

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXV.

NEW YORK, SATURDAY, FEBRUARY 21, 1880.

No. 623

Published Weekly by

The Real Estate Record Association.

TERMS.

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

Communications should be addressed to

C. W. SWEET,

Nos. 135 AND 137 BROADWAY

MUST HISTORY ALWAYS REPEAT ITSELF?

The columns of the REAL ESTATE RECORD give ample evidence, one week after another that we spare no labor or expense to keep abreast of the active times which have gladdened the hearts of so many dealers in, and owners of, property. In doing so, however, the RECORD does not intend to be carried away from that sound principle which commands constant deliberation and investigation. If these columns should give vent to all that we hear from week to week, this journal would cease to be the safe guide to investors, which has been its pride and mainstay these many years past. We say this the more pointedly this week, as the market contains now many new adherents, who are not only talking recklessly about values, but are actually rushing things a little too fast. This is not said for the purpose of "bearing the market," but to advise those who intend to invest their hard earned dollars in the soil not to listen at all times to the ideas of simple speculators. It is the latter class, and not the honest investors, who have in the past dragged novices into utter ruin, and Pine street once more begins to fill up with men who think they can gamble in realty with the same effrontery that they showed eight and ten years ago. To hear these men talk, one would imagine that every vacant lot on Manhattan Island is to-day—not in years to come—but to-day, worth all the gold that can possibly be piled upon it, and, what is more, they will quote the sayings of this man, or that owner, who has declined fabulous offers for this or that property. Now it must be admitted that even all this talk does no harm *per se*, but there are some men who have lately shown a disposition to act just as recklessly as others talk. These may come out all right, but others that follow their example at a later period may not. The advance in the prices of certain unimproved property has been almost too rapid during the past four months, too rapid indeed to inspire that confidence which is the safe basis of continued prosperity. It causes wise and thoughtful men to shrug their shoulders and shake their heads and to ask, "where will this end?" They remember that it was only a few short months ago when the business "boom" made its appearance here in the wake of that eighty millions of European gold, which the balance of trade threw into the American lap. And though they remember the leading cause of that revival, they as yet fail to see the plans of the architects or the spades of the builders ready to improve the vacant lots that have gone up so wonderfully in a few short months. They well know that one of these days, or rather years, the time will come when these improvements will begin, but until they do why should values be pushed to

extremes? New York, no more than Rome, has been built in a day—in fact, if we are to believe General Viele, it ought to be built all over again—and if values along the exterior lines of the West Side are even now already to be kept at high figures, it will only still further delay the construction of fine mansions in that section, which all so ardently desire.

We may be told that during the past two months extraordinary prices have been paid for Fifth avenue lots, and that, therefore, the avenues of the future which are to outrival the Fifth in splendor will also command higher prices. So they may in time to come. But we have to pass yet a great space of time before we get there. It is only now that Fifth avenue is at its zenith, and the high prices for lots on that avenue have only received an impetus since the Vanderbilts, followed by other rich men, settled upon that locality for their own mansions during the past few months. It had to pass through many varying stages before it reached what appears now to be at last a permanency.

With the increased wealth of the country, and the accession to our population of citizens who have made their millions in the West and South, there is good reason to hope that the growth of the extreme West Side will not be as tardy as Fifth avenue has been. Nevertheless, as Mr. Martin said the other day, the only way to fix values for to-day is to calculate what the ultimate value some years hence will be, and then to allow a discount for that ultimate value. It is this that we desire to impress upon those who now already talk of extraordinary Fifth avenue prices for extreme West Side lots. In calculating that ultimate value, it is well to remember that New York's growth depends exclusively upon the country's business prosperity. Already we have commenced to import more than we export—this means that we buy more than we sell—while yet we are under the influence of that eighty millions in gold which a sound and economical way of doing business added to our wealth. We do not desire to detract one iota from the congratulations heard all around at the revival of prosperity, but knowing that New York's value of realty is so ultimately connected with the prosperity that is real and not imaginary—would it not have been better if the balance of trade had remained in our favor, as it was during 1879? It is these matters which investors must look in the face—for upon that acquisition of capital mainly depends our welfare. Now, why did it not remain so? First, and above all, unlike England, our entire commercial system has not yet adjusted itself in a manner to secure for our manufactures—for all of our exports—that permanency in which alone there is safety and success. Our navigation laws are wrong; our manufacturing laws in various States are oppressive; our manufacturers themselves have only just now begun to understand that to seek neutral markets and be enabled to compete, they must make what these markets want, not what they themselves care to produce; our consuls abroad have only just now begun to enlighten American manufacturers on these matters. But, above all, before our commercial system can possibly adjust itself so as to permit us to keep our banner aloft, our workmen not only, but our merchants must practice that frugality which on the one side permits cheap labor, and on the other hand reduces expenses within the income. Manu-

facturers also must learn how to save the waste. When all these matters are rightly understood and appreciated, then this country—now that "modern commerce," as a political economist said the other day, "turns on one half one per cent."—will indeed have many eighty millions in gold added to her coffers. Then, and then only, will New York, the fountain head of the Union; reap that vast benefit which will show itself in permanency as to high values. But until that commercial system is properly adjusted, either by legislation or by the wisdom of our producers, there will occur periodically those depressions, which it will be well to remember even in these times of high glee, when so many look at the future through the spectacles of speculators.

THE TWENTY-THIRD AND TWENTY-FOURTH WARDS.

It cannot be said that as yet there is any speculation in the two wards of this city north of the Harlem River. Prices are much firmer than they were; holders are less willing to sell and there is more inquiry. The large purchase in the interest of the Astor estate has provoked inquiry and set operators thinking, but, as we have said, as yet there is nothing that can be called speculation. Those who wish for a quick turn for their money prefer to invest in vacant lots on this island, having in mind the old business motto that the best purchase of vacant lands is just in advance of the improvements.

It is better, all things considered, that there should be no widespread speculation. The plans of the Rapid Transit Commissioners looked to the entire region below Yonkers and New Rochelle in laying out their lines of elevated and surface roads, and the amount of property is so large that it could not all rise in anticipation of the improvements which would be brought about by the construction of the new avenues of travel. This is wholesome. It would be a real calamity to the future of the city if the lands, which are suitable for the homes of the working classes and for manufactories, were quoted at figures so high as to make building costly and, therefore, unavailable. There is plenty of land, cheap enough as yet, which can be bought and held in blocks for improvement. The future factories, as well as the residences of our working population, are not yet made impossible by a quotation of real estate in excess of a reasonable figure.

There is one other improvement which has been lost sight of, and which will have a powerful effect upon values within three miles of the north bank of the Harlem River. We allude to the Harlem River improvement. We understand that assurances have been received from Washington that the money will be forthcoming when needed to make the Harlem River navigable. There is no difficulty at Washington. Promises have also been received from Albany that any legislation needed to begin and continue this very desirable work will be cheerfully voted by the State Legislature. Governor Cornell is a sensible business man, and will interpose no frivolous legal objections when the interests of the community is at stake. It is very obvious that the rendering of the Harlem River navigable means a large addition to the value of lands on the north bank and beyond. It is also among the certainties of the future that

the southeast portion of the peninsula bordering upon the Harlem River, Hell Gate and Long Island Sound, will yet be the scene of busy activity; that in this quarter will be railway depots and elevators to transfer the cargoes from the West to foreign-bound steamships which will be laden at Port Morris and in that neighborhood. It is certain that a great portion of the traffic which now comes to New York by the way of the Narrows will reach the city through Long Island Sound, but it will not be the wharves on the North and East Rivers that will be used so much as those in the neighborhood of Hell Gate. Great warehouses will yet line the banks of the East and Harlem Rivers and Long Island Sound as well as the opposite shores on Long Island, and necessarily a large working population will grow up that will demand homes in the land back from the Harlem and from the Sound. There is plenty of high ground further back for choice residences for the well-to-do, and this low and will soon be brought into the market for factories and residences. Nor will the West Side be neglected. It will not advance so rapidly in population as will the East Side, for it is the working people who will first avail themselves of improved facilities north of the Harlem River, and that for many obvious reasons. In the first place the distance is shorter to reach the lower part of New York; the means of communication will be better and the factories, warehouses, depots, etc., which will employ large numbers of workmen, will be all on the East Side. Along the banks of the Harlem will grow up coal yards, factories of all kinds and depots, but the denser population will necessarily and obviously tend towards the eastern side of the peninsula which lies north of this island. The West Side will be of far slower growth, but the property will be held at high rates for settlement by our richer citizens.

As we have said, there is as yet no active speculation in the Twenty-third and Twenty-fourth Wards. The amount of ground to be affected by the improvements which are projected is so large that it cannot be moved in a mass. Choice localities will undoubtedly soon begin to attract attention but the great bulk of the land, if it seeks a market, will not realize figures much higher than those which have been obtained for the past six months.

It is expected, by the way, that in addition to the improvement of the Harlem River, which will be begun before the first of May, the newly formed Suburban Rapid Transit Company will go to work to build its roads now that the decision touching the conflict of authority between the rival Boards of Rapid Transit Commissioners has been rendered. We say rival, not because these gentlemen were opposed to each others plans—for they entirely agreed—but rival in the sense that there was some dispute as to which had been legally appointed. THE REAL ESTATE RECORD takes a great deal of credit to itself for being the only paper in New York which said that the first Rapid Transit Commissioners were all right; that their plans were wise, and that the clamor of the daily press against them was not honest. The lines of travel laid down by the first commission have been substantially endorsed by the second commission and will be carried into effect by capital already subscribed, and that in the face of the united press of New York City, save alone THE REAL ESTATE RECORD.

THE ASTOR PURCHASE.

There seems to be an impression among the property owners of the Twenty-third and Twenty-fourth Wards, that, owing to the Astor purchase, fully reported in THE RECORD a short time ago, their real estate will be assessed at a higher value, while at the same time they claim that

Mr. Astor does not intend to improve the tract of land he has acquired. We believe that the gentleman who has invested his half million of dollars in the annexed district is not the man ambitious of becoming a standing menace or terror to his neighbors. His interests are co-equal with those who have preceded him in the Twenty-third Ward, and if any one imagines that Mr. Astor intends to become an obstacle to progress or improvement in the annexed district, he is woefully mistaken. We are not authorized to speak in his behalf, nor would we presume to do so, without his authority, even to silence the clamor of lot-owners; but THE RECORD knows enough about the management of such large estates in New York and vicinity to assure all of its readers that no capitalist invests a large amount of money in the soil for the purpose of becoming a standing menace to his neighbors. Granted even that Mr. Astor does not intend to improve the twelve hundred lots he has purchased as readily as our friends across the Harlem would like to see him do it, that is no reason why the property, as it stands to-day, is not ready for improvement. Let any one desirous of going to work on these lots, without delay, apply to the office in Prince street and he will readily ascertain that the owner is perfectly willing to grant a lease for any series of years for any number of lots required by the applicant. The figures, too, at which these leases will be granted will be at considerable variance with the "booming" ideas entertained by several residents of the annexed district, who now growl because they fear that at the next assessment in those wards they will be required to pay higher taxes, owing to the recent purchase.

BUSINESS PROPERTY IN GREENE STREET.

Some excellent investments were made by Mr. Eno and others at the Executor's sale held by the Messrs. Muller on Tuesday last, but the most notable bidding, showing the drift of the immediate future, was on the Greene street lot, between Spring and Prince streets. Several far-seeing merchants vied with each other to obtain possession of this parcel, which was finally disposed of at \$23,050.

Considering this matter deliberately, we are not surprised at the anxiety displayed to purchase this lot. The only wonder is that it did not bring a higher price. Business is moving right along in that direction. Already fine warehouses line the opposite side of that block, and it seems to be the unanimous opinion of merchants that Greene street property is far superior to Mercer street, owing to the easterly side of the latter thoroughfare being virtually composed of nothing but the rear parts of the Broadway stores. As the next street, therefore, beyond Mercer, running parallel with Broadway, Greene street at once takes rank as a business avenue, secondary only to Broadway itself. Not a week passes but new firms are settling in that locality, and now that the mercantile community, especially in that district, is once more making money, new combinations, new enterprises, and also new firms are continually looking for new places of business.

The investment itself is also quite a paying one. Upon the lot just purchased for \$23,050 a five-story and basement iron structure can be erected for about \$21,000 even at the present high prices of material, making the total investment aggregate about \$45,000. A store like this can be readily rented for \$5,500, leaving, minus the tax of \$700, a net income of \$4,800, or over ten per cent. on the amount invested. Now, when it is remembered that money is really worth only six per cent., it will be noticed that the owner of such a store creates actually a sinking fund for the purchase of more property. At six per cent. he would get on his \$45,000 only \$2,700, while in the present in-

stance he gets \$4,800, and he thus can increase the sinking fund annually with \$2,100, the difference between \$2,700 and \$4,800.

There can be no doubt that while the wholesale business of the city is creeping steadily more northward, this section of the Eighth Ward, where the Lorillards and other leading property owners are steadily engaged in improvements, will command ultimately prices that will throw entirely in the shade last Tuesday's investment. There are so many new specialties ever and anon crowding upon this New York market that warehouses and lofts must be had for them. In the great business of the future, Greene street, if it is not already now, will certainly become a most active centre for several important lines of trade, and the more it assumes that character the higher will be the values along that thoroughfare.

MISTAKES THAT CAN BE PREVENTED.

The judgment rendered against General Sigel, the late register, by the Court of Common Pleas in the Van Schaick suit, no doubt establishes a precedent which will induce greater accuracy by a register's assistants, whom the law, as now explained by Judge Larremore, regards as agents for whose actions the register is responsible. Whether Mr. Van Schaick will be successful in recovering the amount of his judgment or not has nothing to do with the fact that all this litigation might have been obviated if parties interested had studied more closely the columns of THE REAL ESTATE RECORD. Of course, official searchers must be employed, in order to ascertain whether there is an incumbrance on any particular piece of property, but searchers, after all, are but human, and apt to err. To be safe in cases like these it is always best to make comparison and consult THE RECORD statistics, as well as the searchers' reports. Many an instance has come to our knowledge where the experts in the employ of THE REAL ESTATE RECORD have detected errors, not only on the part of officials, but on the part of lawyers' clerks, who in most instances draw up the deeds and mortgages. This has occurred not only with papers on file in the Register's, but also in the County Clerk's office, and in order to be accurate beyond a doubt, those who have consulted the documents in either of these offices, as they imagine correctly, should always before closing a contract test the accuracy of the information they have obtained by examining the bound files of THE REAL ESTATE RECORD.

NEGLECTED IMPROVEMENTS.

The old Tweed ring is deserving of some credit for many of the improvements which New York is now enjoying. They gave us better parks (we allude to the older breathing grounds in different parts of the city), and they projected many betterments in the unsettled portions of the city. Of course, their object was personal gain, as many of their street openings and new boulevards were intended to run through property owned by themselves and friends. They were ambitious to become great land owners, and never dreamt that a day of reckoning would come.

One of the schemes for putting money in the purses of some of the ring followers was the East Side Boulevard, running not far from the banks of the East River, and terminating about Eighty-fifth street. But the East Side Boulevard, beyond levying assessments upon adjoining property, has so far done no good to any one. A portion of the thoroughfare, below Eighty-fourth street, running down to about Seventy-fifth street, is on high ground, and a house built in this location would have a fine view of the River, with the Sound in the distance. This high ground continues to rise up to Fourth avenue, which promises at this point to be a fine location for handsome residences. Indeed, there is much ground in the northeast side of the city, which is

picturesquely situated, and may yet become a favorite site for the residences of the well-to-do. It seems a pity that the original design, before the Central Park was projected, to have two parks, one at Jones' Wood, on the east side of the river, overlooking the most picturesque portions of the East River, and another on the west side, where the Riverside Drive is situated, only more extensive, was not carried into effect. By a process of natural selection, the west side of the central portion of the city would have then become the seat of the costliest private residences. There would be no interruption to the upward movement of the retail trade, or to the upward movement of the handsome residence portion of the town, while on either bank of the Hudson or East River would be our two great pleasure resorts. However, this is not now to be thought of, as the Central Park is a fixed fact, and we will have in the fullness of time an abundance of other minor parks to satisfy the desire for recreation and the aesthetic tastes of our citizens. It is to be hoped that the years of prosperity that we are now entering upon will not run into any craze and that the costly and extravagant follies of the Tweed regime will not be repeated. It is also to be hoped that we will build no more East Side boulevards. Streets that are too wide are objectionable. Washington to-day suffers because of its broad avenues. It is a city without commerce or manufactures, and a merely residence population depending upon government patronage cannot afford to keep in repair the very wide avenues which are a distinguishing feature of the city of Washington. For all the purposes of commerce and inter-communication the ordinary street width is sufficient. Very wide streets are not economical. They are not needed. They should only be constructed to give variety to a city and to fix certain locations as being more desirable than others, either for business or for residence purposes. It is to be hoped that this mistake will not be repeated in the Twenty-third and Twenty-fourth wards.

We think it would be wise for the Legislature to authorize the spending of some more money in this city in improvements. Any one who travels on the upper part of the Island will see the swarms of houses which are being constructed. New York, to-day, is adding more rapidly to its population than in any former period of its history. With this increase in taxable property and population the municipality can afford to discount the future and to spend some money upon needed improvements. Our local debt is a large one but then it is becoming relatively smaller, even if not a penny of it is paid off. The census of this year will show a very handsome addition to our population, as compared with the State census taken five years ago, or the United States census taken ten years since, and, if this is true, there is no reason why some money should not be spent in improving our streets and in making New York a better place to live and do business in.

FIREPROOF BUILDINGS WANTED.

Is it not about time that a new building was erected for the use of the Register, in which to keep the titles to real estate in this county. The present building is old and, weather-worn; has had to be frequently repaired, and is not as safe or as strong a building as a great city like New York should possess, in which was registered the titles to all the property of this municipality. In case of riot, it would be an easy matter for a communistic mob to sack this building and put every title to real estate in New York upon an insecure basis. A law was passed through the Legislature a year since making official the publication of the transfers of real estate, but ex-Governor Robinson, who vetoed everything he did not understand,

or could not be made to understand, withheld his consent. Had this enactment gone into effect, there would have been a printed record, which would be official, of all the titles to real estate as they passed from seller to purchaser. It will be remembered that in the great Chicago fire the records of conveyances were destroyed. It happened, however, that a real estate lawyer, Fernando Jones, had abstracts of titles to nearly all the real estate in that city, and to this fortunate accident is due the preservation of the property of Chicago by those who owned it. Without Lawyer Jones' records there would have been confusion worse confounded in the titles to realty in that city. We ought to have a fireproof building, and, if possible, it should be mob-proof, also. It ought to be modeled after one of our safe deposit companies' buildings, where every reasonable security is given against fire or riotous violence. Will not the proper authorities move in this matter?

WEST SIDE IMPROVEMENTS.

INTERESTING PAPER ON CITY SEWERS READ BEFORE THE WEST SIDE ASSOCIATION—VALUABLE INFORMATION FOR ALL OWNERS AND OCCUPANTS OF UPTOWN PROPERTY.

At the meeting of the West Side Association, held on the evening of Saturday, February 14, President Dwight H. Olmstead in the chair, Mr. Walter G. Elliot, E. M. C. E., read the following interesting paper:

MR. WALTER G. ELLIOT'S PAPER ON CITY SEWERS.

In presenting this paper to the gentlemen present, the writer's main object is to give a general idea of the prominent and necessary features in any great scheme of sewerage, as exhibited in the case of a city like New York, as well as to correct some erroneous ideas which have taken root in the minds of many people owing to exaggerated statements in daily journals and elsewhere.

The first question asked by an individual purposing to move into a new neighborhood is, generally: "Is it a healthy location?"

The answer to that question depends upon the drainage of the locality, more than upon almost all other conditions liable to occur singly or combined.

The effects of bad drainage need not be considered here. They are too well known in connection with the terrible plagues which scourged the so-called civilized nations of Europe during the middle ages, when to bathe was considered almost a crime, and more recently alarmed our own country in the dreaded form of yellow fever. All of these epidemics have been proven beyond a doubt to be due to the uncleanly and unsanitary habits of the people themselves. A still more recent illustration may be cited in the case of the defective house drains in West Fifty-sixth street.

Epidemics have, to a great extent, disappeared, and it will not be many decades hence before they will be almost unknown. As our knowledge of their cause and methods of prevention increases we have fewer of them. According to the report of the recent sanitary survey of Memphis, the breeding place of our yellow fever scourge, a year or two since, it was found to be almost entirely due to the pollution of the soil in the neighborhood of dwellings by the infiltration from privies and cesspools, there being no proper system of drainage in the city. When the system of drainage for this city was first planned, our knowledge of sanitary engineering was exceedingly limited, as illustrated by the condition and mode of construction of some of our oldest sewers.

The very best talent should always be applied to the designing of the system for large cities, as their future prosperity is largely dependent upon their healthfulness.

There are several methods in vogue for the removal of the wastes of cities and towns, only one of which, viz., the "water carriage system," will be alluded to here, as it is in use in this city. The water supply and sewerage of cities are inseparably connected with each other.

New York, which has a larger allowance of water per capita than almost any other city in the country, uses and wastes about 100,000,000 gallons of water every twenty-four hours. Every gallon of this enormous volume has to be carried off by the sewers and discharged through the proper outlet. Besides this, most of the rain-fall upon the paved and improved portions, and a

large percentage of that upon the unimproved parts, adds its quota to the sewerage. To remove all this a system of stone, brick, cement and stoneware pipe sewers has been constructed throughout the city, the extent of which amounted, January 1, 1879, to 370 miles, divided into 33 $\frac{1}{2}$ of sewer proper, fourteen of land drains and eighteen of culverts.

Of this immense length of sewers, sixty-nine miles of sewer proper, and four of culverts were constructed prior to 1849. From 1849 to 1865 there were built 125 and 16-100 miles of sewer, and seven and nine hundredths miles of culverts. In the latter year the "Sewerage Act" was passed, and from that time until 1870, the date of organization of the Department of Public Works, the Croton Aqueduct Department built fifty-seven and seventeen-hundredths miles of sewer, ninety-four hundredths miles of drain, and two and one-hundredth miles of culvert. From 1870 to 1879, the Department of Public Works built eighty-five and seventy-six hundredths miles of sewer, and twelve and ninety-seven hundredths miles of drain, and five and six-hundredths miles of culverts. Those built prior to the year 1865 are designated as the "old" system, and those constructed since are known as the "new" system. Of the former there are 205, and of the latter 165 miles.

