESS COUNTY.

Table of real estate mortgages in Dutchess County. Includes names like Benaway, P. G.-C. E. Benaway, Poughkeepsie and Boadman, M. W., and D. F. Boadman.

SCHENECTADY, N. Y.

Table of real estate conveyances in Schenectady, N. Y. Includes names like Palmer, Henry and H., Jr. (as exrs.)-J. S. Landon, Niskayuna, 4th Ward and Greenhalgh, W.-L. C. Barhydt, Centre st, 4th Ward.

Table with 2 columns: Name and Amount. Includes entries like Osborne, H.—H. S. Edwards, Glenville... 400 and Marcoax, F. B., Schenectady—C. N. R. Van Patten, 1 light wagon, &c 10.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Bray, Charles—Rondout Sav. Bank, Kingston... \$1,000 and Dubois, Polly—Geo. B. Richards, Wawarsing... 143.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Aughmoody, William—Daniel C. Donovan et al. 21 and Baker, George G.—Maurice D. Preston... 72.

GENERAL ASSIGNMENTS.

Elting, Louis, Kingston, clothier, to Isaac Meyer.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Agar, Thomas—G. Holden, Prince st... \$5,000 and Burnett, C. A.—T. Agar, Charlton st... nom.

REAL ESTATE MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Agar, Thomas—E. E. Coe, Charlton st... 600 and The same—C. A. Burnett, Charlton st... 425.

Table with 2 columns: Name and Amount. Includes entries like Ward, W. S.—F. B. Stitt, Grant st... 1,100 and Warner, E. J.—R. C. Barkalow, Greenwich st... 1,300.

CHATTEL MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Avery, G. W., Irvington—A. Day, horse, &c... 323 and Bachhad, Christian—J. Hasler, machinery... 100.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Baldwin, J. S.—J. F. Remei... 284 and Hotchkiss, Edwin—J. Margard... 145.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Ahrens, Elise—Anna Tasto, Hoboken... \$5,000 and Allen, John (by sheriff)—G. Clark (extr.)... 5,000.

REAL ESTATE MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Brane, J. C.—J. Weber, 1 year... \$3,000 and Bumstead, William—J. E. Andrus, 3 years... 3,400.

Table listing names and amounts, including Fitzsimmons, Mary-J. F. Bridges, Harrison, 6 years, 350.

CHATTEL MORTGAGES.

Table listing chattel mortgages with names and amounts, including Boemeke, August, Union-A. Reiser, furniture and bar fixtures, 1,000.

BILLS OF SALE.

Table listing bills of sale with names and amounts, including Cannon, Wm. W.-P. Cannon, shoe store, 7,000.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages with names and amounts, including Ackerman, Simeon-G. Van Emburgh, e s Clinton st, n 1st st, 1 year, \$1,000.

Table listing names and amounts, including Dunn, Thomas-M. Mormon, w s Chestnut st, n Clay st, 3 years, 600.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages with names and amounts, including Banta, Margaret, West Milford Twp-H. Mullen, horse, wagons, sewing machine, &c., 95.

ALBANY LUMBER MARKET.

The Argus Reports for the week ending Nov. 20, 1877.

The sales in the district of all grades of pine and coarse lumber have, during the week, been very free and at our outside quotations for pine. There is a lack of shipping facilities to move the quantity sold, and freights for New York, as a consequence, are higher.

In coarse lumber there is not any change to note in quotations. The receipts are light and include but little new cut hemlock.

The quantity of sawn lumber on hand at Ottawa, and the neighborhood on the 13th inst. was one-third less than at that time last year, and on the line of the Canada Central it is twenty two millions less. This is caused by reduced operations. A dispatch from Ottawa of same date says that the last load of lumber left that day for the American markets.

It is said that lumber will be cheap on the line of the Mississippi next year, for logs will be very plenty; more probably than the mills will be able to saw. The upper waters will furnish 300,000,000 feet to Minneapolis; the St. Croix will furnish 150,000,000 feet from a cut of 200,000,000 feet of logs; the Chippewa will sluice down the river 400,000,000 feet, and the Black river, at the least, will send out 250,000,000 feet-being an aggregate of near upon 1,300,000,000 feet.

The receipts of lumber at Oswego during the week were 798,200 feet against 3,500,000 feet for the corresponding week last year.

The receipts at Buffalo for the week were 4,431,100 feet by lake and 58 car loads by Lake Shore Railroad, against 2,361,000 feet by lake, and by rail - cars for the corresponding week last year.