According to the last report of the Department of Sewers, many miles of the former are sewers only in name, having been laid before the introduction of Croton water, and are, for the most part, simple drains with open bottoms, while the sides are built of dry stones uncemented. These drains were, at the time, intended to carry off only the waste water from houses, which was then obtained from wells, cisterns, etc. Refuse and night soil was deposited in vaults and removed as from the old-fashioned privies. On the introduction of the Croton water, many of these drains were utilized as sewers, although totally unfit for such. Up to the year 1865, miles upon miles of these drains were constructed without the slightest regard to regularly arranged plans, and many of them were even built by private property owners themselves, after their own ideas and designs. Of many of these no record at all has been kept, so that they became very difficult to find when the Sewer Department was organized.

I will endeavor to give some idea of the gross blunders committed then, and liable at all times to be committed when private parties undertake to do work for which they are unfitted.

In the first place, the principles of hydraulics were considered beneath contempt. The sewers were usually built of inordinate size, the builders imagining that all matter entering them were to remain and eventually fill them, hence the larger they were made the longer would be the interval before they would require cleaning. Their expectations in regard to the clogging up were seldom disappointed. In most cases where the volume of sewerage required but a 2-foot sewer, in which the velocity of the passing current would have been sufficient to remove all possible obstructions, a 4, 5, or even 6-foot sewer was put in, and not only this, but said sewers were often built with flat, open inverts, or no invert at all, so as to spread the sewage over as large a surface as possible, and destroy what little velocity it might otherwise have acquired. Many had neither man holes nor lamp holes, and in no case was any ventilation provided.

2. In many cases, sewers in one section were built of such size that the sewage could not be carried away by the smaller ones connected with it at a lower level. The result was the overflowing of the sewers, which were filled beyond their capacity, and much damage was done to adjoining houses' cellars, sickness and death being spread abroad. One of the most notable features in the "old" system was the neglect of builders to provide sufficiently solid foundations for the sewers, even in unstable and made ground. The settling of the ground has, consequently, in hundreds of cases, caused the destruction of the sewer or changed their grade to such an extent that the sewerage flowed in a direction exactly the reverse of that which had been originally intended.

In some cases, along the bulkhead line on the river front, by this unequal settling of the ground, it was found that a sort of trap had been formed, as the outlet proper being fixed in the solid bulkhead had remained at the original level while that portion immediately connecting had sunk several feet. The consequence was that the gases generated in the sewer could find no outlet, and when a high tide filled the sewer it forced back the confined gases, which, having no other outlet, forced their way through defects in the plumbing arrangements into our houses. In this connection, it is well to state, perhaps, that not

one house in fifty is plumbed in a manner to exclude sewer gas or drain air under circumstances which often occur. Both personal experience and high authorities have proved this fact to me.

Many of the sewers were built of a single thickness of brick or of dry stone. Through this thin shell the subsoil water finds its way readily and they, therefore, answered a good purpose, as subsoil drains; but, on the other hand, the sewage as readily found its way out, saturating the soil about it to an alarming extent and accumulating a gradually increasing deposit in the drain itself. The danger from this can easily be understood in the case when our houses were provided with privies only, the liquid and most dangerous portions of which were allowed to enter the drains. In addition to the above-mentioned defects, house drains were frequently extended far into the sewers, thereby obstructing the free flow of the sewage and forming deposits often entirely clogging the main sewer.

To the present day many large factories and office buildings pass their exhaust steam into the sewers in violation of the law. The result is the rapid deterioration of the brick sewers set in ordinary mortar.

Before the year 1872 the city contracted for the removal of sewer deposits by paying a stated price per cart-load removed. The result was that each contractor found it to his advantage to leave untouched all obstructions which were found to cause deposits, and the sewers were thus mere sinks for the collection of filth, and a danger to health. After the 1st of January, 1872, this method was changed, and by paying the contractors for their time and tools only, the character of the work done under the direction of the department was greatly improved; even in this way, however, much information obtained by the "sewer rats" relative to faults and conditions of the sewer system was lost to the department, as they found it more advantageous to keep it to themselves. From 1876, therefore, the cleaning of the sewers has been under the direction of the Engineer of Sewers, and done by day's labor, and this plan has proved of great value in giving him information as to the exact condition of the sewers and led to the remedy of important defects. All of the cleaning is done in the "old" sewers, the "new" ones being self-cleaning.

On the passage of the "Sewerage Act" in 1865, the Croton Aqueduct Department filed plans for the drainage of a large part of the city by a system of pipe-sewers, which are cheaper and better in many cases than brick, being self-cleaning. The larger sizes of pipe-sewers are liable to break through defects in manufacture or careless laying. Contractors often furnished a poor grade of pipe, or laid them improperly in bad ground, hence they were frequently broken. They should always be bedded in concrete, and then form the best sewer which can at present be built. Formerly, when separate departments built sewers and graded the streets, the system of sewerage was carried out with little regard to subsoil or land drainage, no land drains being constructed to remove the water of original water courses, as illustrated recently in East Fifty-seventh street. The sewers were often perched up a loose filling above the natural surface of the street, and by their inevitable settling were destroyed, doing great damage to the surrounding soil.

In the upper wards of the city the soil is very variable, consisting of sand, rock, clay, and in cases of graded streets rock filling, often very deep. These are all encountered successively, rendering a frequent change in the character and material of the sewer necessary.

Where branch sewers were necessarily too small to be built of brick, pipe was used.

As before stated, no provision was made in the original plans for the drainage of the subsoil, which oversight has caused great damage to whole neighborhoods; hence to drain the original watercourses deep intercepting sewers had to be built. In the main sewers the circular form has been to a considerable extent adopted as being both cheap and strong, and when built at very shallow depths in a few cases they have been flattened to admit of the laying of the pavement.

Egg-shaped sewers are used in the branches as the flow is more intermittent, and they are better adapted to deal with such than the circular.

Many blocks of houses in the upper parts of the city are in very bad condition owing to the want of sufficient fall in the cellar drains, or to their destruction by gradual settling, allowing the liquid sewage to saturate the ground under and around the houses, while the solid portions obstructed the drains. For the remedy in such cases the Department of Health must be resorted to in order to compel the owners to substitute the proper cast iron sealed drains with proper fall for the old and broken ones. These when properly

trapped and ventilated will afford protection from sewer gas.

The old sewers had no organized system of ventilation, untrapped house drains and open rain leaders forming the only outlet for the gases of the sewer; but when the sewers began to take the drainage of the houses connected with the newly introduced Croton water, it became necessary to trap the leaders and drains, and some other means of ventilation had to be substituted. If the mouth of an outfall sewer is above the level of low tide water, high winds blowing into the uncovered mouth produce very serious pressure in the sewers, and when added to the pressure produced by an increased volume of sewage in time of storms, or to that exerted by steam or hot water will often force the best trap in use. As the Health Department now requires every drain to be trapped as near the sewer as possible, and gates to the mouths of the outlet sewers have become necessary, the Sewer Department have been compelled to adopt some other means of ventilating sewers, and they have unwittingly hit upon the very best mode in use, viz.; the perforation of manhole covers in the centre of the streets; this allows the sewers to "breathe" at all times, without danger to the dwellings connected with them.

Some official in the department recently stated publicly that Legislation was necessary to compel owners to provide for the ventilation of the sewers through the house drains. This was, to say the least, a most unfortunate recommendation, and a most pernicious practice, as will be shown hereafter.

The opposition of a number of wealthy owners in the upper part of the Island to having streets opened by law in places where main or outlet sewers were needed to drain adjoining sections, has been a great detriment to whole neighborhoods as the house drainage has no escape except over the surface. The result is the dangerous pollution of the soil. This same pollution is taking place in our shanty districts on the West Side and the damage it is doing to that section will presently be counted by the tens of thousands of dollars. They should in compliance to the sanitary code be compelled to make sewer connections, in preference to incurring the expense of which they would vacate the premises and seek pastures new.

As the result of many years experience, sewers have assumed two general forms, egg shaped, and circular. The reasons for this are two-fold. Firstly: a good sewer should be constructed so as to carry off with maximum velocity both the maximum and minimum flows, and secondly; they should accomplish this with the greatest economy of materials and at the same time possess the greatest strength.

Two pressures are exerted, one vertical and the other horizontal, upon all sewers, the latter depending upon the angle of repose of the earth. It is also usually the least, and hence an elliptical sewer is theoretically the best. In certain cases as of quicksands, etc., however, the latter pressure may often be greatest. Besides the pressure, another element has to be considered, i. e., variable flow of the sewage. Now, since the less the length of the wetted perimeter in proportion to the sectional area of a sewer, the greater the velocity of flow, you can understand the reason of the employment of an egg-shaped sewer. They are altogether the best adapted to a variable flow of sewage, as they are more thoroughly self-cleaning. When the flow is comparatively uniform, the circular sewer is best, being cheaper and stronger. This form should always be used for sewers up to 18 inches in diameter, which are made of earthenware or concrete. For this statement I have the highest authority, both at home and abroad. When larger than 18 inches, for the same reason, they should be circular in all cases where the volume of sewage is sufficient to maintain it at all times half full, but the maximum flow never entirely fills it. The greatest care is necessary in calculating the probable volume of sewage likely to flow through any length of sewer in order to properly proportion the size.

Of the materials used in sewer building, the only ones of note are bricks, stone, stoneware, artificial stone, concrete, asphalt, cement, tiles, iron, timber and glass. The best of these will always be found to be the cheapest in the end. As I have already stated, the greatest wear in a sewer comes upon the invert, which is due to the erosion of the water, and the grinding effect of the solid bodies which are constantly washed through it. Hence, in selecting materials for a sewer, only such should be chosen as will best withstand the chemical action of the sewage or the gases produced therefrom, as well as the mechanical action of the materials transported by the flowing stream.

Small sewers are usually made of stoneware or fireclay pipes. The latter are to be condemned as of insufficient strength. The former have

failed in many cases entirely through ignorance on the part of the contractor in laying them in too deep a cutting with insufficient foundation, or in a few cases to the insufficient thickness of the pipe itself. Stone-ware pipes of 18 inches diameter should never be less than 1½ inches in thickness, and always greater when laid in unstable soil. They should always be bedded in concrete when it is desirable to have a permanent sewer, but it is done in this City in a few cases in bad ground. They should never be allowed to rest on their collars in the bottom of the excavation, but should be laid with their whole length firmly in contact with the floor of the trench. The best quality of earthenware pipes are those of well-vitrified imperishable material of true form and strong enough to withstand the pressure of the earth in excavations of 25 feet. Above all they should be thoroughly impervious, with a uniform glaze inside and out, no fire cracks should be allowed, and when struck they should have a clear ring. Salt glazed pipes are greatly superior to lead or glass glazed as the former permeates the whole body of the material, while the others form only a surface varnish. No lime should be allowed in their manufacture. Sewers of any description must be laid in a perfectly true line of fall from point to point, and recesses cut in the floor of the trench for the sockets.

Clay should never be allowed for an instant as a material for jointing any kind of sewers. It is easily washed out, forms a foothold for the roots of trees, &c., to insinuate themselves into the sewer, is pervious and would greatly impair the value of the best and most impervious pipe. It is easily squeezed out by the vertical pressure upon the pipes. The only jointing that should be tolerated in sewer construction is pure Portland or equally good cement.

A defect often encountered in sewers, both pipe and brick, is that in the jointing the cement has oozed into the pipe and formed on hardening small impediments to the flow of the sewage, nuclei for the collection of deposit. All joints should be absolutely tight as they would otherwise tend to be foul subterranean currents of water supplying wells and springs. It is now pretty generally admitted that Portland cement sewers can be built which will outlast most brick and pipe sewers, and are less liable to crack. They are cheaper than brick sewers of equal calibre, and are less liable to destruction by the chemical action of the sewage. They are capable of easy repair, are hermetically tight and are without joints. Fifteen and eighteen inch sewers are made 2 inches thick. Some miles of sewers have, of late years, been built in Paris of Beton Agglomeré, with great success, although it is a concrete by no means as good as Portland cement. Trees in close proximity to sewers should be avoided as there is danger that the roots will in search of moisture insinuate themselves into the joints and develop within the pipe forming a serious obstruction. An envelope of concrete about the sewer will form an effective barrier.

For the construction of brick sewers, only the best quality, hardest and smoothest bricks should be used, especially for the inverts. The latter should be made of some material like glazed bricks. Ordinary shaped bricks are totally unfit for the construction of small sewers, owing to the gaping joints which they form at the back. Radiated bricks only should be used. Invert blocks of terra cotta or stoneware are a great improvement both in wear and in the facility of construction. They are made both hollow and solid, the latter being much superior in strength. In the construction of all brick and concrete sewers, templates for the guidance of the workman should be used. In this connection I may state one of the advantages of pipe over brick sewers. The former are jointed every 2 or 3 feet, while in the latter one occurs every 8 inches, thus largely increasing the liability to leakage into the subsoil.

When the greatest internal diameter of a brick sewer does not exceed 3 feet and the depth of the trench in good ground is 20 feet or less, the thickness of the ring of brick work need not be more than 4½ inches. In 3 to 6 foot sewers it should be 8 or 9 inches thick, and increased in proportion to the increase in diameter. If the sewers have straight sides, this thickness must be increased 50 per cent.

One or two varieties of segmental sewers of stoneware have been considered good, but they are never quite water tight.

Concrete sewers when built, should be of the best grade of concrete, made of 1 part Portland cement, 2 parts sand, and 3 parts of 1½ inch broken stone. This is rammed into place behind a centre or mould of the exact section of the sewer. When carefully constructed, a concrete sewer is one of the best that can be built, and one of the most economical, since the thickness can

be varied to suit the varying conditions of soil, size, etc. They are exceedingly durable and easily repaired. The centres or moulds should never be removed until the concrete has thoroughly set. Concrete block sewers have also been successfully used. Concrete when used as an envelope for a single ring of brick work, as already described for pipe sewers, makes a fine but rather expensive sewer. Concrete sewers need the supervision of a foreman who will follow implicitly the directions of the engineer.

The junctions of all sewers with each other, and of house drains with sewers should be made so as to discharge the contents in the *direction* of the flow in the larger, to avoid deposits. This is rarely done in the case of house drains, which are merely stuck through a hole in the side of the sewer. Junctions of sewers with each other are usually made at manholes.

All sewers should be ventilated and there is but one way to accomplish this. Every manhole should have an opening in the cover when located in the centre of the street. These manholes should be as numerous as possible. It is unsafe to have them nearer the houses than the centre of the roadway, and London practice has proved the safety of this plan. They should under no circumstances be ventilated through the house drains as recently recommended by one of our officials. It is one of the most dangerous practices ever attempted, and has been tried and abandoned in many instances.

In the summer, people leave the city, partly or entirely closing their houses; the water in traps beneath unused basins evaporating in the course of a few weeks, leaving open communication between the interior of the house drain (and in some cases even with the sewer itself) and the air of the room which becomes polluted for the reception of its occupants on their return. What would be the result in such cases, if our house drains and soil pipes were doing duty as ventilators for the public sewers?

The subject of ventilating house drains is a complicated one, and occupies a volume in itself. It must be left to the engineer, as the conditions are very variable. Any plumber will tell you that he and he only can solve the most difficult problem in it, if it costs you half a million.

Our sewers of recent construction are, for the most part, self-cleansing, and require only an occasional flushing. Automatic flushing arrangements are often placed in man holes at points in a system where the flow of sewage is either very variable or very small in volume.

The gullies at street corners are not, as many people suppose, open connections with the sewers, but are all trapped. They are simply catch-basins for the road detritus and surface-wash of storms, and are periodically cleaned.

The foregoing remarks have given at best but a mere sketch of city drainage, and, in concluding, I am glad to be able to state that many of the methods and materials which have been here affirmed to be the best, have been employed and well carried out in that particular section of the city within the limits of interest to this Association, as will soon be proved, when more of the streets are drained, by its freedom from malaria.

Its greatest gain in this respect has been due to its slow growth, which will never be a source of regret to the owners therein. It is probably even now one of the best drained sections of the city.

At the conclusion of Mr. Elliot's remarks, Mr. H. H. Camman moved a vote of thanks to the speaker, which was carried, and he was requested to furnish a copy to be deposited in the archives of the Association.

Mr. Feitner having offered a resolution that the paper be printed in pamphlet form, Mr. M. A. J. Lynch moved an amendment that it be printed in THE REAL ESTATE RECORD. The latter amendment was carried, and the Association then voted unanimously to have it printed in these columns.

AN IMPORTANT STATEMENT BY A PROMINENT BUILDER.

Before the meeting adjourned, Mr. John D. Crimmins, of the Executive Committee, made some remarks, of which the following is a condensed but valuable report:

"It is evident, Mr. President," he said, "that the attention of investors and dealers in real estate has been strongly attracted of late to the WEST SIDE ASSOCIATION, whose practical usefulness as an organization for the protection of both public and private interests, has come to be generally conceded. In meeting with gentlemen from day to day, who are conversant with property values, the discussions very naturally turn upon the best

localities for present and future investments. In this connection, the property adjacent to the Park, on the West Side, is certain to be referred to; and few questions are more common among respectable operators than this: "Have you secured any lots adjoining the Park, on the West Side?" The direction and control of the disposition and uses of this valuable tract, are believed to furnish the first notable instance in this city, of any so large and splendid an area, restricted and engineered in its general management, by the *bona fide* and absolute owners, who are, of course, most deeply concerned in directing it to the very best public and private uses. These very important facts have been brought to the knowledge of many sound and conservative men (who are already turning them to good account), mainly through the published proceedings of the sessions of this Association. Of my own personal knowledge, within the last ten days, nineteen distinct purchases have been made, between the Eighth and Ninth avenues, south of One Hundredth street. There is every reason to believe that many others of the same character, in near proximity to these, have been very recently made, which have not come under my direct observation. Three of the gentlemen who have secured lots in this locality, have informed me that they have decided upon their plans, and will soon commence the erection of houses, equal, if not superior, to the average of those already built, between the Fifth and Madison avenues. The price of choice lots in the vicinity in question, have advanced thirty *per centum* within the last week, and have been sold at the increased rate. They are still going up." [Applause.]

The meeting soon after adjourned.

WHY NOT AN ALHAMBRA?

To the Editor of THE REAL ESTATE RECORD:

Some time ago I ventured to address you a note asking whether the time had not come for New York, as a great metropolis, to have its Alhambra or its Jardin Mabille. It is inevitable in the growth of a great city that it should have these great pleasure resorts. I know they are immoral. I take it for granted that human nature is not by any means perfect, but the city is even now swarming with small institutions of this kind, and it would really be a saving to the morality of the city if a superb establishment was opened that would be a marvel of beauty and in which outward decorum could be maintained. Unfortunately our laws are against the establishment of a really fine resort, because of the public supineness to the raids of the police upon suspected places. There is not a capitol in the world that would submit to such an outrage as that which occurred within a few weeks, when three hundred persons were arrested in a resort in Bleeker street and marched to the station-house to be discharged next day with trifling fines. These raids are of no possible value as the innocent and guilty are alike punished, and no good comes of the punishment. It is known that the ability of the police to make these raids without warrant of law puts questionable resorts at the mercy of the heads of the department. Hundreds of thousands of dollars is privately paid yearly by the keepers of these places to the police authorities for immunity. In London, Paris, Berlin, Vienna or even Madrid, the police captain that would make such a raid would be summarily imprisoned as a violator of the public peace and a public nuisance; but New York tolerates it, and as a consequence it is only the exceptionally vile who have the temerity to keep these dance houses and drinking places. There is sure to be a certain amount of sin committed in so large a city as New York, and as we cannot suppress it we can at least make it as unobjectionable as possible. As Burke well said, "vice itself may lose half its evil by losing all its grossness."

LIBERAL.

[We publish this letter as a curiosity. We have no doubt there are many who think as do our correspondent, and it is perhaps allowable to give such people a chance to air their views. But no respectable journal can afford to countenance any such institution as "Liberal" hints is desirable in this city. No doubt New York in time will have its gilded palaces of sin, but there is no need for advocating any such institutions in the public press.]

CHEAP FOR THE LOCALITY.

There are yet some houses left in the much sought after fashionable quarter, that have not been enhanced in price since the recent "boom" in real estate values set in. One of these houses is No. 51 West Fifty-seventh street, built only a year or two ago in accordance with all modern improvements,

having a frontage of twenty-five feet on the north side of the street, and yet, in face of the fact that vacant lots in that identical neighborhood have been sold recently from \$35,000 to \$40,000, this mansion built under the personal supervision of the Messrs. Jardine, architects, can be had to day for \$60,000. It forms part of the Einstein estate, and is the only one of the houses yet unsold on which there has been no advance in price. It would be impossible, in the presence of actual prices of lots and building material, to replace a house of this calibre in the same locality at less than \$80,000. Everything forming part of this mansion has been finished in first-class style, with cabinet work throughout, ample dining and extension rooms, and the upper floors containing the modern saloon style of wardrobes and closets, all elaborately ornamented to suit the taste of the most fastidious. Solidity and good workmanship, linked to style and fashion, form the characteristics of this fine first-class house, which we can safely commend to the attention of investors. A watchman is always on the premises, ready to show visitors the various floors of this mansion.

MARKET REVIEW.

REAL ESTATE MARKET.

For list of lots for sale see pages iv and v of advertisements.

At last there is evidence that the Exchange Sales-room will reflect the activity which has characterized the Brokers' Offices during the past six weeks. Foreclosure sales have been few and far between, and trustees of estates seem to be more disposed to come to the front and face the miscellaneous crowd of buyers, and speculators now so numerous in the long basement of the Trinity Building. Considering the transactions of the past week those who have during the many years of depression kept their property from public gaze, though all the time anxious to dispose of it, to satisfy heirs or parties in interest, need not now be afraid to face the music. There was plenty of it in the air during the past week, and a good deal more of it on the floor of the Exchange. The partition sale held by A. H. Muller & Son was indeed an event of the market. The crowd of investors and brokers was immense, leaving hardly standing room for the occasional looker on. Nothing better can be said of this sale than that sellers were satisfied, and so were also the buyers. Not a single piece of property was "bought in," and all was disposed of advantageously, even to shrewd investors. It needs not our comments to show the excellent purchases made by Mr. Amos R. Eno & Son at this sale, where they secured Spring street property near South Fifth avenue, which already today, without further improvement, pays a handsome return on the investment. Mr. D. L. Einstein's purchase of No. 104 Greene street, for \$23,050, also demonstrates the drift of mercantile ideas so far as real estate is concerned. There are lots in this identical block which can not be had to-day for \$30,000, as it is well known that Greene street has before it an immediate and grand future. As it is understood that not only 104 but also 106 are to be improved with fine palatial warehouses to accommodate the ever growing wholesale business of our city, where modern structures in localities like these can be easily rented for \$6,000 per annum, we were not surprised at the comments heard on the Exchange in regard to the low price at which 104 Greene street was secured. Many merchants present declared it to be their opinion that \$28,000 would have been a low figure for this parcel. However, there is no accounting for the freaks of the market, while any number of capitalists were panting for the purchase of this or that piece of property, and the bidding assumed a character that tried the patience of the auctioneer, it was evident that there were still some investors left who believe that because they buy at public auction, therefore they must have it at a bed-rock price. True, they were accommodated on Tuesday, but on Thursday, when the attendance was equally large, things went off a good deal livelier, and West street, Washington and Franklin street property was disposed of by the Messrs. Muller, at prices, and to buyers, which will be found detailed below. Mr. Harnett, on Thursday, sold a four-story high stoop brick house, on West Twenty second street, between Seventh and Eighth avenues, for \$14,200, which would have brought a higher price if

all those in want of such a house in this locality had known of the sale.

In order not to hide the transactions of the Real Estate Market, past or to come, from public view, we hereby inform capitalists and investors generally that Messrs. E. H. Ludlow & Co. will hold an executor's sale of splendid Broadway property, near Spring street, running through to Mercer, on Wednesday next. On the same day this firm will sell Cliff and Pearl street property, and, aside of eligible parcels in West Thirty-fourth street and East Thirty-fifth street, will offer an entire front on Park avenue, between Eighty-second and Eighty-third streets. On the very next day (Thursday), Messrs. Ludlow will sell business property, as well as uptown parcels; particulars will be found elsewhere.

To close an estate Messrs. A. H. Muller & Son will sell on Tuesday next Sixth avenue property, between Thirty-seventh and Thirty-eighth streets. Also, on Thursday next, houses and lots on First avenue, One Hundred and Sixteenth, One Hundred and Twenty-sixth street, and One Hundred and Twenty-eighth streets. The sale on Wednesday next, by Mr. Richard V. Harnett, of Division street, Twenty-seventh, Fortieth, Forty-fifth and other property, should not be overlooked, no more than the tenements and stores on East Eighteenth street, which he will offer from his stand on the same day. It always has been the purpose of THE RECORD to fix the buyers attention to these public sales, and now that they once more become exceedingly active, we take pleasure in alluding to them in this connection.

GOSSIP OF THE WEEK.

To say that the real estate market is active, reflects but faintly the idea that prevails in Pine street. "It is more than active," said a would-be investor, who went up-town disgusted, yesterday—"it is kiting, sir kiting." The gentleman, it must be admitted, was somewhat excited because he could not secure the property he wanted at his own figures, but after all, he only re-echoed the voice of Pine street. The representative of THE RECORD, who has the greatest difficulty now-a-days to divide the wheat from the chaff, sympathized with the poor—no, not poor—but rich gentleman just mentioned, and told him an old story of Jay Gould, who used to say that he could always make more money whenever he did not go down to Wall street. Pine street is fast-assuming Wall street habits, and last week the street was full of rumors, points, anything in fact, either to depress or raise the price of lots in certain localities. It will be remembered that THE RECORD has stated during the past two weeks, that there was great activity in the Sixties and Seventies, between Eighth and Ninth avenues, as this is the section closest up for improvement, where prices were yet held at moderate figures. It became known to us early this week, that transactions had been closed in that section, and we know of one particular sale made to a prominent builder, on Sixty-eighth street. We were informed that six lots had been sold on the south side of Sixty-eighth street, between Eighth and Ninth avenues, for \$7,000 each, to Mr. Abraham Dowdney, the well-known builder. Our representative at once called at the offices of several brokers most likely to know of the transaction, and at all of them he was most positively informed that no such sale had taken place. We then addressed the following letter to Mr. Abraham Dowdney, and also print his reply:

Office of the REAL ESTATE RECORD,
135 and 137 Broadway,
New York, February 18, 1880.

MR. ABRAHAM DOWDNEY,

DEAR SIR: A report reaches us from Pine street, to-day, that you have purchased some lots during this or the previous week, on Sixty-eighth street, between Eighth and Ninth avenues. I cannot trace the correctness of this report, nor can I obtain the price, which is said to be \$7,000 each.

AS THE RECORD endeavors in its account of sales at private contract, to be as correct as possible, will you kindly tell me per return mail, the truth in regard to this transaction?

Truly yours,

Editor REAL ESTATE RECORD.

New York, February 16th, 1880.

To the Editor of THE REAL ESTATE RECORD:

In reply to your note of yesterday, would say, I am interested in the purchase of lots on the north side of Sixty-eighth street, between Eighth and Ninth avenues, for which \$7,500 each, was paid. I also purchased some lots on the south side of same street for which I paid \$7,000 each. I don't see why brokers and others refuse to give you the information requested by you, unless their object is to keep the sales in that

vicinity quiet, that they may be enabled to purchase property at present low prices from owners who are not acquainted with actual values and contemplated improvements in that vicinity.

Respectfully,
ABRAHAM DOWDNEY.

In this connection we beg leave to say for the information of Pine street that this is a sample copy of many similar ones received at this office from buyers who are willing enough to tell us all they know without making the "boom" any longer or shorter than it actually is. Of course, the now well known fact that with the early spring building operations will be exceedingly active between Eighth and Ninth avenues has been the stimulating process in the last two week's activity, and while this activity on the part of investors to possess themselves of lots in that section continues there is a steady, but not over hasty, rise in prices. Messrs. L. J. & I. Phillips have sold at private contract during the past week, for Messrs. Arkenburgh & Earl, fourteen lots on the north side of Sixty-ninth street, beginning 100 feet east of Ninth avenue, for \$6,500 each. Other lots in this immediate vicinity could have been sold at \$7,000 each, but we know that the owner has refused this offer. In fact, taking the survey of this entire section, extending from Sixty-third street to Seventy-second street, we hear of no lot having been offered without being rapidly snapped up at the market price. One prominent operator who only, during the autumn, bought two lots and three gores on Sixty-eighth and Sixty-ninth streets, between these avenues, for \$9,000, sold this plot during the week just ended for \$19,000.

Here, however, is an official statement of a small transaction which may act as a sort of index to others. Jere Johnson sold, on January 27, four lots on the south side of Eighty-third street, 225 west of Eighth avenue, and on the north side of Eighty-second street, for \$19,250. He resold them on the 6th instant, for \$20,000 and sold them yesterday for \$22,000. Again, on January 27, he sold four lots on the north side of Eighty-fourth street and south side of Eighty-fifth street, 325 feet west of Eighth avenue, for \$19,250, and resold them on Thursday for \$21,000. Of course, it is not always possible to get at prices agreed upon under private contract, and hence, though we know of the purchase of three lots on the northeast corner of the Boulevard and Sixty-third street, and also of four lots on the north side of Seventieth street, 100 feet east of the Ninth avenue, by Mr. John A. Monsell, the prices at which they have been secured have not transpired.

The sixteen lots on the south side of Ninety-first street, one on Eighth avenue and three on the north side of Nineteenth street, which were sold to Mr. Thomas Higginbottom last week for \$100,000, as noticed at that time in these columns have, during the week, been resold for \$114,000 through the efforts of Mr. John J. Clancy to a syndicate of builders, who will at once improve this locality. This is one of the best sales at private contract made by an up-town broker during the week.

As we go to press we hear that the purchaser of six lots on Eighty-fifth street, between Eighth and Ninth avenues, who secured them last week for \$25,000, from Mr. Salem H. Wales, has just refused \$30,000 for them.

Mr. Isaac Honig, one of the oldest real estate brokers in the market, said yesterday to a representative of THE RECORD: "The bulling of real estate has done considerable harm, as it prompts owners to advance their prices in certain localities, to figures that make buyers stand back."

Coming lower down, there has been, during the week, remarkable activity in Fifty-ninth street vacant property. Mr. R. H. Arkenburgh has sold, through Mr. William Lalor, one of the choicest parcels of up-town Broadway property, viz., southeast corner of Fifty-ninth street and Broadway—four lots on Broadway and one on the street—for \$130,000. Not very far from the circle some seven lots, it is reported, have been sold to Mr. Havemeyer on the south side of Fifty-ninth street, between the circle and Ninth avenue. It is given out that during the early spring Mr. Havemeyer intends to build a first class apartment house in that locality.

It would be superfluous to say that numerous other sales of more or less importance have been made during the week, but we much regret that we can only print those that reach us from authentic sources.

Mr. Lester has sold the southwest corner of New avenue and One Hundred and Sixteenth street, two lots, for \$3,000 each. Mr. Wm. Lalor has bought ten lots on One Hundred and First street, and six lots on One Hundredth street, 100 feet west of Eighth avenue, for \$60,000, from Mr. Treadwell, and so we hear of the sale to Mr. G. Kilpatrick of a plot on the south-east corner of St. Nicholas avenue, adjoining 116th street, for \$75,000—dimensions being 370x100x335x65.6.

Everybody rejoices at the sale effected by Mr. McRae, for Mr. Griffith Rowe, of the fine house on the southeast corner of Fifty-fourth street and Fifth avenue, built by the latter and Mr. Cornish since last year. The lot was secured at that time from an Ohio owner for \$57,000. The building cannot cost over \$60,000, and the entire property has just been sold by Mr. McRae to one of the Bonanza mining men at \$205,000. Mr. Rowe is said to have pocketed a profit of \$80,000 by this sale, which nobody begrudges him. The market only rejoices in the fact that Mr. G. R. is once more coming to the front.

The story in regard to the new bank building, known as No. 92 Broadway, resolves itself into this fact that the 27 feet front on Broadway, and also No. 4 Wall street, have been sold by Mr. Reese for \$220,000 to the First National Bank and the Bank of the Republic. These concerns will jointly erect there a seven-story banking house, the lower floors of which are to be occupied by them, and the upper stories are to be let out as offices.

Of other business property sold at private contract, we hear that the estate of the late W. Wakeman has sold Nos. 13 and 15 Howard street, 25 feet west of Elm street, for \$21,000. The premises are now rented for over \$3,000 per annum.

Leonard J. Carpenter has sold during the week, for Robert Lennox Kennedy, the store No. 81 Murray street, to Warren Ackerman, for \$25,000. Mr. Taylor has sold for Mr. Platt the store No. 79 Murray street, at figures which have not transpired.

Messrs. McCafferty & Co., of No. 507 Madison avenue, have sold during the past week, the two houses on East Sixty-eighth street, recently described in these columns. Messrs. Timpson & Peet sold for them No. 34 East Sixty-eighth street, to Mr. Bolles for \$45,000, and Mr. McCafferty himself sold No. 36 East Sixty-eighth street to Mrs. Martine, for \$43,000. During the earlier part of the week, Mrs. E. S. Crank of the same firm sold No. 7 East Fifty-third street, 167 feet east of Fifth avenue (21x55x100), for \$55,000, to Mr. A. S. Whiton.

The estate of the late Mrs. Worth at Islip, L. I., has been purchased by H. P. Wood of this city for \$20,000.

The following are the sales at the Exchange Sales room for the week ending February 20:

* Indicates that the property described has been bid in for plaintiff's account:

Cherry st (No. 89), s s, 62.10 e James st, 16.8x70, three-story brick building, to Robert Irwin. (Partition sale).....	\$4,075
*Cliff st, s s, 100 e Concord av, 141.8x101.2, to John Blake. (Amount due, abt \$1,850) ...	500
*Cliff st, s w cor Tinton av, 28.4x101.2.....	500
Cliff st, s e cor Tinton av, 84.9x101.2..... } to John Blake. (Amount due, abt \$1,500)....	500
Franklin st (No. 177), s s, 148.9 w Hudson st, three-story brick dwell'g, 25x89.2, to W. Gilpen. (Executrix's sale).....	11,500
*Great Jones st (No. 23), s s, 25.8x100, to Mutual Life Ins. Co. (Amount due, abt \$22,150).....	22,000
Greene st (No. 104), e s, 200 s Prince st, 25x100, two-story brick building, to D. L. Einstein. (Partition sale).....	23,050
Greenwich st, s e cor Rector st, 44x28x45x28, to L. J. Berringer. (Amount due, abt \$8,550)....	11,000
Greenwich st (No. 131), s e cor Thames st, two-story and four-story brick houses, 19.1x 85.8, to H. Fricker. (Public auction sale) ..	11,250
*Manhattan st e s, 200 n w Bloomingdale road, 25x100, to John Webber. (Amount due, abt \$2,800).....	2,900
Spring st (Nos. 153 and 155), n s, 25 e South 5th av, 50x75, to A. R. Eno. (Partition sale)....	14,900
Spring st (No. 173), n s, 46.10 e Thompson st, 23.4x100, three-story brick house, to A. R. Eno. (Partition sale).....	8,550
Washington st (No. 279), e s, 66.2 n Warren st, five-story brick store, 26.3x75.10 to Bishop's lane, to J. Jones. (Executrix's sale).....	24,000
Washington st (No. 280), w s, 80.9 n Warren st, five-story brick store, 26.3x74.3, irreg., to J. Jones. (Executrix's sale).....	24,050
West st (Nos. 394 and 395), s e cor West 10th st, two three-story brick houses, 52.8x30x60.8 x28.11, to John Tietjen. (Executrix's sale).....	24,250
Waverly pl (Nos. 7 and 9), n e cor Mercer st, 50x108, two three-story brick houses, to H. S. Ely. (Executrix's sale).....	41,350

14th st (No. 138 E.), s s, 179.2 w 3d av, 20.10x 153.6x28.7x134.6, five-story brick (stone front) dwell'g, Daniel C. Connell. (Partition sale).....	18, 25
14th st (No. 140), s s, adj above, similar dwell'g, 20.10x134.6, to Levi Morris. (Partition sale).....	18, 100
18th st (No. 119), n s, 128.3 w Irving pl, 21.9x92, three-story stone front dwell'g, to Miss Brice (Surrogate's sale).....	17, 000
22d st (No. 245), n s, 375 w 7th av, three-story brick dwell'g, 25x98.9, to F. X. Hazman. (Public auction sale).....	14, 200
22d st (No. 25), n s, bet 5th and 6th avs, 25x98.9, five-story brick dwell'g and brick stable in rear, to M. Hemmingway. (½ part.) (Surrogate's sale).....	13, 300
24th st (No. 239), n s, 123 w 3d av, 24.4x98.8, five-story brick store and tenement, to J. I. West. (Amount due, abt \$1,690).....	14, 100
*27th st n s, 342.1 w 7th av, 24.8x98.9, to Bank for Savings. (Amount due, abt \$13,350).....	13, 100
*35th st (No. 30 W.), s s, 415 w 5th av, 2x98.9, to Alida L. Borland. (Amount due, abt \$16,600).....	15, 000
*44th st, n s, 158.4 e Madison av, 16.8x100.5, to M. W. Borland. (Amount due, abt \$16,800).....	17, 560
50th st (No. 46), s s, 581 w 5th av, four-story stone front dwell'g, with lease of lot, 20x 100.5, to B. P. Kissam. (Partition sale.) (Lease has 9 years to run; ground rent, \$36 per annum).....	16, 600
*74th st, s s, 283.4 w 1st av, 17.2x102.2, to Samuel B. Cruft. (Amount due, abt \$9,250).....	8, 000
117th st (No. 246 E.), s s, 100 w 2d av, three-story stone front dwell'g, 25x100.11, to H. Saultaugh. (Executor's sale).....	6, 300
134th st, s s, 100 e 12th av, 25x99.11, to John H. Small.....	1, 375
*Av A. s e cor 76th st, 25.6x98, to Joseph Orr. (Amount due, abt \$3,400).....	2, 300
South 5th av (No. 139), e s, 75 n Spring st, 25x 100, two-story brick factory, to A. R. Eno. (Partition sale).....	10, 200
*St. Nicholas av, w s, 51.1 s 150th st, 51.1x47.5x 49.11x36.8, to Lucene Guntung.....	4, 550
*Walton av, e s, opposite Findley, Clark and Arcularis avs, 35x—, 14 lots, to David T. Beecher. (Amount due, abt \$8,000).....	2, 925
*1st av, w s, 49.4 s 32d st, 24.8x100, to Mary J. Cushing. (Amount due, abt \$8,550).....	6, 000
3d av (No. 2156), w s, 25 s 118th st, two-story frame dwell'g, 25x100, to August Mentz. (Public auction sale).....	8, 850
6th av (No. 783), w s, n 44th st, 25x100, four-story brick house, to W. C. Stewart. (Public auction sale).....	31, 200
*7th av, w s, extd'g. from 146th to 147th sts, vacant, 199.10x100, to Nathaniel Jarvis, Jr. (Amount due, abt \$19,500).....	30, 000
12th av, s e cor 134th st, vacant, 24.11x100, to John H. Small.....	2, 300
12th av, e s, 24.11 s 134th st, 25x100, to Joseph King.....	1, 725
12th av, w s, 49.11 s 134th st, 50x100, to Susan King.....	3, 250
Total.....	\$500,930

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan, J. C. Eadie, J. Cole and Cole & Murphy have made the following sales for the week ending February 18:

Clymer st (No. 50), s s, bet Kent and Wythe avs, 20x120, three story brick dwell'g, to Adolph Kramer.....	\$3,000
*Dean st, n s, 100 w Underhill av, 25x88.6, to J. J. Wheeler.....	200
Eldert st, w s, extending from Broadway to Bushwick av, 55x100, to Samuel E. Faron. Halsey st, n e, cor Saratoga av, 100x100.....	500
Hancock st, s e, cor Saratoga av, 100x100, to E. L. Spencer.....	2, 950
*Halsey st, n s, 100 e Saratoga av, 100x100, to Joseph W. Aisop (et al).....	1, 550
Kosciusko st (No. 295), n s, near Throop av, 16.8x100, two story frame dwell'g, to Charles Story.....	2, 900
*McDomb st, s s, 250 e 6th av, 20x100, to Germania Savings Bank.....	1, 000
*Madison st, s s, 140 w Bedford av, 20x100, to John M. Davis.....	3, 300
Pacific st, n s, 175 w Bond st, 50x90, to C. F. Brooks.....	3, 500
*President st, northerly cor 3d av, 100x100, to Edward Olmstead (et al, trustees).....	8, 000
*Tompkins pl, w s, 210 n Degraw st, 20x112.6, to Mutual Life Insurance Co.....	5, 000
Union st, s s, 183.4 e Franklin av, 91x131, to Amelia Dickinson, mortgagee (Amount due about \$1,810).....	500
*Van Buren st, n s, 391.8 e Nostrand av, 16.8x 100, to Bowery Savings Bank.....	1, 100
*Warren st, s w s, 100 s e Nevins st, 25x100, to William M. Ingraham.....	700
*16th st, n e s, 348.9 s e 3d av, 18.8x86.8, to United States Trust Co.....	1, 000
*Atlantic av, s w cor Bedford av, 412.2x200 to Pacific st, s 501.2x218.11.....	20, 000
Atlantic av, s e cor Bedford av, 161x201.11 to Pacific st, x92 10x218, vacant.....	20, 000
to The Equitable Life Assur. Soc., U. S.....	20, 000
Bedford av, e s, 257.6 n Park av, 37.6x100, to C. I. Church. (Morts. \$1,100).....	1, 150
Flushing av, n s, 675 e Bedford av, 25x100, to Henry Hagner. (Amount due, abt \$1,074).....	500
Gates av, s s, 225 w Nostrand av, 25x100, to J. B. King.....	1, 000

Myrtle av, No. 376, to C. C. Watson.....	7, 775
Nostrand av, w s, 232.3 s Flushing av, 60x100, to Kings' Co. Fire Ins. Co.....	6, 000
*St. Marks av, s s, 162.3 e Flitbush av, 16.8x 44.10x25.10x61.11, to William Nordstick.....	3, 600
*3d av, e s, 80.2 s 38th st, 20x100, to Oscar F. Parker.....	500
Total.....	\$75,725

BUILDING MATERIAL MARKET.

BRICK.—Much the same general situation is to be noted on the market for common Hard Brick. The advantage is entirely with the selling interest and when any stock can be offered it finds buyers ready to snap it up, and without much resistance to the price asked. Some few arrivals of Haverstraws took place this week and they at once sold for \$11 per M and those who secured the offering apparently thinking themselves lucky. Further receipts from Long Island have continued to sell at \$11.50 per M and we understand a few Pales came to hand for which buyers were secured at \$8.25 per M. Stock from yard in the meantime has been selling readily and with some freedom considering the amount available. Rates obtained were in all cases very high but still variable as in view of the liberal margin on which they are working dealers can afford to make occasional discriminations according to the circumstances under which negotiations transpire. So long as supply and demand stand in the present attitude toward each other, full prices must naturally be sustained, but it may be accepted as a certainty that as soon as adverse influences are removed the offering will increase from such supplies as may be left in the hands of manufacturers and it is intimated that unless the price goes off very materially some of the stock now at primary points under control of city builders will be thrown upon the market. With the exception of the rates above named there is no valuation, and we again omit quotations as simply nominal and useless.

CEMENT.—Rosendale continues to sell with freedom from yard and at full former rates, with stocks reduced. Saylor's Portland meets with full proportion of demand, and the manufacturers have advanced the cost to \$2.65@3.00 per bbl. On foreign Portland there is a strong and somewhat buoyant market, in view of the small amounts coming to hand, the good demand for present and future delivery and the continued upward turn on the line of freight charges from abroad.

GLASS.—The market for window glass continues very firm, with a tendency to buoyancy. Manufacturers find themselves constantly beset with orders they are compelled to refuse, in view of contracts under which their product is exhausted about as fast as completed, and this naturally is stimulating. It is, however, difficult to give a quotation in view of the necessarily limited business. Importers are also short on supplies, as about all coming in has either to be delivered on contract or is quickly taken up by buyers standing ready for it, who secure stock first, and ask the price afterward.