At Chicago the receipts from January 1st to date are 958,314,000 feet, against 955,200,000 feet for a corresponding period in 1876. The shipments, 527,679,000 feet against 496,671,000 feet. The stock on the 1st inst. was 378,960,000 feet against 353,486,000 from October 1st, and 400,255,000 feet on November 1st, 1876.

The receipts at Albany by canal from the opening of navigation to November 15, are:

Table with columns: Bds. & Sctg. ft. Shingles. M. Timber. c. f. Staves. lb. 1876. 262,144,500 6,783 643,000 1877. 304,045,900 7,535 9,287 1,302,000

The receipts of boards and scantling so far for this season are 14,498,000 in excess of the entire receipts of 1876.

Lumber, freights by Canal to Albany are nominal: From Buffalo \$2.50@2.75 per M. feet; from Tonawanda, \$2.50@2.75 per M. feet; from Oswego, \$3.00@2.25.

Eastern and river freights are thus quoted: To New York, per ft. \$.90@ \$ 1.00 To Bridgeport, 1.25@ 1.50 To New Haven, 1.50@ 1.75

Table listing locations and prices, including To Providence, 1 75@ 2 00; To Pawtucket, 2 25@ 2 50; To Norwalk, 1 25; To Hartford, 2 00; To Middletown, 2 00; To New London, 1 75@ 2 00; To Philadelphia, 2 00; To Baltimore, 3 50; To Richmond, Va, 2 50

The current quotations of the yards are

Table listing lumber prices, including Pine, clear, # M., \$38 00@ \$40 00; Pine, fourths, # M., 33 00@ 35 00; Pine, selects, # M., 28 00@ 33 00; Pine, good box, # M., 14 00@ 22 00; Pine, common box, # M., 12 00@ 14 00; Pine, clap board strips, # M., 30 00@ 35 00; Pine, 10 inch plank, each, 32@ 36; Pine, 10 inch plank, culls, each, 18@ 20; Pine, 10 inch boards, each, 20@ 23; Pine, 10 inch boards, culls, each, 16@ 17; Pine, 10 inch boards, 16 feet, # M., 21 00@ 23 00; Pine, 12 inch boards, 16 feet, # M., 22 00@ 24 00; Pine, 12 inch boards, 13 feet, # M., 20 00@ 23 00; Pine, 1 1/2 inch siding, select, # M., 28 00@ 30 00; Pine, 1 1/2 inch siding, common, # M., 18 00@ 14 00; Pine, 1 inch siding, selected, # M., 27 00@ 30 00; Pine, 1 inch siding, common, # M., 12 00@ 14 00; Spruce, boards, each, @ 12; Spruce plank, 1 1/2 inch, each, @ 15; Spruce plank, 2 inch, each, @ 22; Spruce, wall strips, each, @ 9; Hemlock, boards, each, @ 11; Hemlock joist, 4 x 6, each, @ 30; Hemlock joist, 1 1/2 x 4, each, 10 1/2@ 11; Hemlock, wall strips, 2 x 4, each, 8 1/2@ 9; Black Walnut, good, # M., 70 00@ 85 00; Black Walnut, 3/4 inch, # M., @ 75 00; Black Walnut, 1/2 inch, # M., 78 00@ 80 00; Sycamore, 1 inch, # M., 33 00@ 35 00; Sycamore, 3/4 inch, # M., 27 00@ 30 00; White Wood, chair plank, # M., @ 65 00; White Wood, 1 inch, and thick, # M., 33 00@ 38 00; White Wood, 3/4 inch, # M., 30 00@ 33 00; Ash, good, # M., 35 00@ 40 00; Ash, second quality, # M., 25 00@ 30 00; Cherry, good, # M., 50 00@ 60 00; Cherry, common, # M., 25 00@ 35 00; Oak, good, # M., 35 00@ 40 00; Oak, second quality # M., 25 00@ 30 00; Basswood, # M., 25 00@ 28 00; Hickory, # M., 38 00@ 40 00; Maple, Canada, # M., 35 00@ 38 00; Maple, American, # M., 25 00@ 28 00; Chestnut, # M., 38 00@ 40 00; Shingles, shaved, pine, # M., 6 00@ 6 50; Shingles, do 2d quality, # M., @ 5 00; Shingles, extra, sawed, pine, # M., 3 75@ 4 00; Shingles, clear, sawed, pine, # M., 2 75@ 3 00; Shingles, cedar, # M., @ 3 75; Shingles, hemlock, # M., @ 2 50; Lath, hemlock, # M., @ 1 37; Lath, spruce, # M., @ 1 50; Lath, pine, # M., @ 2 00

MARKET QUOTATIONS.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

BRICK.