HARDWARE.—The general situation is much the same as for some time noted. All kinds of domestic hardware are in good, full demand, with the reports from the interior indicating that most dependent points are short of stocks still, and that calls to replenish are likely to continue without interruption for some time to come. A very fair amount is going out on export account, but against this the imports are steadily increasing, and the indications are that ruling prices will draw a pretty full supply of foreign hardware. Cost here is well maintained, and additions are constantly making, though not quite so extensively as heretofore. The announcements since our last include the following:

The manufacturers of Rules have advanced their prices to discount 55 and 10 per cent. for Boxwood, and 45 and 10 per cent. for Ivory.

The E. D. Clapp Manufacturing Company have issued a revised list for Fifth Wheels, showing an advance of 75c per doz.

At a recent meeting the manufacturers of Sash Weights fixed upon the following advanced rates: Sash Weights, in lots of 500 lbs or more, 2½c per lb, net. For all dumb waiter and extra size Sash Weights, 1½c per lb advance over the above-named price. Terms, net cash, thirty days. Regular standard sizes to run from two to thirty lbs.

The Stanley Rule & Level Co. have issued a new discount sheet, changing all goods that were formerly quoted 25 per cent. discount to 20 per cent.

The New England and Ohio Butt Co.'s have revised their quotations for Cast Butts. Clark's Loose Pin Butts have been advanced to 25 and 10 per cent. The E. D. Clapp Mfg. Co. have advanced Fifth Wheels 75 cents per doz.

Sargent & Co. have advanced Bailey's Plane and Plane Irons to discount 20 and 10 per cent. Jack Chain has advanced to 40 and 10 per cent. discount for Iron and 30 and 10 for brass. Safety Chain has been placed at 30 and 10 per cent. discount. Japanned Screws are quoted 20 and 10 per cent. discount—before 25 and 10.

The Nicholson Co.'s Files have been advanced to discount 20 per cent. N. R. Ostrander's Patented Speaking Tube Whistles have the following addition to list: Beveled Speaking Tube Whistle, No. 152, Whistle with Indicator, Nickerled, \$12 per doz; do 153, do without do, do \$11 do; do 154, do with do \$12.

Bronze, \$24 do; do 155, do do do. Gold Bronze, \$24 do; do 155½, Nickerled Roses for No. 152 and 153, \$1.20 do; New Flanged Design Whistle, with Fast Rosette, No. 156, Whistle with Indicator, Nickerled, \$12 per doz; do 157, do without do, do \$11 do; The Rounded Whistle, Heavy Porcelain Mouthpiece and Japanned Body, No. 158, Whistle with Indicator, Japanned, \$5 per doz; do 159, do without do, do \$4 do.

The manufacturers will, on March 1st, advance the price of Bonney's Hollow Auger to list \$48 per doz., discount 25 and 10 per cent, and Bonney's Spoke Trimmers, list \$10 per doz. discount 40 and 5 per cent. There is an advance in the price of Gem Door Springs to net list; Star Door Springs to 20 per cent. discount, and Domestic Blind Adjusters to 5 per cent. discount.

LATH.—The market has remained quiet and more or less nominal. One sale, it is said, was made from first hands at \$2.75 per M., and this is certainly the rate pretty much all receivers expect, and some talk even higher, but in view of the limited amount of business made public, it is best to accept quotations, *cum grana salis*, until the test of larger operations is obtained. A cargo here, and a buyer anxious or determined to have it would result in a very high figure, but there is the possibility that demand may have become checked by the cost, and that unusual efforts to get stock forward may bring forward a larger simultaneous arrival than generally calculated upon. We hear very irregular quotations for yard rates, and some about as low as the supposed cargo value.

LIME.—The market has remained firm and demand good enough to have exhausted much greater amounts of stocks were they within reach. There appears to be a very general expectation that a considerable further addition to cost will be made before spring.

LUMBER.—Our local wholesale market for immediate delivery is, to a large extent, nominal, owing to the limited supply, and, in most cases, entire absence of supply in first hands. Dealers have an idea of what they could obtain and, in some cases, the idea is a remarkably full one as the demand not only exists for a considerable amount of stock but buyers are anxious enough to compete sharply were they offered the opportunity. The same condition of affairs prevails to some extent on future deliveries, a very large proportion of the manufacturers refusing for a time to name a rate until they can see their way clear on orders already in hand. In fact, everything continues promising for a brilliant opening of the spring trade, and the market is strong and cheerful throughout. As noted in our last, there is an element of conservatism extant which gives currency to the view that the gain already made in price is all that can fairly be expected by manufacturers through legitimate stimulants, but not many are willing to predict any material reaction, nor do we think any would miss the opportunity to purchase a desirable offering under the expectation that holding off would give them better terms. Bonded stock is selling freely for export at extreme rates.

Spruce, so far as it has a market, is firm. Scarcely anything in the way of a random offering, however, can be depended upon for some time to come as transportation facilities are scarce and high and most of the room available is wanted to bring forward stuff on contracts. About \$16.50@18, however, continues to be named as possible rates and, indeed, about as low as manufacturers could be induced to forward against, as they can do quite as well on foreign orders. We have seen letters this week from Calais, Me., reporting sales of many hundred standard deals for the English market at prices proportionately as high as the above, while the sizes were such as would be considered long at delivery on this market. Specials are quoted at about \$18@21, but buyers more anxious to close contracts than manufacturers or their agents.

Hemlock commences to take a rather more important position upon the list, and is said to have sold with considerable freedom on contract for future delivery, as well as to the full extent of the near-by offering. Quotations range at about \$13.50@14.50 per M.

White Pine has not greatly changed except that rates are in a few cases a trifle better. On home account, the movement is good, unusually so for the season, and the export keeps up to a volume beyond the expectations of the most sanguine, causing a steady reduction of stock and a corresponding strengthening of the position of holders. In fact, dealers now calculate upon selling every foot of shipping quality before they can reach supplies to replenish. We quote at \$17@18 per M. for West India shipping boards; \$22@25 for South American do.; \$16.50@17 for box boards; \$17.50@18 for do. wide and sound, do.

Yellow Pine continues in demand and very firm, with a possibility that our figures are too low, if anything, but as business is almost at a stand still for want of an offering, all quotations will have to be accepted as nominal for the present. Buyers are to be found for delivery here or at depended points in goodly number, and also for cargoes to be shipped direct from place of production, but as with other classes of lumber, the full capacity of the mills is said to be engaged so far ahead as to preclude the acceptance of further orders for a time. Manufacturers, too, expect their product to be wanted to make good the shortage on other kinds of lumber and a "boom" for Yellow Pine is predicted with confidence. We quote random cargoes at about \$21.00@22.00 per M.; ordered cargoes, \$23.00@4.00 do. Green flooring boards \$20.00 do.

Cargoes at the South \$13@14.50 per M. for rough, and \$16@18 for dressed at Atlantic ports; \$12.75@14 for rough, and \$16@18 for dressed at Gulf ports; hewed timber, \$8.50@14.

Hardwoods continue in demand, and when offered command extreme rates. Supplies, however, are small and business limited. We quote at wholesale rates by car-load, about as follows: Walnut, \$77@85 per M.; ash, \$33@36 do.; oak, \$3@40 do.; maple, \$30@35; chestnut, 1st and 2d, \$31@35; do. do. culls \$18@20 do.; cherry, \$45@75 do.; white wood, 1/2 and 3/4 inch, \$25@27.50, and do. inch, \$23@25 do.; Hickory, \$35@45 do. for Western, and \$35@75 for good nearby stock.

Shingles are firm and sell fairly. The export movement is cultivated to the greatest extent at this season, but there is an occasional opening on home account, especially for cedar. We quote Cypress at about \$6 for saps, and \$8.50@9 for hearts; pine shipping stocks, \$4 for 18-inch, and Eastern saw grades at \$2.50@4.50 for 16 inch as to quality and quantity. Machine dressed cedar shingles quoted as follows: For 30 inch \$16@22.25 for A and \$28.75@33.25 for No. 1; for 24-inch, \$6.50@16 for A and \$16.7@23 for No. 1; for 20-inch, \$5@10.50 for A and \$11.25@15.75 for No. 1.

Yard trade has been good at all times and in many cases very free, with a steady weekly reduction of stock on the more desirable styles. This, and the situation of the wholesale market supports and stimulates values all around.

From among the lumber charters recently reported we select the following:

A Sve. barque, 598 tons, from Pensacola to a direct port United Kingdom, hewn timber, 365, sawn timber, 23 1/2 bd., and deals, 23 1/2 s.; a Nor. barque, 653 tons, from Dobby to the United Kingdom, sawn timber, \$5 10s., and hewn 33s. 6d.; a Nor. barque, 617 tons, from Dobby to Cork and United Kingdom, sawn timber, 25 10s., and hewn 36s., direct port 2s. 6d. off; a Br. barque, 522 tons, from Dobby to the United Kingdom, hewn timber, 33s. 6d.; a Br. barque, 567 tons, from Portland to Liverpool or the Clyde, timber, private terms; a Br. barque, 1137 tons, from St. John, N. B., to Liverpool, Bristol or Glasgow, deals, 52s. 6d.; a Br. barque, 623 tons, from St. John, N. B., to Limerick, deals, 55s; two scbrs., 108 tons and 149 tons, from Pisarino, N. B., to New York, spiling, 3 1/2 c. foot; a schr., 150 tons, from Wilmington to Point-a-Petre, lumber, \$6; a brig, 336 tons, from Pensacola to Santos, lumber, 20 net; a barque, 250 M lumber, from Brunswick to Port Spain, \$8; a brig, 350 M lumber, from Pensacola to New Haven, \$8.50; a schr., 200 M lumber, from Brunswick to Philadelphia, \$6 62 1/2; a schr., 153 M lumber, from Mobile to New York, \$5.50; a schr., 125 tons, hence to Jacksonville and back with lumber, about \$9.50 for the round; a schr., 275 M lumber, from Savannah to New York, \$6.50; two scbrs., 300 M lumber each, from Apalachicola to Philadelphia, \$8.75; a schr., 200 M lumber, from Brunswick to New York, \$7.

Exports of lumber from the port of New York:

	This Week.	Since Jan. 1, feet.
West Indies	508,007	3,189,973
South America	631,850	4,088,394
East Indies	528,638	1,864,389
Europe, Continent	20,000	187,923
Europe, United Kingdom	81,000	601,761
Total	1,769,485	9,932,440

THE WEST.

SAGINAW VALLEY.
Lumberman's Gazette Office,
BAY CITY, February 17, 1880.

There is not much to be said of the market different from what has been noted for the past month. The advantage is on the side of the manufacturers and holders of lumber. The stock now on the docks can only be touched at outside figures, and no great desire is manifested to contract next season's cut, except when figures are offered which are sure to cover future possibilities. The stock on the market is steadily decreasing and the common reply to the query, "Are you selling any lumber Mr. A?" is "I have none to sell, sir." The warm weather prevailing must put an end to logging operations and result in disaster to jobbers and revive the conundrum, will there be logs enough for next season's cut? Sales are made at quotations, but mostly comprise stock to be cut. The improvement in shingles continues and an active inquiry pervades the market.

We continue quotations as before:

Three upper qualities	\$30 00@32 00
Common	13 00@14 00
Shipping culls	6 50@ 7 00
Lath	1 1/2 @ 1 50
Shingles	1 25 @ 2 65

The following from the *Northwestern Lumberman*:

CHICAGO, February 12, 1880.

Under the influence of the colder and more settled weather of the past week, the indications are, as a whole, materially improved. Some prominent dealers report 10 per cent. more trade than in the corresponding week of last year, notwithstanding the cut railroad rates which then formed so great an incentive to retail buyers to stock up their yards. Others report trade "full an average," others "beyond our expectations," others "fair," but in no case have we found a dealer who did not express himself as fully satisfied with its present volume and future pros-

pects. Values are evidently advancing, although no advance is noted in the lists. One house which sold 100,000 feet of fencing at \$14, afterwards paid \$14.50 for 80,000 feet, and offered the same price for 400,000 more, which was declined. Small timber, of sizes which were held at \$12.50 in the interchange among themselves, and certain sizes have sold at \$13, and are in demand at that price. The general impression among the trade is that until the green stock of the spring cut begins to arrive, and, probably, until August, prices will be firm, with an advancing tendency. With the exhaustion of dry stock, green lumber, which must be held for seasoning, will probably drop off somewhat, but as it reaches marketable condition will regain its firmness, and the closing part of the season will witness a range of prices probably higher than those now prevailing. This we give simply as the surmise of those best qualified to judge of the prospects of the future. The railroads are consuming large quantities of lumber, one road having purchased \$14,000 worth within the past two weeks for its own use in Nebraska.

The news from the logging districts is favorable for a crop of logs fully equal to the stock of last year; that it will be in excess is hardly to be apprehended. As we have often stated, there are but few streams which can materially increase their boomage capacity over last season were the winter prospects favorable for an increased supply, which is not at this date increased in many, and, probably, in a majority, of the logging districts above the legitimate advance which has occurred in supplies. While it is true that sprinkled roads can be utilized in the absence of snow, to a great extent, the operation involves a great amount of labor in requiring a more elaborate grading of the road, while the work of skidding from the stump to the road cannot be assisted by the sprinkling process. With warm days, hauling upon these artificial roads is greatly impeded, and night work is necessarily increased, while the expense multiplies, and the amount of work performed is materially lessened.

The transportation facilities from the mills to the market will be materially lessened the coming season by the withdrawal of a large number of vessels, hitherto relied upon, which are already chartered for the iron trade, while little or no aid can be expected from the better grade of vessels so long as the present accumulations of grain shall furnish them with cargoes for trips to Buffalo and other lower lake ports. The amount of lumber which this class of vessels will transport on return trips will form but a small proportion of the accumulations to be moved. We sum up the markets of the week with the assertion that trade is good. Prices are firm with an advancing tendency noted on all grades, and the outlook for the season is all that the most sanguine can expect. From the country, reports are of the most encouraging character, indicating a larger consumption than in any former year.

Looking at the future, it is evident that the era of low prices cannot again be reasonably expected to return. The demand for lumber will no doubt continue for a couple of years, affording fair remuneration to all who operate in it. After that the question of stumpage will fully control the market. The lumbermen, being out of debt and forehanded, will naturally decline to part with their pine without a reasonable remuneration. Already we hear of stumpage on the Menominee River advancing to \$2.50 and \$3, while on the Manistee, lands which were held but a year or two since at \$1.50 and \$2 stumpage, are now held firm at \$4 and \$5, and sales are not infrequent at these rates. With an increased cost of the standing timber, and its greater concentration in the hands of those able to hold it, there can be no doubt that the policy of refusing to put it on the market, except at remunerative prices, will largely increase with each year. Without endeavoring either to bull or to bear the market a careful examination of all points entering as factors to determine the future of the trade must, we think, convince the candid reader of the correctness of our conclusions. That the demand is yearly increasing with the growth and development of the country, especially those portions which possess no timber resources in themselves, is true, and while there is no present danger of a famine, every candid mind will acknowledge that the limit of supply will at no very distant day be reached. The fact that in the Saginaw tributaries logs as small as six inches in diameter are no longer rejected by many lumbermen is a most suggestive subject for consideration.

THE PROVINCES.

The Toronto *Monetary Times and Trade Review* has the following on Canadian lumber and timber.

The prospect is brightening for our lumber interests. During the last week of January and the first week of this month, there have been an unusual number of American buyers in Ottawa, brought thither, no doubt, by the "jump" in prices of Michigan woods; and 2,000,000 feet were sold in the last week of January. At Quebec, one firm has sold both its old and new stocks of deals, 15 vessel loads; and another concern expects to load 25 to 30 vessels. Messrs. Gilmour & Co.'s prices at a recent large sale were reported to be \$104, \$68 and \$37.50 for 1st, 2d and 3d quality, respectively. The indications are that our deals will go more largely to Britain than the United States this year. The increase in rates of charter for the early Spring timber fleet is as 70s against 6s last season, and, according to the *Chronicle*, a number of vessels have been chartered in England at the former figure. From New Brunswick, we learn that the lumber exports thence to European ports last month were four times as large as in January, 1879. Bristol, Penarth and Liverpool taking the largest quantity of deals,

but London, Glasgow, Queenstown and Liverpool all the timber. An indication of the demand may be found in a sale of inferior lumber, made within the week on the Northern Railway at \$13 per thousand, which, in December last would scarcely have brought \$8. And on the Ottawa, we are told, from \$21 to \$24 is being got this week for merchantable sidings. These are some of the indications of revival which are as welcome as they are novel.

With a view of learning what stocks were held in Canada, and on what scale operations were being conducted this winter, we began correspondence at the close of last year, with lumber operators from Lakes Huron and Erie, to the Baie des Chaleurs. While we have not heard fully from them all, the figures and opinions given by the sixty or seventy who replied to our circular enable us to form a tolerable approximation to the actual cut.

Beginning with the Western peninsula of Ontario, where but little pine timber remains, we note what is doing in various woods. Some 2,000,000 feet of white ash, white oak, sycamore and balsam were intended to be got out in Essex; the soft weather has, probably, curtailed operations. On the Au Sauble River, (Bruce,) 1,000,000 feet; at Buckorn, (Kent,) 500,000 feet ash, oak, maple, sycamore, &c. On Bear Creek, square white oak, rock elm and staves; out of Greenock swamp, (at Mitchell & Newry,) 3,000,000 feet of lumber are expected; in Oxford and Norfolk Cos., (Tilson, McKnight, McColl,) 2,000,000; Ancaster, (Thompson) 1,000,000, which quantity, of 26,500,000 or say at most 30,000,000 feet, probably represents the cut of the peninsula west of the County of Simcoe, if indeed, this quantity be not lessened by the lack of snow thus far. In the Muskoka District, we learn, so despondent were a number of the operators, on account of the open weather, that some of the camps have been broken up, and operations abandoned for the season. Notwithstanding this, the cut this season is expected to be larger than last. Operations on the Georgian Bay are expected to be about as large as last year. In the Ottawa District, with colder weather, lumbering has been actively carried on.

There is intended to be got out during the present lumbering season the following quantities of lumber at the following points: Feet, board measure—Total for Georgian Bay, 149,000,000 feet; total for Muskoka district, &c., 113,500,000 feet; total for Midland district, 50,500,000 feet; Ottawa River and tributaries, 280,000,000 feet; other points, 91,500,000; total Ontario and Quebec, 684,500,000 feet. If to this 684,000,000 feet we add the cut of New Brunswick, 80,000,000, we have 1,064,000,000 feet as the total of the Dominion.

The cut of New Brunswick is estimated to be larger this season than last. One authority places the quantity of deals and boards to be got out at 270,000,000 feet, another more nearly 400,000,000. Expected shipments from that province are distributed as follows:

	Feet.
St. John	200,000,000
Miramichi River	100,000,000
Baie de Chaleur	30,000,000
Shediac, Richibucto, &c.	30,000,000
St. Croix River	20,000,000
Total	580,000,000

We note that the quantity wintered at Miramichi was, at the close of 1879, 11,000,000 superficial feet in the log and 44,000,000 feet sawn stock, against 12,000,000 in logs and 35,000,000 sawn in 1878, and 14,000,000 in log and 25,000,000 sawn at close of 1877.

The shipments from all New Brunswick ports were as under of deals in the years named:

	Feet.
1878—Deals shipped	348,166,000
1879— "	327,338,000

And in 1877 there were from St. John, Miramichi and Richibucto, without other points, as much as 388,279,000 feet, showing that the decline of the two latter years was considerable.

FOREIGN.

The *Timber Trade's Journal* has the following:

GLASGOW.

With the exception of a cargo American Birch Timber brought here coastwise, consigned to Messrs. Edmiston & Mitchel, there are no imports to report at this time.

On Thursday, Messrs. Edmiston & Mitchel held a public sale of American timber at Greenock. There was a good attendance, and fair prices were obtained.

Of course the limited stocks on hand at present, especially of the best timber, and the length of time likely to elapse before fresh cargoes can be imported, inclines the seller to hold rather than dispose freely at unsatisfactory rates.

	Per c. ft.
Quebec, waney boardwood, 75 c. ft., per log, 2s. 8d.	
" " " " " " " " " " " "	1s. 11 1/2d.
" " " " " " " " " " " "	1s. 9d.
" yellow pine tim. 45 to 55 " " " " " "	14d. & 14 1/2d.
" " " " " " " " " " " "	12d. & 13d.
" red pine " " " " " " " " " "	15d.
" oak " " " " " " " " " "	23d.

ABERDEEN.

Messrs. Neil Smith, Jr., & Co., held a sale on Saturday last when there were exposed 14,000 cubic feet waney and square pine, 4,000 feet deck wood and beam fittings, also oak, elm, birch, pitch pine and Michigan pine deals. There was a large attendance of buyers, and prices realized were considerably in advance of some former sales. We quote the following as an average: waney pine, from 2s. 6d. to 3s. 2d., deck wood from 1s. 6d. to 1s. 11d.; pine deals, about 3s. 6d.; pitch pine, about 1s. 7d. per cubic foot.

The London Timber Trade's Journal has the following on the Australian timber market.

From advices received by the last Australian mail, we learn that the stock of timber at Melbourne is very heavy, and that prices are not likely to improve for some time to come. Stocks have been added to by an arrival of Oregon timber per William Mudgett; but as yet it has not been offered at auction. Rough Oregon in large parcels, is worth about 11s. 6d. to 12s.; flooring t & g, 6x1, sells up to 19s.

Sydney reports the timber trade unusually dull, the market continuing to be overstocked with Oregon timber and redwood. Cedar, in log; trade excessive. One fine lot from Cape Byron sold at 17s. market value from 10s. to 18s. per 100 ft. superficial. Queensland cedar, in log; no business doing it is quoted at 21s. per 100 ft. superficial, girth measurement. Pine, in log; shipments continue to arrive, several sales have been made at the current rate, 7s. 3d. per 100 ft. superficial, very little demand and prices will gradually decline. Hardwood, in log, from the Clyde and southern ports; very little demand at 6s. 6d. per 100 ft. superficial; hardwood, in cargoes, sawn and assorted; there is little demand from southern at 8s. to 9s. per 100 ft. superficial. At Adelaide we note that the cargo ex "Gevalia" from the Baltic was sold by auction at from 37gd. to 37gd. as 9x3. Since then a cargo has been placed privately to arrive at 37gd as 9x3. Flooring-boards are without any material alteration. The cargo of Oregon ex "Lady Bowen" was offered publicly, but only a portion was disposed of at market rates. Cedar is firm, but there is not much doing. We append particulars of the auctions which have come to hand:—Messrs. Maurice Salom & Co. have sold at Port Adelaide the entire cargo of the "Gevalia," from Ljusna (Baltic), consisting of 12,930 redwood deals, planks and battens assorted—9x2, 9x3, 9x4, 8x3 and 7x3, 11x3, and 11x4, for Mr. Thomas Graves, at from 37gd. to 37gd. per foot as 9x3; also for Messrs. Stilling & Co., portion of the cargo of Oregon timber ex "T. J. Southard," at 1s. 8d. to 1s. 9d. per cube.

NAILS.—Business still appears to be somewhat behind the calculations of many dealers, buyers moving with much caution and very rarely in excess of early and well-known wants. This, no doubt, is the result of the full cost of goods. Stocks, however, remain under perfect control and the product under careful adjustment to the requirements of the market and holders are very firm at full former rates. We quote 10d to 6d common fence and sheathing, per keg, \$3.25; 8d and 9d common do, per keg, \$3.50; 6d and 7d common do, per keg, \$3.75; 4d and 5d, common do, per keg, \$6.00; 3d and 4d, light, per keg, \$6.75; 3d, fine, per keg, \$7.50; 2d per keg, \$7.50. Cut spikes, all sizes, \$5.75. Floor casing and box, \$6.00@6.75. Finishing, \$6.25@7.25.

CLINCH NAILS.

1 1/4 to 1 1/2 in. 2 & 2 1/4 in. 2 1/2 & 2 3/4 in. 3 in. & longer.
\$7.75@7.85 \$7.25 \$7.00 \$6.75 per keg.

PIT-R.—Stocks not very large, but kept full enough to meet the calls, with a small margin to spare. Prices about as before and ruling steady. We quote at \$2.00@2.12 1/2 per bbl. for city delivered.

SPRITS TURPENTINE.—No call for consumption and domestic continues about as usual, and sellers secure a fair margin over the wholesale cost. From first hands stock have had an irregular movement, but as a rule were held well up on cost, with a further advance recently asked. As this report is closed, the quotations stand about \$45@46 per gallon, according to the quantity of the stock handled.

TAR.—A moderately active jobbing trade has been done and in some cases at a slight advance. The wholesale market without much animation and the tone on values unsettled, though slightly tending to weakness. We quote at \$2.2 1/2@2.12 1/2 per bbl. for Newberne and Washington, and \$2.02@2.12 1/2 for Wilmington, according to size of invoice.

OLLS.—The market undergoes no great change. A fair average distribution of jobbing parcels takes place and prices rule about steady, while in a wholesale way there is some little irregularity, but mostly in an ordinary form. Linseed oil quoted at 80@85c. from crushers hands.

PAINTS.—Demand is good and improving. Considerable amounts of stock are wanted on local account and for near-by dependent points, while from the interior there is a steady growth of orders, with indications that the spring trade will be good. Stocks are ample for all present calls, but compact enough to remain under good control, and holders ideas on value are full and strong, with a slight inclination to buoyancy in some cases.

CONVEYANCES.

NEW YORK CITY.

FEBRUARY 12, 13, 14, 16, 17, 18.

Allen st (No. 202), e s, 97.9 s Houston st, runs north 22.3 x east 50 x south 21.6 x east 37.6 x south 0.9 x west 87.6 to beginning, two-story frame (brick front) store and dwell'g. William Reid to Emilie Bartell. Feb. 16.....\$5,000

Broadway (No. 371), w s, 75 n Franklin st, 25x150 to Franklin alley, five-story stone front store. Edward S. Dakin, referee, to Samuel A. Wood. (1/2 part.) Jan. 19.....\$5,000
 Broadway (Nos. 628 and 630), e s, 125 s Bleeker st, 50x194.2 to Crosby st, x46.7x196, two two-story brick stores and two-story brick extension, Nos. 160 and 162 Crosby st. Cornelia Graham, individ. and with others exrs. J. H. Graham, dec'd, to John H. Mahony. February 16.....111,200
 Barclay st, s s, 275.2 w Church st, 50x100, Hattie A. wife of James P. Dike, Brooklyn, to Henry A. Dike, Montclair, N. J. (1-6 part.) May 1, 1875.....10,000
 Bleeker st, s w cor Mulberry st, 24x103x46x94.3, strip adj. on w, 0.4x50, No. 48 Bleeker st, three-story brick store and dwell'g; No. 309 Mulberry st, four-story brick dwell'g, and No. 311 Mulberry st, one-story frame store and dwell'g. Augustus T. Gillender to Frederick J. Brown. (Mort. \$13,000). February 19.....25,000
 Bloomingdale road (now closed), e s, 75.11 n 100th st, runs north 25 x west to centre Bloomingdale road, x south 25 x east to be ginning. William H. Roff to Thomas M. Peters, exr., &c., Sarah A. Richmond, dec'd. Feb. 13.....500
 Boulevard, w s, extdg. from 140th to 141st st, 199.16x100, two-story brick dwell'g and two-story brick stable. 140th st, n s, 100 w Boulevard, 25x99.11.....141st st, s s, 100 w Boulevard, 25x99.11.....The German Savings Bank, New York, to Sarah M. Starr, widow. (C. a. G.) January 31.....40,000
 Broome st (No. 132), s s, 75 e Pitt st, runs south 80 x west 0.8 x south 20.3 x east 25.8 x north 100.3 to Broome st, x west 25, four-story brick tenem't. (Foreclos.) James Wiley to Mary Voight, Bedford, N. Y. Feb. 16.....8,450
 Chrystie st (No. 112), e s, 125 n Grand st, 25x100, five-story brick store and tenem't and five-story brick tenem't in rear. Charles L. Adrian to Michael Reinhart. (C. a. G.) (Mort. \$9,000). Feb. 11.....12,500
 Columbia st (No. 111), w s, 125 n Stanton st, 25x100, five-story brick store and tenem't. Charles Lehmann to Michael Reinhart. (C. a. G.) (Mort. \$9,000). Feb. 11.....11,000
 Crosby st (Nos. 65 and 69), e s, 42.4 s Spring st, 50x100, four-story stone front factory. Frederick Hornby to Leopold Sinzheimer. Jan. 9.....39,000
 Division st, n s, 22.5 e Ridge st, 22.5x53.10x20x64.1, two-story brick dwell'g. An Association for the Relief of Respectable Aged Indigent Females, New York, to Daniel Murphy. Feb. 2.....3,800
 Elizabeth st (No. 189), w s, 183.10 s Prince st, 25x94, five-story brick store and tenem't. Mathilde wife of Bernhard Ginsburg to Henry S. Cohn. (Mort. \$14,000). Feb. 14.....20,000
 Great Jones st (No. 23), s s, 25.8x100, five and six-story brick hotel. (Foreclos.) William P. Dixon to The Mutual Life Ins. Co., New York. Feb. 17.....22,000
 Ganesvoort st (No. 86), s s, 102.11 w Washington st, 20x54.10x20x35.10, three-story frame dwell'g and part of two-story frame stable in rear. Henry Dubois, Sea Cliff, L. I., to Mary Archer. Feb. 9.....8,000
 Same property. Release mortgage. Wm. Colgate to Henry Dubois. Feb. 11.....2,000
 Houston st (No. 123), s s, 54 e Chrystie st, 27x74.3, six-story brick store and tenem't. George Beltz, Utica, N. Y., to Nicolaus Schachtel. (Morts. \$16,000). Feb. 9.....19,000
 Houston st (Nos. 375, 377 and 379), s w cor Willett st, 50x50, three two-story frame (brick front) stores and dwell'gs and two-story brick extension on 379.....Grand st (No. 474), n s, 75 w Willett st, 25x100, two-story frame store and dwell'g.....Pitt st (No. 127), w s, 25x100, two-story frame (brick front) store and dwell'g and three two-story frame stables in rear.....Walter A. Appleby, heir W. Appleby, to Joseph C. Appleby, Manhasset. (All title.) Feb. 18.....4,000
 New st, e s, 150.1 s Wall st, runs east 73.7 x north 0.9 x east along lands of New York Stock Exchange Building Co. 79.10 to Broad st, at point 124.4 s Wall st, x south 24.4 x west 82.2 x south 42.4 x west 67.1 to New st, x north 67.10, being known as Nos. 12, 14 and 16 New st and No. 14 Broad st, Nos. 12, 14 and 16 New st, three-story brick exchange; No. 14 Broad, four-story stone front office building. Alexander Hamilton and Mary L. March, exrs., &c., J. P. March, dec'd, and Mary L. March, widow, and Charles D. March to The New York Stock Exchange Building Co. (M. \$50,000) Dec. 23, 79.....375,000

Reade st, s w cor Washington st, 24x64; also moneys held by Chamberlain of city New York; also out-of-town real estate. Harriet Peters, of Stuyvesant, Columbia Co., N. Y., to Valentine Marsh. Life estate in 1/3 of said property conveyed in trust. Feb. 6.....nom
 Varick st (No. 34), e s, 28.6x75, three-story brick dwell'g. B. H. Hutton and H. R. Benard (exrs. J. Benard) to The Rector, &c., Trinity Church. Feb. 13.....19,000
 West Washington pl (No. 28), n s, 80 e 6th av, runs north 92.4 x west 6.7 x south 42.10 x west 15 x south 21 x west 5 x south 26 to West Washington pl, x east 20, four-story brick dwell'g. (Partition.) George G. De Witt, Jr., to Henry Thole. Feb. 16.....6,650
 White st (No. 59), n s, 25x113.8x25x113.9, five-story stone front store. Edward S. Dakin, referee, to Samuel A. Wood. (1/2 part.) Jan. 19.....30,000
 William st (No. 71), n w cor Cedar st, 41x70.6x51.6x69, two five-story brick stores. (Foreclos.) Francis F. Marbury, Jr., to Matthew Wilks. Feb. 17.....70,500
 6th st (No. 216), s s, 230 e 3d av, 25x100, five-story brick store and tenem't. Louis P. Rollwagen to Magdalena Rollwagen. Feb. 16, 13, 500
 Same property. Geo. F. and J. C. Julius Langbein to Louis P. Rollwagen. (Release judgt.) Feb. 16.....nom
 10th st, n s, 47.10 e Av A, 23.10x109.7. Mary Moses, extrx. Henry Moses, to Bernard Hess. Document certifies as to reduction of mortgage.
 11th st (No. 50), s s, 169.10 w University pl, 25x94.10, three-story brick dwell'g. (Partition.) Amasa A. Redfield to Oscar F. Shaw. December 5.....11,600
 13th st, s s, 150 w 5th av.....Mott st (No. 107).....2d av, n w cor 57th st.....2d av, w s, 60.5 n 57th st.....28th st, s s, 254.2 e Madison av. (Release of dower.) Ruth Marshall, widow, to Madison M. Marshall. Feb. 16.....nom
 13th st (No. 217), n s, 241.8 w 7th av, 20.10x75, three-story brick dwell'g. Edwin Gomez to Ziba H. Kitchen. (Mort. \$7,000 and int.) Feb. 7.....11,000
 15th st (No. 344), s s, 306.3 e 9th av, 18.9x81.3, three-story brick dwell'g. Sophie L. McLintock and ano., exrs. Sophia V. Seybel, dec'd, to Daniel E. Seybel. Feb. 12.....7,000
 15th st (No. 136 E.), s s, 182 e Irving pl, 22x84, four-story brick dwell'g. Edward Kearney to Frank Bracht. (C. a. G.) May 17.....12,000
 16th st (No. 133 E.), n s, 213.3 w 3d av, 23.1x92. Max Strakosch to Jacob Stout. (Mort. \$7,500). Jan. 30.....nom
 16th st (Nos. 229 and 231), n s, 338.1 w 7th av, 58.9x100; No. 231, one and three-story frame corrugated iron hall; No. 229, three-story frame dwell'g and one-story frame stable in rear. Frederick J. Brown, Middletown, N. Y., to Augustus T. Gillender. (Mort. \$6,000). Feb. 6.....18,000
 16th st, n s, 337 w 7th av, 1x100. Frederick J. Brown, Middletown, N. Y., to Augustus T. Gillender. Feb. 6.....nom
 17th st (No. 350), s s, 80 w 1st av, 20x46, three-story brick dwell'g. Laura Eyre, heir Eliza James, to Benjamin M. Stilwell. (Mort. \$4,000). Feb. 5.....6,000
 18th st (No. 41), n s, 301.8 e 6th av, 16.8x92.3, five-story stone front dwell'g. The New York Life Ins. Co. to Thos A. Bishop. Feb. 14, 13, 000
 21st st (No. 133 E.), n s, 141.4 e Lexington av, runs north 73.3 x east 6.4 x north 9.3 x west 6.4 x north 16.5 x east 20.8 x south 98.9 to 21st st, x west 20.8, four-story stone front dwell'g. Sarah E. wife of D. B. St. John Rooks to George S. Morison. (Mort. \$12,000) Feb. 14.....20,000
 22d st, n s, 281.3 e 8th av. (Release of dower.) Ruth Marshall, widow, to Oscar T. Marshall. Feb. 16.....nom
 25th st (No. 210), s s, 124.9 w 7th av, 15.6x98.9, four-story brick dwell'g. The Bank for Savings, City New York, to Mary E. Velsor. (C. a. G.) Feb. 17.....8,650
 26th st, n s, 250 e 2d av, 25x98.9. Charles E. Lansing to Jennie A. Potts. Feb. 9.....nom
 26th st (No. 312 W.), 15.6x98.9, three-story brick dwell'g, contract. Nelson P. Knapp, exr. Charlotte Knapp to John H. Armstrong. Feb. 18.....8,100
 30th st (No. 309), n s, 119.5 e 2d av, 19.5x98.9, three-story stone front dwell'g. Harriet N. wife of Thomas Cunningham to Hiram Nott. (Taxes 1873, 1874, 1875, 1878, 1879.) (Morts. \$9,000).....other consid. and 100
 31st st, n s, 300 e 10th av, 100x98.9. Leonard Scott to Francena B. Partridge. (Q. C.) Oct. 17, 1878.....nom

35th st (No. 329), n s, 331.3 e 2d av, 18.9x98.9, four-story brick store and tenem't. James McCall to Eliza Brown, Brooklyn. (Mort. \$4,000.) Feb. 19 4,500

36th st (No. 347), n s, 250 e 9th av, 25x68.9, four-story brick tenem't. (Foreclos.) James Wiley to Hulbert Peck. (Mort. \$6,000, and nt. Aug. 1, 1879. Feb. 9 2,000

Same property. Hulbert Peck to Abraham and Beldie Kramer. (Mort. \$6,000.) (C. a. G.) Feb. 13 nom

39th st (No. 5), n s, 225 w 5th av, 20x98.9, four-story stone front dwell'g. Rhoda B. wife of Clint. Roubush to Rose wife of Lorenzo D. Roubush. (Morts. \$40,000.) Feb. 10 45,000

40th st (Nos. 312-316), s s, 250 w 8th av, 50x98.9, three five-story brick tenem'ts. Lewis Lehman to Robert Auld. Oct. 18 13,500

43d st (No. 433), n s, 362.6 w 9th av, 12.6x100.4, three-story stone front dwell'g. Henry A. Smith to James H. Temple. Feb. 10 7,250

45th st (No. 25 E.), n s, 20 w Madison av, 20x100.5, four-story stone front dwell'g. May C. wife of George E. Dodge to Catharine C. Stone. Feb. 13 32,500

46th st, n s, 275 w 5th av, 25x100.5, new buildings projected. Charles R. Gill, Esopus, N. Y., heir T. A. Gill, to Robert B. Lynd. February 17 20,000

46th st (No. 165), n s, 80 e 7th av, 20x100.5, three-story stone front dwell'g. (Foreclos.) S. Nelson White to Marius A. Sorchan. Feb. 13 14,000

47th st (No. 19 E.), n s, 61.3 w Madison av, 33.6 x100.5, four-story stone front dwell'g. Charles Duggin to Charles A. Dana, Dosoris, L. I. Feb. 14 63,000

48th st (No. 26 E.), s w cor Madison av, 19.9x100.5, four-story brick dwell'g. Charles Duggin to Elizabeth wife of Richard C. McCormick. Arizona. Feb. 14 40,000

48th st (No. 231), n s, 260 e 8th av, 20x100.5, three-story brick dwell'g. Daniel T. Williams to Gerardus A. C. Van Beuren. February 14 14,000

Same property. Gerardus A. C. Van Beuren to Francis Emmons. Feb. 16 13,500

49th st (No. 505) n s, 100 w 10th av, 25x100.5, four-story (stone front) flat. Balthasar Kreischer, Kreischerville, S. I., to Isaac J. Mabie, Oradell, N. J. (C. a. G.) Feb. 17 15,000

49th st (No. 454), s s, 143.6 e 10th av, 21.6x100.5, four-story stone front tenem't. Frank Danz to John Wolf. (Mort. \$9,000.) Feb. 14 11,500

50th st (No. 313), n s, 175.10 w 8th av, 19.2x100.5, three-story stone front dwell'g. Mary A. Ball, Jamestown, N. Y., to Mary E. Allen. (Mort. \$3,000, &c.) July 9, 1877 10,000

50th st (No. 424), s s, 240 e 1st av, 20x90, four-story stone front dwelling. Heynard Meyer to Mary wife of Mayer Newburger. (Mort. \$6,000.) Feb. 16 10,000

50th st (No. 253), n s, 70 w 2d av, 18.6x100.5, three-story stone front dwell'g. Michael F. McLoughlin to Hannah J. Hull. (One course wrong.) Feb. 14 9,000

53d st, s s, 372.10 w 4th av, 2.2x100.5. Phebe J. McAdam, widow, to Kate W. Ambrose. (C. a. G.) (All title.) Feb. 17 nom

53d st, s s, 375 w 4th av, 21x100.5, two-story frame shop and four one-story frame stores. Phebe J. McAdams, widow, to Kate W. wife of John W. Ambrose. (Mort. \$9,500.) Feb. 17 25,000

53d st (No. 64), s s, 157 e 6th av, 21x100.4, four-story stone front dwell'g. Sarah wife of Morris J. Drucker to Henry C. Brown. (Mort. \$17,000.) Jan. 10 30,500

55th st (No. 346), s s, 144.4 w 1st av, 22.4x100.5, three-story frame dwell'g. Patrick H. McDonough to James J. Flood. (Mort. \$4,000.) Feb. 13 7,500

Same property. Joseph Kaufmann to Patrick H. McDonough. (Mort. \$4,000.) Feb. 11.7,500

55th st (No. 342), s s, 183.4 w 1st av, 16.8x100.5, three-story frame dwell'g. Sarah J. Perry, widow, and Therese G. wife of John H. Morgan and heir James T. Perry, dec'd, to James J. Flood. (Morts. \$1,800.) February 13 5,500

55th st (No. 340), s s, 200 w 1st av, 20x100.5, two-story frame dwell'g. Philip J. Ramb to James J. Flood. (Mort. \$2,800.) February 10 5,750

55th st, n s, 177 e 5th av, 23x100.5. (Agreement and indemnity.) Charles A. Donnelly with Francis F. Gunther nom

56th st, s s, 225 w 9th av, 50x81.9x50.4x88.1, vacant. Albert Clark, trustee, to Albert M. Clark. (C. a. G.) Feb. 4 1,000

56th st (No. 15), n s, 142.6 w Madison av, 27.6x100.5, building being erected, four-story stone front dwell'g. Michael J. O'Reilly to John E. Burrill. (Agreement to sell and buy.) 70,000

57th st (No. 3), n s, 125 w 5th av, 25x100.5, four-story stone front dwell'g. James M. Jaques to Adelaide C. wife of Andrew W. Gill. (Morts. \$40,000.) Feb. 16 90,000

57th st (No. 126), s s, 90.1 w Lexington av, 16.6x100.5, four-story stone front dwell'g. Edward Frowenfeld to William J. Hochstaetter. (Mort. \$8,000.) Feb. 16 17,500

57th st (No. 49), n s, 19 w 4th av, 20x80.5, four-story stone front dwell'g. Annie Fettretch to Myer Dittenhofer. (Re-recorded.) (Mort. \$19,000.) Nov. 11 42,000

57th st, n s, 400 w 5th av, 50x100.5, vacant. William Noble to William H. De Forest. (Mort. \$74,500.) Feb. 12 82,000

59th st (No. 328), s s, 275 w 1st av, 25x100.4, two-story brick dwell'g. The Union Dime Savings Inst., New York, to Silas J. Donovan. (C. a. G.) Feb. 2 4,500

Same property. Silas J. Donovan to William Callahan. Feb. 16 8,000

59th st, s s, 425 e 9th av, 200x100.5, one-story frame building, sculptor's yard. Mary B. wife of Augustus H. Havemeyer and sole heir D. W. Havemeyer to Frederick Heerlein. Feb. 12 76,000

63d st, s s, 228.9 e Madison av. (Release mort.) The Cornell University, New York, to Thomas Kilpatrick. Feb. 9 nom

63d st, s s, 280 e 3d av, 50x100.5, one-story frame shed. Jacob G. Sanders, Albany, to John D. Crimmins. Feb. 14 8,250

63d st (No. 6), s s, 242.11 e Madison av, 14.2x100.5, four-story brown stone dwell'g. Thomas Kilpatrick to Mary S. wife of James A. Rich. (Mort. \$8,000.) Feb. 9 15,500

67th st, n s, 225 e 5th av, 46x100.5

65th st, s s, 95 w Madison av, 25x100.5. (Mort. on this \$7,000.) William H. DeForest to John Noble. Feb. 11 74,500

67th st, n s, 350 w 8th av, 25x100.5, shanties. George L. Hooper to Alfred B. Scott and Samuel W. Bowne. (Mort. \$4,000.) February 11 5,550