Table listing brick prices, including Pale, # M., \$2 25 @ \$2 75; Jersey, 4 00 @ 4 25; Long Island, @; Up-River, 4 00 @ 4 50; Haverstraw Bay, 2ds, 4 50 @ 4 75; Haverstraw Bay, 1sts, 5 00 @ 5 25; Favorite brands, 5 50 @ 6 00

FRONTS.

Table listing front prices, including Croton-Brown, # M., @ \$7 00; Croton-Dark, @ 8 00; Croton-Red, @ 9 00; Philadelphia, 23 00@ 27 00; Trenton, 21 00@ 25 00; Baltimore, e, 34 00@ 38 00

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front Brick. For delivery add \$5 on Philadelphia and Trenton, and \$6 on Baltimore.

FIRE BRICK.

Table listing fire brick prices, including Red Welsh, \$35 00 @ 36 00; Scotch, 28 00 @ 30 00; American, 25 00 @ 30 00

CEMENT.

Table listing cement prices, including Rosendale, # bbl. \$ 85 @ 1 00; Portland, American, 2 45 @; Portland (imported), 3 10 @ 3 30; Roman, 3 00 @ 3 25; Keene's coarse, 6 50 @ 7 00; Keene's fine, 10 50 @ 11 00; Martin's coarse, 6 00 @ 6 50; Martin's fine, 10 00 @ 11 00

DOORS, WINDOWS AND BLINDS.

Table listing door, window and blind prices, including Doors, Raised, Panels, Two Sides, 2.0 x 6.0, 1 1/2 in., \$ 75; 2.6 x 6.6, 1 1/2, 1 05; 2.6 x 6.8, 1 1/2, 1 10; 2.8 x 6.8, 1 1/2, 1 15

DOORS, MOULDED.

Table listing door prices, including Size, 2.0 x 6.0, \$1 37; 2.6 x 6.0, 1 69; 2.6 x 6.8, 1 73; 2.6 x 6.10, 1 75; 2.6 x 7.0, 1 80; 2.8 x 6.8, 1 80

Table with 4 columns: Dimensions, Lights, and prices. Includes items like 2.8 x 7.0, 2.10 x 6.10, 3.0 x 7.0.

GLAZED WINDOWS.

Table with 4 columns: Dimensions of windows, Lights (12, 8, 4), and prices. Includes items like 2.1 x 3.6, 2.4 x 3.0, 2.7 x 4.6.

cc. means counted checked-plowed and bored for weights. Hot Bed Sash Glazed..... 3.0 x 6.0.... \$2 1

OUTSIDE BLINDS.

Table with 2 columns: Description and price. Includes items like Per lineal foot, up to 2.10 wide, Per lineal foot, up to 3.1 wide.

INSIDE BLINDS.

Table with 2 columns: Description and price. Includes items like Per lineal foot, 4 folds, Pine, Per lineal foot, 4 folds, Ash or Chestnut.

WINDOW FRAMES.

Up to 3.4 x 7.2, put together..... @ 2 3 FOREIGN WOODS—Duty free.

CEDAR.

Table with 2 columns: Description and price. Includes items like Cuba, Mexican, small, Mexican, large, Florida.

MAHOGANY.

Table with 2 columns: Description and price. Includes items like St. Domingo, crotches, ordinary to good, St. Domingo, crotches, fine.

ROSEWOOD.

Table with 2 columns: Description and price. Includes items like Rio Janeiro, ordinary to good, Rio Janeiro, good to fine, Bahia.

GLASS.

Duty—Window—Polished. Cylinder and Crown, not over 10 x 15in., 2 1/2c. sq. ft.; larger, and not over 24 x 30in., 4c. sq. ft.; above that, and not exceeding 24 x 60in., 20c. sq. ft.; all above that, 40c. sq. ft.

FRENCH WINDOW.

Table with 4 columns: Sizes, 1st, 2d, 3d, 4th. Includes items like 15 x 10-10 x 15, 16 x 14-12 x 16, 16 x 18-14 x 24.

DOUBLE THICK.

Table with 4 columns: Sizes, 1st, 2d, 3d, 4th. Includes items like 6 x 8-7 x 9, 8 x 10-10 x 15, 11 x 14-12 x 16.

Sizes above—\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

AMERICAN WINDOW, per box of 50 ft.

Table with 4 columns: Sizes, 1st, 2d, 3d, 4th. Includes items like 6 x 8-10 x 15, 11 x 14-12 x 16, 10 x 16-14 x 26.

Table with 4 columns: Dimensions, and prices. Includes items like 25 x 30-24 x 30, 21 x 28-24 x 36, 26 x 36-26 x 44.

Discount, 60 and 50@60 and 20 per cent. American is also sold at 60@60 and 5, from French list.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

Table with 2 columns: Description and price. Includes items like 1/8 Fluted plate, 3-16 Fluted plate, 1/4 Fluted plate.