68th st (No. 36), s s, 137 e Madison av, 22x100.5, four-story stone front dwell'g. Robert McCafferty to Catharine C. Martine. (Mort. \$22,000.) Feb. 14 43,000

69th st, n w cor property line New York Central & Hudson River Railroad Co., runs west along 69th st to bulkhead line, Hudson River x north along said line to 70th st, x east to said westerly property line, N. Y. C. & H. R. R.R. Co. x south to 69th st. Marian Gouverneur wife of Samuel L., of Washington, D. C., to William H. Vanderbilt. (1/2 part.) Feb. 13 10,200

69th st, n s, intersection east bank Hudson River at original high water line, runs west to bulkhead line x north to south side 70th st, x east to said original line, x south to beginning; with land under water, &c. Marian wife of Samuel L. Gouverneur to Fanny Eames. (Q. C.) (1-24th part.) Feb. 13 nom

69th st (Nos. 310 to 320), s s, 75 e 2d av, 100x77.4, six three-story stone front dwell'gs. John D. Crimmins to James Brady. Feb. 9 9,245

76th st, s s, 250 w 3d av, 25x102.2

76th st, s s, 300 w 3d av, 25x102.2, errors in this description. (Foreclos.) J. Sanford Potter to John W. Burbank. Jan. 16 5,000

76th st, n s, 57.6 e Madison av, 25x102.2. Jas. V. S. Woolley to J. Bently Squier. (Mort. \$12,000.) Dec. 12 nom

76th st (No. 349), n s, 300 w 1st av, 25x102.2, four-story brick tenem't, and two story frame dwell'g in rear. James R. Franklin to Philip Smith. (Mort. \$5,000.) April 9, 1879 6,700

77th st (No. 57 East), n s, 125 e Madison av, 18.9 x102.2, three-story stone front dwell'g. Wm. L. Jaques to Harriet wife of James R. Nichols. (Mort. \$10,000.) Feb. 14 17,500

77th st (No. 61 East), n s, 182.6 e Madison av, 18.9x102.2, three-story stone front dwell'g. Edward J. Jaques to Mary A. Gardner and Emma J. Jaques. (Mort. \$10,000.) Nov. 1, 1879 18,000

78th st, s s, 106.3 w 9th av, 68x99.2x71.11x100.6, vacant. (Foreclos.) Francis F. Marbury to Tracy & Russell. Feb. 14 11,400

81st st, s s, 156.6 w Av A, 25x102.2. Spencer A. Fanning to George Engelhart. (Q. C.) Feb. 11 nom

83d st, n s, 200 w 2d av, 25x102.2, as per map, vacant. John Baier to James A. Frame. (Mort. \$2,250.) Feb. 10 4,400

83d st (No. 227), n s, 355.10 e 3d av, 25.5x102.2, three-story frame dwelling. Elisabeth Seib to James A. Frame. (Mort. \$1,600, taxes 1878, 1879.) Feb. 12 4,600

Same property. M. Seib to same. (Release judgment.) Feb. 12 nom

83d st (No. 121), n s, 235.6 e 4th av, 25.6x102.2, three-story brick dwell'g. (Release, &c.) Francis Lahey to Charles Gulden. Feb. 6, nom

Same property. Sarah E. wife of Isaac B. Caryl, Bergen Point, N. J., to same. Jan. 31 10,000

85th st, s s, 172.6 e 1st av, 0.2x102.2. Martin Clear or Clare to Otto W. Loeffler. (Q. C.) Oct. 8, 1879 nom

86th st, n s, 100 e Av A, 50x100.8, two four-story brick tenements. Jane Irwin, widow, to Emma J. wife of John S. Johnston, Astoria. (C. a. G.) Feb. 11 7,000

86th st (Nos. 108 and 110), s s, 107.9 e 4th av, 51.1x102.2, two-story frame dwell'g and one-story frame shop. Herman Bacharach to John Moliow. Feb. 11 11,000

86th st, s s, 107.9 e 4th av, 51.1x102.2. James King to Herman Bacharach. (Deed of correction.) Feb. 11 nom

90th st, n s, 425 w 8th av, 25x100.8. John J. Byrne to Joseph M. Valentine. Oct. 31 nom

96th st, n s, 100 e 5th av, 25x100.11. Elizabeth O. Dawson to Benjamin F. Dawson. (Q. C.) Feb. 11 nom

Same property. B. F. Dawson to Edmund Coffin, Jr. (Mort. \$2,000.) Feb. 16 7,500

Same property. E. Coffin, Jr., to Jacob Ruppert and John G. Gillig. (Mort. \$2,000.) Feb. 16 8,750

99th st, n s, 175 e 5th av, 125x100, vacant. John J. Cisco and George B. Greer, trustees for Ann Greer, to Carl Sturtz. Feb. 10 16,000

Same property. Carl Sturtz to William H. Scott and Robert C. Ferguson. (Mort. \$8,000.) Feb. 10 22,500

100th st, s s, 350 w 8th av, 25x100.11, vacant. George W. McAdam to John D. Crimmins. Feb. 10 3,500

Same property. John D. Crimmins to David H. McAlpin. Feb. 16 4,000

104th st, n s, 155 w 4th av, 25x100.11, vacant. Alexander Stuart to Thomas Dugan, Jr., Brooklyn. (Mort. \$1,850.) Feb. 4 2,750

105th st, s s, 325 e 2d av, 75x100.9. Catharine J. wife of John W. Carrington, Frances L. Ledyard, widow, and Grace R. Thompson, widow, all of Brooklyn, Maria F. Worthington, Irvington, N. J., and Addison M. Burt, New York, to Vincent D. Bogart. Feb. 5 nom

105th st (No. 232), s s, 216.8 w 2d av, 16.8x100.9, three-story brick dwelling. (Foreclos.) Frederick Smyth to Richard Patrick and Horace S. Ely, exrs. A. L. Ely. Jan. 31.3,200

106th st, n s, 150 e 2d av, 75x100.11. Louis Blum to Felix Kaufman. (C. a. G.) Nov. 7, 1879 nom

109th st, n s, 167.6 w 4th av, 43.9x100.11, vacant. Thomas McMahon, New Brighton, S. I., to George W. Tubbs. Feb. 10 4,400

Same property. George W. Tubbs to Jefferson M. and Louis N. Levy. (Mort. \$3,000.) Feb. 17 nom

110th st, n s, 220 e Lexington av. (Release Mort.) John H. Deane to Elizabeth wife of, and Hugh Mechen. Feb. 16 2,350

110th st, n s, 100 w 7th av, 50x100.11, vacant. William P. Stymus to William A. Street. (Mort. \$7,400.) Nov. 15 11,300

111th st (No. 163), n s, 320 w 3d av, 25x100.10, three-story frame dwell'g and two-story frame stable in rear. Mary Fash, widow, to Spencer A. Fanning. (Mort. \$1,500.) Feb. 16 4,750

Same property. Speneer A. Fanning to John H. Deane. (Mort. \$1,500.) Feb. 16 4,750

113th st (No. 426), s s, 247.2 w Av A, 20.10x100.11, four-story brick store and tenem't. (Foreclos.) Henry Brewster to George V. Rockwell, Brooklyn. Feb. 18 5,200

113th st, n s, 331 e 4th av, 49x100.11, vacant. }
114th st, s s, 330 e 4th av, 50x100.11, vacant. }
Spencer A. Fanning to Bertha A. Deane. (Morts. \$13,800.) Feb. 12 15,815

Same property. Joseph O. Brown to Spencer A. Fanning. (Morts. \$8,400.) Jan. 10 15,800

117th st, s s, 127.4 e 1st av, 16.8x100.11. Cornelia L. wife of Charles C. Cotte to Charles Nicholson. (Q. C.) Feb. 3 nom

Same property. Euretta M. wife of Lewis W. Tracy, Philadelphia, Pa., to Charles Nicholson. (Q. C.) nom

119th st (No. 118), s s, 190 e 4th av, 12.6x100.11, two-story frame dwell'g. Amy H. wife of David M. Kellogg to Patrick S. Treacy. Feb. 13 1,500

119th st (No. 120), s s, 202.6 e 4th av, 12.6x100.11, two-story frame dwell'g. Mary E. Higgins, Brooklyn, to Patrick S. Treacy. Feb. 12 1,500

125th st, n s, 235 w 5th av, 75x99.11, two-story frame dwell'g }
126th st, s s, 235 w 5th av, 75x99.11, vacant. }
Emma S. Hart et al., exrs. J. B. Hart, to Marx Ottinger. Feb. 17 29,000

126th st, n s, 76 e 3d av, 16.9x99.11. Annie Fettretch to Sarah A. Murphy. (Morts. \$6,510, and taxes, &c.) Sept. 27. nom
 130th st (No. 25), n s, 278 e 5th av, 16x99.11, three-story stone front dwell'g. Erastus Brainerd, Portland, Conn., to Napoleon J. Haines. (Mort. \$5,000.) Feb. 9. 7,000
 Same property. (Release mort.) Benj. Parker to Erastus Brainerd, Portland, Conn. June 23. 2,000
 131st st, s s, 410 w 5th av, 100x99.11. Ann J. Donehue, heir James Potter, dec'd, to Matthew Dowling, Westchester Co. (Q. C.) Dec. 1. nom
 133d st, n s, 225 e 8th av, 100x99.11, vacant. William Riesz and Matthew Gillig to Saulesbury L. Bradley. Feb. 14. 12,000
 142d st, s s, 175 w 7th av, 100x100, vacant. David Babcock to Edward Goodheart. February 9. 7,000
 144th st, s s, 250 e 8th av, 100x99.11, vacant. Sarah F. Odell, extrx., &c., M. F. Odell, to William H. Scott. Feb. 2. 6,200
 145th st, n s, 41 w New av, first w 8th av, 56x99.11, vacant. John H. Watson to William Thompson, Brooklyn. Jan. 17. 5,000
 146th st, s s, 300 e 10th av, 100x99.11, vacant. }
 146th st, s s, 400 e 10th av, 100x99.11, vacant. }
 Henry M. Bradhurst to William Thompson, Brooklyn. Jan. 14. 14,400
 Same property. William Thompson to Joseph W. Patterson. (C. a. G.) (Mort. \$10,000.) Feb. 14. nom
 146th st, s s, 100 e 10th av, 100x99.11, vacant. }
 145th st, n s, 100 e 10th av, 125x99.11, vacant. }
 Joseph W. Patterson to Nathan Hobart. (Morts. \$11,000.) Feb. 14. 19,600
 151st st, n s, 275 e 10th av, 50x99.11, vacant. }
 152d st, s s, 275 e 10th av, 50x99.11, vacant. }
 Michael H. Cashman to James McKenny. Feb. 6. 12,000
 Av A (Nos. 165 to 171), w s, 23.8 s 11th st, 94.8 x94, four three-story brick stores and tenem'ts and one and two-story frame stables in rear. }
 Hester st (No. 116), s s, 25x50, four-story brick store and tenem't. }
 6th st (No. 216), s s, 230 e 3d av, 25x100, five-story brick store and tenem't. }
 Magdalena Rollwagen, widow, to Louis P. Rollwagen. (Dower right and 7-15 part.) (6 deeds.) Feb. 16. 16,000
 Av A, e s, 25.6 s 76th st, 51.1x98. Charles E. Lansing to Richard Allen and Ann his wife. Feb. 13. nom
 Same property. Richard Allen to Charles E. Lansing. Feb. 13. nom
 Av B, s w cor 81st st, 102.2x100. }
 81st, s s, 100 w Av B, 373x102.2. }
 81st st, s s, 123 e Av A, 50x102.2, portion of }
 Bellevue Park. }
 Theodore Schloerb, Brooklyn, to Edward Fox. Feb. 9. 37,800
 Av B, s w cor 81st st, 102.2x100. }
 81st st, s s, 100 w Av B, 423x102.2. }
 Edward Fox to Catharine Fox. Feb. 11. nom
 Av D, s e cor 8th st. (Release.) James M. Boyd to Peter Luyster, Jr. Feb. 14. nom
 Lexington av (No. 525), e s, 80.5 n 48th st, 20x95, three-story brick dwell'g. John M. Jones and Henrietta O. Jones to Robert Burns. Feb. 16. 8,250
 Lexington av (No. 716), w s, 40.5 s 58th st, 20x63.9, three-story stone front dwell'g. Benjamin Wright to John D. Lewis. Feb. 16. 16,000
 Madison av, n e cor 44th st, 25.5x100, one-story frame hot house. }
 44th st, n s, 100 e Madison av, 25x100.5, vacant }
 Augustus Schell and Maria L. Clark, Hempstead, to Charles A. Dards and Mary Dards his wife. Feb. 16. 36,000
 Madison av, s w cor 111th st. (Release mort.) James E. Miller to Ellen M. Caywood. February 16. nom
 Same property. (Release mort.) James E. Miller certifies to part payment of mort.
 New av, being 1st w of 8th av, w s, 100.6 s }
 145th st, runs south 160.11 x west 136.3 to }
 New av, 2d, w of 8th av, x north 86.1 x east }
 74.8 x north 75 x east 93.1 to beginning, }
 one-story frame dwelling. }
 New av, being 1st w of 8th av, w s, 156.11 n }
 145th st, runs north 72.11 x west 125 x south }
 30 x west 100 to another New av, being 2d }
 w of 8th av, x south 42.11 x east 225, }
 vacant. }
 George H. Peck to Anna M. wife of John A. Monsell, Brooklyn. June 5, 1879. 7,000
 Riverside av, n e cor 78th st, 103.7x103.4x102.2 }
 x120.4, vacant. }
 Riverside av, s e cor 79th st, runs east 86.4 x }
 south 102.2 x west 100 x northwest 19.11 to }
 Riverside av, x north 83.4, vacant. }
 William H. Scott to James Scobie. (Taxes and assessments \$34,492.) Feb. 12. 60,000

Riverside av, e s, extdgd from 79th to 80th st, runs east along 79th st 69.8 x north 204.4 to 80th st, x west 35.9 to Riverside av, x south 207.2, vacant. William H. Scott and Simon Sterne to James Scobie. (Mort. \$20,000.) Feb. 11. 39,500
 St. Nicholas av, s w cor 141st st, 50.7x132.7x49.11x124.10, two-story frame dwell'g and frame stable. (Foreclos.) John C. Bushnell to George Stone. Feb. 14. 6,300
 St. Nicholas av, e s, at intersection centre line 147th st (now closed), runs east 68.3 to centre old road (now closed), x southwest along centre line old road to e s St. Nicholas av, x north 114.11, vacant. Henry M. Bradhurst to William H. Flitner. (C. a. G.) 7,000
 St. Nicholas av, n e cor 145th st. (Release judgment.) John McGinnis, Jr. and C. F. Fearing to George M. Miller and S. D. Marshall, exr. L. R. Marshall. Sept. 5. nom
 St. Nicholas av, e s at intersection centre line 147th st, now closed, runs east 68.3 to centre line of old road now closed, x southwest on curve to e s St. Nicholas av, x north 114.11. William H. Flitner to George F. Gantz. (Mort. \$4,500; assessments, &c.) Feb. 16. 7,500
 1st av, w s, 50.5 s 118th st, 50.5x100, vacant. Bertha A. wife of John H. Deane to Joseph Murray. (Mort. 3/4 of \$4,500.) Jan. 31. 8,000
 1st av, w s, 100.10 s 118th st, 25.2x100, vacant. Bertha A. Deane to Joseph Murray. (Mort. 3/4 of \$4,500.) Jan. 31. 4,000
 1st av (No. 659), w s, 50 s 38th st, runs west 65 x northwest 10 x southeast 25.10 x east 49.9 to 1st av, x north 19, four-story brick store and tenem't. (Foreclos.) Patrick H. McDonough to Emeline A. wife of Samuel Eddy, Morristown, N. J. Jan. 16. 4,900
 1st av, w s, extdgd. from 71st st to 72d st, 200.10 x100, new buildings projected. }
 71st st, n s, 100 w 1st av, 225x100.5, vacant. }
 72d st, s s, 100 w 1st av, 100x100.5, vacant. }
 Woodbury G. Langdon and ano., exrs. Rebecca Jones, to The Improved Dwellings Assoc., New York. Jan. 17. 65,000
 1st av, e s, extending from 113th st, to 114th st, 201.10x95. Mary wife of Michal Duffy, to Stephen H. Thayer. (Morts. \$30,000.) January 21. nom
 2d av (No. 8), e s, 76 n Houston st, 25x65, five-story brick store and tenem't. Eva Muller to Elisabetha wife of Tobias Sommer. (Mort. \$9,000.) Feb. 13. 14,000
 2d av (No. 349), w s, 122 s 21st st, 20x79, three-story brick dwell'g. }
 18th st (Nos. 347 and 349), n s, 100 w 1st av, 40x92, two four-story brick dwell'gs, and two-story brick stable in rear. (Foreclos.) }
 John Sherwood to The Mechanics and Traders National Bank, New York. Jan. 30. 15,000
 2d av (No. 349), w s, 122 s 21st st, 20x79, three-story brick dwell'g. The Mechanics and Traders National Bank, New York, to Ferdinand Hopp. Feb. 7. 7,700
 2d av (No. 564), n e cor 31st st, 22.3x72, four-story brick store and tenem't; No. 301, 31st st, one-story brick shop. Charles Johnson to James Carroll. (Mort. \$7,600.) Feb. 16. 11,900
 2d av, e s, 50.8 s 94th st, 50x100, contract. Mary L. Van Buren, widow, to John H. Deane. Feb. 11. 3,000
 2d av, e s, 75 s 107th st, 25x100. Thomas Graham, Stamford, Conn., to Timothy Donovan. (Q. C.) Dec. 11. nom
 2d av (No. 2347), w s, 50.5 n 120th st, 25.2x105, two-story frame store and dwell'g. }
 122d st, s s, cor P. Milledoller's land, 56.6x100.10x135. }
 The Mechanics' and Traders' Nat. Bank, New York, to Oscar F. G. Megie. (Assessments.) Feb. 13. 8,000
 3d av, w s, 129.6 n 12th st, 26x100. Hamilton Fish to Susan Le R., wife of William E. Rogers. Feb. 11. nom
 3d av (No. 885), e s, 83.3 n 53d st, 17.2x100, five-story brick store and tenem't. Julia wife of Philip Wiener to Julius Strauss. (Mort. \$16,000.) Feb. 12. 16,000
 Same property. Alexander H. Zadig to Julia wife of Philip Wiener. (Q. C.) May 2. nom
 3d av, w s, 63.11 s 78th st. }
 25th st, s s, 358.7 w 2d av. }
 3d av, e s, 92.5 n 49th st. }
 (Release of dower.) Ruth Marshall, widow, to Oscar T. Marshall. Feb. 16. nom
 3d av, s w cor 86th st, 51x100; Nos. 1524 and 1526, two three-story frame stores and dwellings; No. 164 86th st, three-story frame store and dwell'g; No. 166, two-story frame dwelling. William McManus to John and Jacob Spies. (Mort. \$15,000.) Feb. 7. 30,000
 3d av, w s, 126.2 n 107th st, 25x100, vacant. (Foreclos.) Thomas H. Edsall to Oliver P. Hubbard. May 21, 1877. 50

3d av, w s, 25 s 108th st, 25x100, vacant. (Foreclos.) Thomas H. Edsall to Oliver P. Hubbard. May 21, 1877. 50
 3d av, s w cor 108th st, 25x100, vacant. (Foreclos.) Thomas H. Edsall to Oliver P. Hubbard. May 21, 1877. 50
 3d av, n e cor 9th st, 25x70, four-story brick store and tenem't, and three-story brick store and dwell'g. Paul S. Brown to Clemens J. Kracht. (Mort. \$17,000.) Jan. 17. 25,000
 Same property. C. J. Kracht to Phoebe A. wife of Paul S. Brown. (Mort. \$17,000.) Jan. 17. 25,000
 3d av (No. 2057), e s, 60.11 s 113th st, 20x69, four-story brick store and tenem't. Johanna wife of Henry Muhlker to John Elstner. (Mort. \$5,500.) Feb. 16. 12,500
 4th av, e s, 75.4 n 53d st, 25.1x70, vacant. James G. Coffey to Randolph Guggenheimer. (Mort. \$6,500, &c.) Feb. 13. 50
 4th av, n w cor 123d st, 100.11x80, vacant. John H. Deane to William Whaley. (3/4 part.) Feb. 16. 5,000
 Same property. William Whaley to Bertha A. Deane. (Q. C.) (3/4 part.) Feb. 16. 5,000
 4th av, n e cor 94th st. (Release mort.) Asa L. Shipman, exr. D. Fanshaw, to Stephen H. Thayer. Dec. 21, 1878. nom
 5th av (No. 609), s w cor 49th st, 50x100, four-story stone front dwell'g. }
 49th st, s s, 100 w 5th av, 20x100, vacant. }
 George Kemp to Ogden Goelet. Feb. 12. 185,000
 5th av (No. 959), e s, 62.2 n 84th st, 20x125, with right of way through alley across rear, five-story stone front dwell'g and two-story brick stable in rear. The Mutual Life Ins. Co., New York, to Jacob Campbell. (C. a. G.) Feb. 16. 50,400
 5th av, n e cor 32d st, 35.3x150. Robert Campbell to Peter, Christopher, John and Chas. G. Moller, heirs P. Moller. (Q. C.) January 31. nom
 5th av, n e cor 32d st, 38.3x138. William I. Schenck to same. (Release for covenant.) Jan. 31. 5,000
 5th av, e s, 75.8 n 87th st, 25x140. }
 Also right of way over strip 10 feet wide }
 extdgd from centre line block to 87th st. }
 William F. Reilly to Christopher T. Brazier. (Foreclos.) Feb. 18. 25,000
 Same property. Charles M. Frost to same. (C. a. G.) Feb. 18. nom
 5th av, s e cor 128th st, 24.11x110, vacant. Dederick H. Bultmann to Isaac E. Wright. Jan. 12. 12,000
 7th av (No. 565), e s, 39.6 n 40th st, 19.9x60, four-story brick tenem't. Laura Eyre, heir Eliza James, to Benjamin M. Stilwell. (Mort. \$9,780.) Feb. 5. 15,000
 7th av (No. 565), e s, 39.6 n 40th st, 19.9x60, four-story brick tenem't. }
 17th st (No. 350), s s, 80 w 1st av, 20x46, three-story brick dwell'g. }
 William Cassidy to Benjamin M. Stilwell. (Q. C.) Feb. 5. 1,300
 8th av (Nos. 435 and 437), s w cor 32d st, 49.4x58.11, two four-story brick stores and tenem'ts. Hannah M. wife of Robert K. Carter and Netta wife of Samuel W. Bowne to Patrick Fitzgerald. (Morts. \$28,000.) Feb. 17. 45,000
 8th av, w s, 49.11 n 141st st, 20.4x100, vacant. }
 141st, n s, 100 w 8th av, 25x99.11, vacant. }
 James E. Carpenter to Thomas C. Higgins, Brooklyn. Feb. 14. 3,540
 8th av, s w cor 76th st, 51.2x100, vacant. }
 76th st, s s, 100 w 8th av, 25x102.2, vacant. }
 Frank S. Allen, Elizabeth, N. J., to William H. Scott. Dec. 5, 1879. 30,000
 9th av, w s, extdgd from 84th to 85th st, 204.4x100, shanty. }
 85th st, s s, 100 w 9th av, 175x102.2, vacant. }
 The Seaman's Bank for Savings City New York to Edward Livingston. (C. a. G.) Feb. 17. 45,000
 9th av (No. 665), n w cor 46th st, 19.1x62.6, four-story brick store and tenem't and two-story brick extension. Patrick McCoy to Hugh Reilly. (Contract.) Jan. 5. 14,550
 Same property. Patrick McCoy to Hugh Reilly. (Mort. \$12,000.) Jan. 27. 14,550
 10th av, s e cor 146th st, 99.11x100, two-story frame dwell'g. }
 146th st, s s, 100 e 10th av, 100x99.11, vacant. }
 Henry M. Bradhurst to Joseph W. Patterson. Jan. 14. 17,600
 11th av, s e cor 86th st, 102.2x100. Acton Civil to Margaret C. Feeter. (Q. C.) Feb. 11. nom

MISCELLANEOUS.

Declaration of resignation of trust and disclaimer of interest in same by Edgar S. Nisbet, Glasgow, Scotland.
 Order of court appointing J. Howard Montgomery recvr. of the property of George Werner.

Receipt for payment of party wall. Francis L. Mesigh to Joseph Thompson and Edward Geroaize. nom
 Release and discharge of executor. Walter A. Appleby to Joseph C. Appleby. nom
 Release of legacies, also of all claims as creditor agt estate of Eliza James. William Cassidy and Alfred Lack to Benjamin M. Stilwell. Feb. 5. 1,300

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Fitch st, n s, near Washington av, 50x108. (Foreclos.) Bradbury C. Chetwood to Joseph F. Smith. Feb. 5. 2,000
 Gouverneur st, s s, 150 w Courtlandt av, 50x118x50x118.5. (Foreclos.) J. Malcolm Smith to John Bussing, Jr. Feb. 10. 2,000
 137th st, n s, 315.8 e Southern Boulevard, 50x100. Evadne M. wife of Walter A. Brady to Robert Hall and Samuel H. Merritt. (Mort. \$569.) Feb. 14. 800
 139th st, n s, 481.6 e Alexander av, 25x100. Theodore Walkley to Ramsford Ingalls. Feb. 14. 1,700
 Croton av, s s, adj J. B. Haskin, 150x177. (Foreclos.) Josiah S. Mitchell, White Plains, to Odle Close, Croton Falls, and William H. Robertson, Katonah, N. Y. Dec. 21. 7,000
 Fulton av, w s, part lot 98 map Morrisana, 98.6 x211. Caroline A. wife of J. De Witt, Brinckerhoff to Ann M. wife of Adam Fahs. Feb. 16. 5,000
 Valentine av, e s, abt 110.5 s Macombs Dam road, 100x250 to Tiebout av. John McLoughlin to Elisa Dockrill. Feb. 14. 6,500
 Same property. Dennis Valentine to John McLaughlin. March 8. nom
 1st av, s s, 175 e 4th st, 25x100. Frederick G. Potter to Frederick Brintzinger. Feb. 18. 300
 3d av or Fordham av, s s, part lot 149 map Morrisania, &c., 63x90x55x100. John J. Townsend and Willett Bronson, trustees I. Bronson, to Thomas H. Buckmann, Brooklyn. Feb. 13. 8,530

LEASEHOLD CONVEYANCES.

Clarkson st, s s, 150 e Hudson st, 25x100. Jacob Bennett to William Bennett. (Assign. lease.) 1,150
 Greenwich st, s e cor Vestry st, 75.2x64.6x83.6x65.4. William Menck and ano., exrs. Henry J. Meyer, dec'd., to R. Duncan Harris. (Assign. lease) nom
 Henry st, n s, 177.3 w Rutgers st, 25.9x87.6. Abraham B. Conger to Rosa Richter. 21 years, from May 1, 1877, per year. 250
 North William st, No. 29. (Agreement as to lease upon payment for saloon, &c.) William Payson to John Curtis. nom
 Reads st (No. 58), n s, 25x60. The Rector, &c., Protestant Episcopal Church of Jamaica, N. Y., to Frederick M. Peyser. 21 years, from May 1, 1880, per year. 1,000
 7th st, s s, 250 e Av A, 25x90.10. William Astor to John Beinert. 20 years, from May 1, '80, per year. 350
 7th st, s s, 325 e Av A, 25x90.10. William Astor to Charles and Margaretta Schaefer. 20 years, from May 1, 1880, per year. 350
 53d st, s s. (Surrender of lease; release, &c.) David McCullough to Phebe J. McAdam. Dec. 22, 1876. 1,000
 Av A, s w cor 4th st, 24x100. F. H. Delano et al., trustees W. B. Astor, dec'd., to Catharine wife of John Schaefer. 20 years, from May 1, 1880, per year. 462
 Same property. Cath. Schaeffer to Elias Jacobs. (Assign. lease.) 16,000
 Same property. Elias Jacobs to Catharine Schaeffer. (Surrender of lease) nom
 Same property. Cath. Schaeffer and Elias Jacobs to F. H. Delano et al., trustees. (Surrender of lease) nom
 Av A, w s, 103.3 s 15th st, 25.9x94. C. F. Southmayd et al., trustees W. B. Astor, dec'd., to Mathaus Jost and Rosalia Muller. 20 years, from May 1, 1879, per year. 375
 6th av, No. 755, store. (Assign. lease.) Baptiste Corte to Ellen Corte. nom
 3d av, e s, 23 n 9th st, 23x70. (Assign. lease.) Paul S. Brown to Clemens J. Kracht. 8,000
 Same property. Clemens J. Kracht to Phoebe Ann Brown. (Assign. lease) 8,000

KINGS COUNTY, N. Y.

FEBRUARY 12, 13, 14, 16, 17, 18.

Adams st, s e s, 300 n e Broadway, 25x100. Samuel M. Meeker, exr. W. Wall to John Baumann. \$300
 Baltic st, n s, 192.10 w Clinton st, 25x100. Margaret S. Sprague, widow to Eliza O. Siebert. nom

Bergen st, n s, 200 w Rockaway av, 100x107.2. Frances M. wife of Charles N. Peed to George R. Waldron. 1,600
 Broadway s s, 50 w Vermont av, 75x100. East New York. Robert Boehm to George Underhill. 2,500
 Bergen st, s e cor Ralph av, 50x102.9. Henry Rohrs to John Rohrs. (See Buffalo av) nom
 Cambridge pl, w s, 165 s Gates av, 50x100, hs & ls. Frances P. Taylor, widow, to Annie B. wife of Russell L. Engls. 8,000
 Chauncey st, n s, 200 w Patchen av, 25x70.11x25x70.2. Ernest H. C. Dohrmann to August N. Fastert. 400
 Calyer st, s s, 50 w Lorimer st, 25x100, h & l. Anna B. Hotz, widow, to Elliott P. Gleason. nom
 Same property. Elliott P. Gleason to Anna B. Hotz. (Life lease) nom
 Cambridge pl, w s, 146.9 n Fulton av, 25x86.6x27.4x97.8. Nicholas De Groot, Boston, Mass., to Abel Huntington, Newton, Mass. (Q. C.) (Mort. \$2,000) nom
 Cedar st, n s, 400 e Evergreen av, runs north 139.10 to Myrtle av x east 29 x south 125 to Cedar st. x west 25. Emanuel A. Mendes to Margaretha A. Tietjen. (C. a. G.) (Mort. \$3,500) nom
 Chauncey st, n s, 58.4 w Patchen av. (Release judgment.) S. D. Morris and ano. to Michael S. Gorman. nom
 Chauncey st, n s, 58.4 w Patchen av, 16.8x66.4 x—x66. Michael S. Gorman to Jacob Shepard, exr. Esther Shepard. (Mort. \$700.) 1,500
 Clifton pl, s s, 210 e Bedford av, 40x100, h & l. William Lisle, Jr., to William S. Newton. (Mort. \$9,200) exch
 Dean st, s s 200 e Nostrand av, 16.8x114.5, h & l. Josiah N. Christmas and George Ross to William Tiegler. (Mort. \$3,000) 5,000
 Dean st, n s, 45 w 6th av. (Release mort.) Hannah K. wife of G. D. Van Vranken, Hempstead, to Thomas Campbell. nom
 Dean st, n w cor 6th av, 65x77.6. Thomas Campbell to Catharine J. wife of Louis Monjo, Jr. (See Vanderbilt av.) (Morts. \$11,500) exch and 2,000
 Dean st, n s, 300 e Buffalo av, 25x107.2. George O. Hill, Newark, N. J., to Richard Shepard, New York. (Mort. \$800) exch
 Ewen st, w s, 25 s Ainslie st, 25x100. }
 Grand st, n s, 237.2 e 10th st, 18.9x95. }
 Wm. Lamonly to Frederick R. S. Chinn. nom
 Same property. Frederick R. S. Chinn to Elizabeth wife of William Lamonly. nom
 Eldert st, n w s, 189.3 n e Broadway, 18x100. George W. Phillips to Willis B. Goodsell. (Mort. \$2,000) 3,000
 Ellery st, s s, 241.7 w Broadway, 20x100. Henry W. Caswell to Samuel Martin. (Taxes) 960
 Fulton st, s s, 175 w Schenectady av, 18.9x100, h & l. }
 Patchen av, n e cor Decatur st, 40x100. }
 Decatur st, n s, 100 e Patchen av, 22x100. }
 Eveline T. wife of Theodore W. Townsend to Adeline Burgher. (Mort. on Fulton st, \$1,000) nom
 Freeman st, s s, 300 e Union av, 50x100. Jane E. wife of William Cowley, and Wm. Cowley, admsr. Amelia Cowley, dec'd., to Sarah A. wife of James W. Valentine. (Morts. \$1,050) 100
 Hart st, n s, 270 w Lewis av, 80x100. Richard W. Lee to Joseph Lee. 1,600
 Hooper st, s s, 89 w Harrison av, 19.6x100. Henry B. Scholes to Cornelius L. Johnson. 1,500
 Hooper st, s s, 108.6 w Harrison av, 19.6x100. Henry B. Scholes to Eburn F. Haight. 1,500
 Hooper st, s s, 128 w Harrison av, 19.6x100. Henry B. Scholes to Eugene F. Monnia. 1,500
 Hooper st, s s, 167 w Harrison av, 19.6x100. Henry B. Scholes to Thomas B. Saddington. 1,500
 Hooper st, s s, 186.6 w Harrison av, 19.6x100. Henry B. Scholes to John B. Jones. 1,500
 Jay st, w s, 30 n Water st, 19.8x50. Katie M. Carroll to Hannah A. Inud. 2,000
 Keap st, n s, 221.8 w Bedford av, 19.4x100, h & l. James S. Simpson to Adolph Vanrein. (Mort. \$3,500) nom
 Same property. Adolph Vanrein to Mary C. wife of James S. Simpson. (Mort. \$3,500) nom
 Laurence st, w s, 100 n Johnson st, 25x107.6. Charles A. Erlacher to Catharine A. Merritt. (Q. C.) (½ part) nom
 Lorimer st, s e cor Devoe st, 75x100. (Foreclos.) Thomas M. Riley to the Williamsburgh Savings Bank. 8,000
 Margaretta st, s e s, 231.8 n e Broadway, 18x100. Mary A. Smith, widow, Long Island City, to David B. Westlake. 2,000
 Same property. D. B. Westlake to William F. Robbins. (Mort. \$2,500) nom

Monroe st, s s, 175 w Tompkins av, 25x100. Helena M. wife of William F. Edmundstone to Emma V. wife of Charles Isbill. 800
 Marion, st, n s, 300 e Ralph av, 50x100. (Foreclos.) Edwin C. Schaffer to Edward Clark. 1,600
 Meserole st, s s, 125 e Smith st, 25x100. Adrian Buhler to Maria A. Temple. Oct. 3, 1879. nom
 Monroe st, n s, 145 e Bedford av, 20x100. Eliza Orr, widow, to Caroline A. Grimshaw, widow. (Mort. \$3,000) 3,800
 Monroe st, n s, 150 w Nostrand av, 25x80. (Foreclos.) Gerard M. Stevens to Helen wife of Robert Wallace. 1,000
 Nelson st, n s, 227.8 w Court st, 16.6x100. Edward Keogh, Jr., to Timothy Bourne. (Mort. \$1,500) 2,800
 North Henry st, e s, 85 n Herbert st, 20x100, h & l. (Foreclos.) Reuben Mapelsden to John W. Searing. 800
 North Henry st, e s, 105 n Herbert st, 20x100, h & l. Thomas M. Riley to Joha W. Searing, New York (Foreclos.) 750
 North Henry st, e s, 85 n Herbert st, 40x100, h & l. John W. Searing, New York, to Owen Gallagher. 1,900
 Same property. Owen Gallagher to Patrick Varley. 2,050
 Park pl, s s, 203.10 e 5th av, 20x100, h & l. Jeannie H. wife of George L. Ayres to Wm. Spencer, Jr. (Mort. \$4,000) 7,500
 Prince st, w s, 35 s Tillary st, runs westerly about 64.10 x northeast about 32.10 x easterly about 38.8 to Prince st, x south 20. Patrick Dougherty to Samuel H. Leszamsky and Charles H. Troup. (Mort. \$1,250) exch
 Prospect st, n w s, 225 s w Johnson st or av, 25 x100. Robert O'Hara, Long Island City, to Michael M. Fox. 500
 Prospect st, s s, 21.9 e Washington st, 21.6x80. Ann E. wife of Aloe E. Laing, New York, to Deborah wife of Francis H. Macy, New York. (½ part) 1,000
 President st, n s, 160.8 w Hoyt st, 16x98, h & l. John Q. Adams to Almira S. wife of Samuel Curtiss. 4,500
 Pacific st, n s, 50 w Kingston av, 33x100, hs & ls. William W. Backus to Jane A. Backus. (Q. C.) nom
 Same property. Jane A. Backus to Lillius wife of William R. Grace. (Mort. \$5,000) 6,000
 President st, s s, 92 e Henry st, 25x— . Ella L. wife of Cornelius E. Donnellon to John Kirnan. 7,500
 Remsen st, n s, 178.8 w Court st, 21.4x100. Henry M. Lewis to Benjamin Douglass, Orange, N. J. nom
 Sackett st, n s, 200 w Smith st, 25x100, h & l. Julius Somborn, New York, to Lazarus Somborn. nom
 Stockton st, s s, 140 w Throop av, 20x100, h & l. Joseph Inness to Levi Fowler. (Mort. \$1,500) 4,250
 Sackett st, s s, 160 w Hoyt st, 16.2x90, h & l. John Layton to Adolph Bermann. 3,900
 Steuben st, e s, 400 n Park av, 25x100. }
 Schenck st, w s, 400 n Park av, 25x100. }
 Mary E. Dover to Sarah Coyle. 150
 St. John's pl, s s, 248.7 e 7th av, 21x100. (Foreclos.) Thomas M. Riley to The Brooklyn Trust Co. 6,500
 Tompkins pl, w s, 210 n Degraw st, 20x112.6. (Foreclos.) Thos. M. Riley to The Mutual Life Ins. Co. New York. 5,000
 Troutman st (No. 43), n s, 209.10 e Bushwick av, 18.11x100. (Foreclos.) George G. Barnard to Henry Hart, Saybrook, Conn. 1,775
 Tillary st, n s, 72.8 e Gold st, 15x68.4, h & l. Francis Curren, exr. P. O'Callaghan to Peter Bannon. 800
 Union st, n s, 112.11 w Clinton st, 22.11x100. Henry C. Brown to Sarah wife of Morris I. Drucker. (Mort. \$6,000) 12,000
 Union st, n s, 380 e Hoyt st, runs north 75 x west 16.8 x north 50 x east 33.4 x south 125 to Union st, x west 16.8. James May to John May. (All title) 1,800
 Van Buren st, s s. (Party wall agreement. Charles D. King with Levi Fowler) 50
 Warren st, n s, 425.9 w Smith st, 24.3x100. John H. McAuley, exr. W. L. S. Harrison, dec'd., to William L. S. Harrison. 7,000
 Willow st (No. 73), e s, 99.9 s Pineapple st, 24.6x100, h & l. (Foreclos.) Thomas M. Riley to the Home Insurance Company, New York. 9,000
 Wyckoff st, s s, 500 w Smith st, 25x100. John H. McAuley, exr. W. L. S. Harrison, dec'd., to William L. S. Harrison. 8,000
 Washington st, e s, 219 n Johnson st, runs east 121 x north 9.11 x west 11.3 x north 4.2 x west 42.10 x north 7.11 x west 67 to Washington st, x south 21.11. David M. Talmage to James Foley. (Mort. \$3,000) 6,500
 Wyckoff st, s s, 200 w 3d av, 20x100. Ulrike Bauer wife of George to Sophie Hauser. 5,500

Wyckoff st, n e s, 400 n w 5th av. (Release mort. Charles B. Grannis, exr. C. B. Grannis, to Edward Kendra. nom
 Willow st, w s, 151.3 n Clark st. (Agreement as to Casement.) Martha B. wife of Amory T. Skerry to Jennie N., wife of James B. Brinsmade. nom
 Wilson st, s s, 38.8 e Wythe av, 19.4x80, h & l. John Simmons to William S. Brazier. (C. a. G.) nom
 Same property. William S. Brazier to Mary M. wife of John Simmons. (C. a. G.) nom
 York st, s s, 200 e Jay st, 25x75. }
 Tallman st, n s, 200 e Jay st, 25x47. }
 Thomas M. Riley to William Buhler. (Foreclos.) 3,500
 1st st, n s, 316.2 e Hoyt st, 16.8x87.5x16.8x86.8, h & l. John Layton to Ellen wife of Andrew J. Owens. (Mort. \$300). 2,100
 1st pl, s s, 180 e Court st, 20x100 Adriana wife of Carl E. Bayer, Goldberg, Prussia, to Catharine E. Cleveland. 9,000
 North 3d st, s w cor 2d st, 55x32x53x83. (Foreclos.) Thomas M. Riley to Charles C. Clarkson and Walter J. Price, New York. 1,000
 Same property. Mangels Topp to same. (Q. C.) nom
 South 6th st, n s, 200 e 6th st, 20x100. }
 Broadway or Division av, n s, 60 w 6th st, 20x50. }
 Division av, n s, 80 w 6th st, 20x50. }
 Solomon Schwartz to Maurice Kaufmann. (C. a. G.) nom
 Same property. M. Kaufmann, New York, to Caroline, wife of Solomon Schwartz. (C. a. G.) nom
 8th st, w s, 58.8 n Division av, 17.11x100x17.8x100, h & l. Robert Thomas to Henry C. Wright. 6,450
 12th st, s s, 74 e 3d av, 26x75. John J. Drake to William R. Wasson. (Mort. \$3,500). 7,000
 14th st, s w s, 304 n w 3d av, 16x88.8x16x89. Maria wife of William Molloy to Michael Connelly. 2,700
 14th st, n e s, 147.1 e 7th av, 25x100. Thomas Clifford to Emma L. Pratt. (In exch.) 475
 16th st, n e s, 264.2 s e 3d av, 15x—. Ellen Borrowman to Sarah Nolan. (C. a. G.) 1,500
 19th st, s w s, 110 n w 4th av, 25x100. Henry Speckmann to Louise Ross. (Mort. \$1,000). 1,000
 Same property. John Ross to Henry Speckmann. (Mort. \$1,000). 1,000
 40th st, centre line at intersection patent line between Brooklyn and New Utrecht, runs north along centre of 40th st, about 22 x east about 275 to centre of 39th st, x south 269.9 to beginning. Peter Wyckoff, New Utrecht, to James Murphy. (C. a. G.) 300
 49th st, n e s, 150 n w 3d av, 20x100.2. Edward T. Hunt, et al., exrs., &c., T. Hunt, to Gustave and Katharine, his wife, Tieschang. 350
 86th st, s w s, near road from Gravesend to Bay 127-100 acres, Gravesend. John S. Ryder to Anna E. wife of James Denyse, New Utrecht. nom
 86th st, s s, plot in Gravesend, adjoining Joanna Stillwell, contains 2 62-100 acres upland and 3 24-100 acres marsh land. Samuel Hubbard, Gravesend, to Theodore E. Leeds. 2,000
 Atlantic av, s e cor Grand av, 20x80. (Foreclos.) Thomas M. Riley to Townsend D. Cock et al., trustees. 3,000
 Atlantic av, n s, 598.1 w Nostrand av, 50x149.1 to Herkimer pl. J. C. Brevoort et al. to The City of Brooklyn, for street. nom
 Baltic av, n s, 75 w Barbey st, 25x100, h & l, East New York. Felix Hug, East New York, to William Busch. (Mort. \$650). 1,200
 Bedford av, n e s, 80 s e Taylor st, 20x100. Amelia Law wife of Nathaniel B., to Lucius N. Palmer. nom
 Buffalo av, n e cor Butler st, 27.9x100. John Rohrs to Henry Rohrs. (See Ralph av). nom
 Canarsie av, e s, at centre line Broadway, runs east to centre line Brooklyn av x south to centre line Earl st, x west to Canarsie av x north to beginning, Flatbush. Thomas M. Riley to Ambrose C. Kingsland, New York. (Foreclos.) (Mort. \$2,000, interest May 1, 1878. 160
 Carlton av, w s, 360.7 n De Kalb av, 25x100. Oliver W. Woodford to Thomas Fagan. 3,500
 Clason av, e s, 437.4 n Myrtle av, 25x abt 95, the deed location of this lot is erroneous, as shown on map. James W. and John Connell to Thomas Connell. (Q. C.) nom
 Clinton av, w s, 254.1 s Park av, 100x200 to Vanderbilt av. Cora G. Bryant to Benjamin F. Hobby and John G. Leeds. (Q. C.) nom
 Concklin av, s e s, lot 166 Henry Conklin et al., Canarsie, 25x150. Henry Lehmann, Canarsie, to Augusta M. Harris. 200