Cattle—Duty free. Goat..... @ 0 12 1/2

IRON.

Table with 2 columns: Description and price. Includes items like Duty—Bar, 1 to 1 1/2c. sq. ft.; Railroad, 70c. sq. 100lb, Boiler and Plate, 1 1/2c. sq. ft.

Store prices, cash.

Table with 2 columns: Description and price. Includes items like Bar, Swedes, ordinary sizes, Bar, Swedes, plow sizes, Bar, refined, 3/4 to 2in. rd. & sq.—1 to 6 in. x 3/8 to 1in.

LATH—Cargo rate.

LIME.

Table with 2 columns: Description and price. Includes items like State, common, cargo rate, State, finishing, Rockland, common.

LUMBER.

Table with 2 columns: Description and price. Includes items like Pine, very choice and ex. dry, Pine, good, Pine, shipping box, Pine, common box.

PAINTS AND OILS.

Table with 2 columns: Description and price. Includes items like Chalk, China clay, Whiting, Paris white, Eng. (gold), Zinc, white American, dry, Zinc, white, American, in oil, pure Lead, white, American, dry, Lead, white, American, in oil, pure Lead, red, American, Litharge, American, Ochre, French, dry (gold), Ochre, in oil (currency), Venetian red, Eng.'s (gold) sq. cwt., Spanish brown, dry, Spanish brown, in oil, Vermilion, Am. Quicksilver (gold), Vermilion, Trieste (gold), Carmine, American, gold, Chrome, yellow, genuine, dry, Chrome, yellow, in oil, Orange Mineral English, gold, Paris green, pure, dry, Putty, pure, Sienna, raw (American), Sienna, burnt, Sienna, burnt, in oil, Sienna, raw, in oil, Umber, burnt, Umber, burnt, in oil, Umber, raw, in oil, Black, lamp, coach, Black, lamp, ordinary, Black paint, in oil kegs, Black paint, in assorted cans.

PLASTER PARIS.

Table with 2 columns: Description and price. Includes items like Duty—20 Per cent. ad. val. on calcined; lump, free, Nova Scotia, white, Nova Scotia, blue, Calcined, Eastern and city, Calcined, city casting, Calcined, city superfine.

SLATE.

Table with 2 columns: Description and price. Includes items like Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City), Peach bottom, Slate tiles, 1 1/4 in., rubbed, sq. ft. delivered.

SOLDERS.

Table with 2 columns: Description and price. Includes items like No. 1, No. 2.

STONE—Cargo rates, delivered at New York.

Table with 2 columns: Description and price. Includes items like Amherst freestone, in rough, Berlin freestone, in rough, Breese freestone, in rough, Brown stone, Portland, Ct., Brown stone, Belleville, N. J., Granite, rough, Canaan marble, Dorchester, N. B., stone, rough, (currency).

BLUE STONE.

Table with 2 columns: Description and price. Includes items like Drain stone, Flag, smooth, Flag, rough, Flag, smooth, 4 and 4.6, Flag, rough, 4 ft., Flag, large, promiscuous, Flag, large, promiscuous, 50 to 100ft., Curb, 10in., Curb, 12in., Curb, 14in., Curb, 16in., Curb, 20in., Curb, 20 extra, Curb, New Orleans, 4in., Corners, 20in., Corners, 16in., Sills and lintels, fine quarry cut sills, Sills and lintels, Copping, 11 to 18in. wide, Copping, 20 to 28in. wide, Copping, 30 to 36in. wide, Gutter, 12in., Gutter, 14in., Bridge, Belgian, Bridge, thick, Bridge, thin, Bridge, 16in., Bridge, 20in., Steps, 8in., Steps, 7in., Steps, 6in., Steps, door, per in. wide, Platforms, promiscuous, 4in., Platforms, promiscuous, 4in., 40 to 100ft., Platforms, promiscuous, 5in., Platforms, promiscuous, 5in., 40 to 100ft., Platforms, promiscuous, 6in., Platforms, Promiscuous, 6in., 40 to 100ft.

NATIVE STONE.

Table with 2 columns: Description and price. Includes items like Common building stone, Base stone, 2 1/2ft. in length, Base stone, 3ft. in length, Base stone, 3 1/2ft. in length, Base stone, 4ft. in length, Base stone, 4 1/2ft. in length, Base stone, 5ft. in length, Base stone, 6ft. in length.

TIN PLATES—Duty, 1-1-10c. sq. ft.

Table with 2 columns: Description and price. Includes items like I. C. charcoal, 10 x 14, I. C. coke, 10 x 14.