Carlton av, w s, 335.7 n De Kalb av, 25x100. James McGee and ano. trustees, to Thomas Fagan. 3,500
 De Kalb av, northerly cor Irving av, 25x94x— to Irving av, x 5.7. Cornelia M. wife of Wm. Ten Eyck to Hans P. Hansen. 60
 De Kalb av, n s, 25 w Tompkins av, 25x100, h & l. Hiram C. McKay, Addison, N. Y., to Willett Bronson. nom
 Division av, n s, 64 w 4th st, 22x75.3. Sophia M. wife Alfred A. Gallagher and Thomas H. Elliot to John J. Hallenbeck. (Mort. \$4,700) 6,200
 Evergreen av, e s, 75 s Conselyea st, 25x100. Thomas V. Fetherston to Abiel Abbot, Orange, N. J. (Mort. \$1,500). 2,200
 Franklin av, n e cor Bergen st, 20x80, h & l. Edward and Francis Conklin to Isaac J. Rundle. (Mort. \$4,000) 8,000
 Gates av, s s, 225 w Nostrand av, 25x100. (Foreclos.) Thomas M. Riley to J. Berre King, New York. 1,000
 Grand av, w s, 280 s Greene av, 20x100, h & l. Benjamin Linikin to Thompson Pinkney. (Mort. \$3,333) 5,000
 Greene av, s s, 174 e Tompkins av, 51x100. The Home Life Ins. Co. to Jabez Burns. 11,000
 Gates av, s s, 356 w Ralph av, 19x100, h & l. Frances E. wife of Cornelius B. Payne to Mary E. Kern. 2,800
 Greene av, n s, 170 e Bedford av, 20x100, h & l. Levi Fowler to Edward Honeywell, Jr. (Mort. \$5,750) 9,000
 Greene av, s e cor Adelphi st, 20x100. John H. McAuley to William L. S. Harrison. 15,000
 Greene av, n s, 190 e Bedford av, 20x100. Levi Fowler to Margaret wife of William Lisle, Jr. (Mort. \$5,750) 9,000
 Greene av, n s, 230 e Bedford av, 20x100, h & l. Levi Fowler to Joseph Inness. (Morts. \$5,750) 9,000
 Greene av, n w s, 300 n e Broadway, 50x100. George Ricard, Samuel M. Meeker, Jonathan S. Burr and Edmund Driggs to Melissa H. wife of Peter V. Broach. (C. a. G.) 3,000
 Howard av, e s, 50 n Jefferson st, 50x100, h & l. Robert H. Dougherty to Catharine L. Babcock. (Mort. \$5,700) nom
 Lexington av, s s, 331.3 w Marcy av, 18.9x100. Martha wife of Charles B. Piper to Louis C. Cuiet. (Q. C.) (Correction deed). nom
 Lexington av, s s, 175 e Yates av, 33.4x100, h & l. Augusta G. wife of Edward J. Van Wagner to Job G. Viall and William Johnson, Mechanicsville, N. Y. (Given and conveyed as collateral for note \$560.) (Mort. \$2,500) 6,000
 Liberty av, s s, 19.10 e Miller av, 20.1x77.1 h & l, East New York. Mary A. wife of Charles W. Bedell to John J. Coalter. (Mort. \$1,000) nom
 Liberty av, n s, 25 e John st, 50x100, East New York, h s & ls. John Voell, exr. Anna Voell, to Abraham Duryee, New Utrecht. 1,900
 Same property. John Voell to same. 1,900
 Myrtle av, n s, 16.8 e Prince st, 16.8x62. (Foreclos.) Thomas M. Riley to John C. Von Glahn. 7,550
 Patchen av, e s, 40 n Decatur st, 40x100. Louis Bossert to William H. Smith, East New York. (Mort. \$500) 600
 Patchen av, s e cor Monroe st, 20x80. (Foreclos.) Forman Whitney to Ellen Falvey, New York. 200
 Park av, n s, 79.1 w Ryerson st, 50x84.11x46.3x23x0.6x—. Elizabeth Farrell, widow, Philadelphia, Pa., to Abraham G. Jennings. 2,0
 Ralph av, n e cor Bergen st, 65.2x100. Henry Rohrs to John Rohrs. (Q. C.) (See Buffalo av). nom
 Rockaway av, e s, lot at Canarsie, 50x100. Peter C. Baisley, Canarsie, to Robert H. Robinson, Canarsie. 300
 Seaside av, s e s, 890.3 s w Canarsie av, 175x— 179 to Bay View av, Canarsie. }
 Seaside av, n w s, 215.3 s w Canarsie av, 150x89.6. }
 Willis B. Goodsell to Samuel Greenbaum, exch Shepard av, e s, 100 s Union av, 50x100, East New York. Edward S. Hoffman, Morris-town, N. J., to Mary H. wife of Eibe D. Cordts, Rutherford Park, N. J. 1873. 2,000
 St. Marks av, s s, 127 e Carlton av, 20x131, h & l. Elizabeth H. Monas to John F. Edwards. (Mort. \$3,330) 5,500
 Troy av, e s, 60 n Dean st, 19.1x90. Valentine Carman to Frederick Blumer. (C. a. G.) (Morts. \$3,100, taxes, &c.) 3,200
 Vanderbilt av, s w cor Dean st, 60x80, 3 hs & ls. Elenor wife of John Doherty to John Gillespie. (Mort. \$3,000) nom
 Vanderbilt av, n e cor St. Mark's av, 141x80. Catharine J. wife of Louis Monjo, Jr., to Thomas Campbell. (See Dean st) exch

Vanderbilt av, w s, 585 n Gates av, 20x100, h & l. Thomas B. Jackson to Mary L. De Witt. (Mort. \$4,500) 8,500
 Willoughby av, n s, 24.1 w Carlton av, 20x78.8x20.5x82.9. Elizabeth M. wife of William Mills to Thomas B. Mills. (Mort. \$4,300). 7,500
 3d av, n w cor Union st 90x90. (Foreclos.) Edwin C. Schaffer to Edward Clark. 7,000
 4th av, e s, 58.1 s 9th st, 19x60. C. C. and O. Denton, exrs. C. Denton, to Celia wife of Leonard Denton, Mount Vernon, N. Y. 1,600
 4th av, northerly cor 27th st, 24.1x100. Thomas Pitbladdo to George Ingram. (Mort. \$1,135) 1,181
 5th av, w s, 60 n Sackett st, 107x82. }
 Sackett st, n s, 82 w 5th av, 60x158.6x60 x about 163, in one plot. }
 William Banta to Harriet T. Banta. 100
 7th av, s e cor Degraw av, 25x109. Maria T. Polhemus, widow, to Margaret wife of Wm. Flanagan. 3,000
 7th av, e s, 25 s Degraw st, 25x109. Maria T. Polhemus to Margaret wife of William Flanagan. 3,000
 7th av, e s, 75 s Degraw st, 25x109. Rebecca A. Polhemus to same. 3,000
 7th av, e s, 50 s Degraw st, 25x109. Cornelia V. W. Johnson, widow, to same. 3,000
 General release. Rosina Geiger to Mary A. Wright. 115
 General release. Samuel Willets to George W. Kelsey. 250
 Interior lot, 160 e Court st, and 133.5 s 1st pl. (Release Mort.) The Equitable Life Assurance Society, United States, to Adrianna wife of Carl Bayer. nom
 Interior lot, 320 e Franklin av and 96.9 n Brevoort pl, runs north 13 x southeast 21.11 x south 4.2 x west 0. Thomas B. Jackson to Elsie A. wife of Rufus Lyles. 82
 Land, &c., Coney Island. Anna M. Monsell to Vernon K. Stevenson, William H. Scott and E. H. Nichols. (One quarter share to each of grantees, each share \$1,200.) (Mort. \$3,500.) Grantor further covenants to pay each of grantors \$300 of proceeds of remaining share.

WESTCHESTER COUNTY.

February 13 to 19.

BEDFORD.
 Shaw, Augustus E., et al. (by T. Burwell, ref.)—J. F. Merritt, e s highway leading from J. D. Powell's to J. F. Merritt, 4 acres \$630
 CORTLAND.
 Secor, Carpenter, et al. (by Stephen Lent, ref.)—Caroline A. Secor, Crompond road, near land late of Philetus Raymond, 1 1/2 acres. 583
 CHAPPAQUA.
 Quinby, Edwd. S.—M. M. Silliman, e s Railroad av, 150 n of Main st. nom
 Silliman, M. M.—Eliza F. Quinby, same property. nom
 MAMARONECK.
 Phalon, Joanna, et al. (by M. H. Furman, ref.)—Wm. Murray, Larchmont Park, 1 65-100 acres. 4,500
 MT. KISCO.
 Archibald, Mary—Benj. T. Saries, Moger av, near Johnson pl, adj. Harlem R. R., 50x50. 2,745
 Penfield, Charles E.—Eugenia A. Penfield, lot 182 map of Pelhamville, cor 4th st and 3d av, 100x100.410
 MT. PLEASANT.
 Cohn, Henry S.—Mathilda Ginsburg, Saw Mill River road, near Unionville. 32 acres. 6,400
 Landon, Horace, et al.—Fitch Landon, on highway from store of Clinton D. Hammond to County House, 39 acres. 5,000
 NEW ROCHELLE.
 Burtis, Theo. W., et al. (by C. E. Keene, ref.)—Wm. Carpenter et al., lots 3, 4, and 5, sub-division 12, and lot 1, sub. 8, map of Huguenot Park. 1,750
 Searing, Edwd. W., et al. (by C. E. Keene, ref.)—Wm. Carpenter et al., lots 1, 2 and 3, sub-division 14, Huguenot Park. 2,600
 OSSINING.
 Davison, F. W.—Samuel E. Tompkins, on highway to Briar Cliff, 2 1/2 acres. 960
 PELHAM.
 Hirsch, Mary B., et al.—Charles E. Penfield, lot No. 182, Pelhamville, cor 4th st and 3d av, 100x100. 400
 Roosevelt, James W.—Walter B. Caffrey, lot 242, map of Pelhamville, 100x100. 175
 PORTCHESTER.
 Mertz, Geo., et al. (by Wm. W. S. Roome, ref.)—Geo. H. Lounsberry, n e s Moseman pl, through to Byram River, 132x253. 12,025
 Lounsbury, Geo. H.—Russell, Burdall & Ward, a portion of above premises, 108x126. 6,100
 Same—Louis C. Mertz, a portion of above premises, 129x127. 8,500
 RYE.
 Jackson, Christina, et al.—Theo. Amringe, salt meadow, adj Saml. Deall, 3 3/4 acres. 156

Same to William Hall & Sons. 85th s s, 172.6 e 1st av, 87.6x102.2. Dec. 31. 5,000
 Same to Leander Stone. 85th st, s s, 230.10 e 1st av, 29.2x102.2. Feb. 17, due May 3, '80. 2,500
 Same to William Stone. 85th st, s s, 172.6 e 1st av, 58.4x102.2. Feb. 17, due May 31, 1880. 5,000
 Same to John Baier. 85th st, s s, 172.6 e 1st av, 87.6x102.2. Jan. 29, due May 31, 1880. 1,825
 Lowdon, William L., to Edward B. Cobb, Tarrytown, N. Y. 35th st, s s, 300 w 9th av, 25x98.9. Feb. 18, 3 years, installs. 11,000
 Lynd, Robert B., to Charles R. Gill, Esopus, N. Y. 46th st. P. M. Feb. 17, due Feb. 18, 1881. 15,000
 Monsell, Anna M., wife of John A., to Brooklyn, to George H. Peck. New av. P. M. June 5, 1879, 3 years. 4,000
 Morrison, Sarah, et al., exrs. M. Morrison, to Edward Morrison, Broome st, n s, 50 w Greene st, 50x100. Oct. 1, 1870, 1 year, 7 per cent. 18,381
 Murray, Joseph, to Frederic de P. Foster. 11th st, s s, 204.6 w 3d av, 90x100.11. (5 morts., each \$5,500.) Feb. 5, 5 years. 27,500
 Martine, Catharine C., to Robert McCafferty. 68th st. P. M. Feb. 14, due April 10, '80. 19,335
 McClymont, Elizabeth, wife of John C., to Margaret, Mary J., and Eliza Lawson. 84th st, s s, 255 e 3d av, 50x100. P. M. Aug. 3, 1870, note. 1,946
 McKeever, Ann, widow, and Mary Flanagan, widow, to James Lennon. Water st (No. 630), n w cor Scammel st, 24.1x68x24.8x68. Feb. 16, due in Feb., 1881. 2,000
 McManus, William, mortgagor, with Dwight H. Olmstead, exr., &c., N. T. Pike. Extension mort. nom
 Meehen, Elizabeth, wife of Hugh, to Mary J. Constant. 110th st, n s, 220 e Lexington av, 25x100.11. Feb. 13, 3 months. 5,000
 Molloy, John, to John Ross. 86th st, s s, 107.9 e 4th av, 51.1x102.2. Feb. 16, 6 months. 16,000
 Same to Herman Bacharach. 86th st. P. M. Feb. 11, due Aug. 16, 1880. 7,500
 Muhler, Johanna, wife of Henry, to Emma J. Adams. 3d av, e s, 60.11 s 113th st, 20x69. Feb. 16, 5 years. 5,500
 McCormick, Elizabeth, wife of Richard C., to Charles Duggin. 48th st, Madison av. P. M. Feb. 14, due Feb. 1, 1882. 20,000
 McEntee, William F., to Charles J. Howell. 105th st, s s, 333.4 w 2d av, 16.8x100.9. Feb. 12, 3 years. 2,600
 McMahon, James, to THE EMIGRANTS INDUSTRY SAVINGS BANK, New York. Av A, w s, 145.4 s 71st st, runs westerly 275 x south 55.4 to n s 70th st, x east 275 to Av A, x north 55.4. Feb. 10, 1 year. 12,000
 Malone, Patrick, to Catharine T. wife of Martin Coffield. 106th st, s s, 300 e 2d av, 25x100.10. Feb. 15, 2 years. 700
 Marcus, Joseph, to Wm. H. and F. H. Macy, trustees J. Macy, dec'd. 73d st, n s, 352 w 3d av, 17x102.2. Feb. 12, 4 years. 3,000
 Masbach, Jonathan, to THE EMIGRANT INDUSTRY SAVINGS BANK, New York. Houston st, s w cor Ludlow st, 25x75. Feb. 9, 1 year. 14,000
 Meehen, Elizabeth, wife of Hugh, to William M. Isaacs. 110th st, n s, 195 e Lexington av, 25x100.11. 5,000
 Meeks, William H., to THE WASHINGTON LIFE INS. CO., New York. 56th st, s s, 90 e 4th av, 21x100.5. Jan. 31, due December 1, 1884, 5 per cent. 10,000
 Menair, Sarah A., with Trustees Astor Library, agreement as to priority of morts made by W. Morrow. nom
 Muller, Louis, Jr., to Louis Jenne. 3d st, s s, about 223.4 w Av C, 24.8x105.11. Feb. 11, due Jan. 15, 1881. 2,500
 Morrow, Wm., to The Trustees Astor Library. 8th av (No. 462), e s, 24.8 n 33d st, 24.8x100. Feb. 7, 5 years. 5,000
 Murphy, Daniel, to The Association for the Relief of Respectable, Aged Indigent Females, New York. Division st, n s. P. M. Feb. 3, 3 years. 3,000
 Newcomb, Frederick H. M., to Wm. P. David. 77th st, s s, 200 w 9th av, 80x102.2. Feb. 12, 3 months. 2,000
 Nicholson, Charles, to William B. Rockwell. 117th st, s s, 127.4 e 1st av, 16.8x100.11. Feb. 12, 3 years. 3,500
 Noble, John, to William H. De Forest. 65th st. P. M. Feb. 11, due Feb. 12, 1883. 17,500
 Same to same. 67th st. P. M. Feb. 11, due Feb. 12, 1883. 50,000
 Nichols, Harriet, wife of James R., to Edward J. Jaques. 77th st. P. M. Feb. 14, installments. 4,750
 Ottinger, Marx, to Emma S. Hart, et al., exrs. J. B. Hart. 125th st. P. M. Feb. 17, due Sept. 22, 1881. 12,000
 Same to same. 126th st. P. M. Feb. 17, due Sept. 22, 1881. 12,000

Rockwell, George V., Brooklyn, to William B. Runk, guard. 113th st. P. M. Feb. 18, 3 years. 4,000
 Reilly, Hugh, to THE MUTUAL LIFE INS. CO., New York. 9th av, No. 665, and No. 401 West 46th st, being n w cor 9th av and 46th st, 19.1x62.6. Feb. 16, due June 1, 1881. 5,000
 Rich, Mary S., wife of James A., to Thomas Kilpatrick. 63d st. P. M. Feb. 9, 2 yrs. 3,500
 Roubush, Rose, wife of Lorenzo D., to Rhoda B. wife of Clint Roubush. 39th st. P. M. Feb. 10, 1 year. 13,000
 Ruggles, Grace B., wife of James F., to Sarah S. Murray. 81st st, n s, 275 w 8th av, 25x102.2. P. M. Jan. 19, 2 years. 960
 Sawyer, Nathaniel, Henry N., Joseph and Mary E., heirs Emily Sawyer to Joseph Murray. 73d st, n s, 549 w 3d av, 17x102.2. Feb. 14, 1 year. 1,095
 Schiffmeyer, George, to Andrew Wick. 9th av, w s, 55.1 n 40th st, 19x75.6. Jan. 1, 2 years. 2,000
 Seybel, Daniel E., to Julia A. Beals, Long Island City. 15th st. P. M. Feb. 12, 3 years. 4,000
 Simon, Adam, to Moses Goldsmith and Solomon Plant. Willett st (No. 62), e s, 175 s Rivington st, 25x100. Feb. 8, due Jan. 9, 1885. 5,000
 Sommer, Elisabetha, wife of Tobias, to Eva Muller. 2d av, e s, 76 n Houston st, 25x65. Feb. 13, due July 1, 1883. 1,000
 Spaeth, Julius, to THE NEW YORK LIFE INS. CO. 109th st, n s, 173.9 e 4th av, 18.9x100.11. Feb. 6, 3 years. 5,000
 Same to same. 169th st, n s, 155 e 4th av, 18.9x100.11. Feb. 6, 3 years. 5,000
 Sturtz, Carl, to John J. Cisco, and ano., trustees Ann Greer. 99th st. P. M. Feb. 10, 3 years. 8,000
 Sanchez, Sarah A., to George A. Seaman et al., exrs., &c., J. B. Seaman. 27th st (Nos. 124, 126, 128 and 130 West), s s, 300 w 6th av, 80x98.9. Feb. 17, 5 years. 12,000
 Schroeder, William, mortgagor, with B. H. Howell, Son & Co. Explains as to continuance of mortgage.
 Scott, William H., to Frank S. Allen, Elizabeth, N. J. 76th st. P. M. Dec. 5, 3 years. 2,000
 Same to same. 8th av. P. M. Dec. 5, 3 years. 2,500
 Same to same. 8th av, 76th st. P. M. Dec. 5, 3 years. 5,500
 Same to Sarah F. Odell, extrx., &c., M. F. Odell. 144th st. P. M. Feb. 2, 3 years. 3,100
 Starr, Sarah M., widow, to THE GERMAN SAVINGS BANK, New York. Boulevard and 140th st. P. M. Jan. 31, 1 year. 30,000
 Stone, Catharine C., to B. W. and Wm., Jr., Stone, trustees J. O. Stone. 45th st. (See Cons.) Feb. 13, 1 year. 32,500
 Schuchmann, John, Philipp, Adam and Emil and Elizabeth wife of Gustav A. Sturtzkober and Maria wife of George Bardes, heirs, Maria Schuchmann, to Peter Luyster, Jr., exr. P. Luyster, Newtown, L. I. Av D, s e cor 8th st, 25x75. Feb. 31, due Feb. 1, 1884, 5% per cent. 8,000
 Smith, Philip, to Johanna wife of Frederick Becker. 76th st, n s, 300 w 1st av, 25x102.2. Feb. 17, due May 17, 1881. 900
 Tubbs, George W., to THE EMIGRANT INDUSTRY SAVINGS BANK, New York. 109th st, n s, 167.6 w 4th av, 43.9x100.11. Feb. 1, 1 yr. 3,000
 Thompson, William, Brooklyn, to John H. Watson. 145th st. P. M. Jan. 17, 2 yrs. 3,000
 Treacy, Patrick S., to George S. Carter, Winthrop, Mass. 119th st. P. M. (See Cons.) Feb. 13, 3 years. 1,500
 Thompson, William, Brooklyn, to Henry M. Bradhurst. 146th st. P. M. Jan. 14, 3 years. 5,000
 Same to same. 146th st. P. M. Jan. 14, 3 years. 5,000
 Van Valkenburgh, Mary B. widow, and W. L. Van Valkenburgh, heirs F. L. Van Valkenburgh, to Helen F. Watson, Dresden, Germany. 24th st, s s, 360 e 10th av, 14.8x80. (Lease.) Feb. 13, 5 years. 1,000
 Velsor, Mary E., to THE BANK FOR SAVINGS, City New York. 25th st. P. M. Feb. 17, 1 year. 4,000
 Volkenning, Bertha, wife of Henry L., to The Rutland Marble Co. 44th st, s s, 175 w 2d av, 80x100. Feb. 2, notes. 1,192
 Wallace, Benjamin, to Theresa Schmidt. Jane st, s s, 107.3 w Greenwich st, 13.10x80. Feb. 14, 3 years. 2,000
 Wood, Samuel A., Brooklyn, to THE IRVING SAVINGS INST. Broadway. P. M. (See conveys.) Jan. 19, 1 year. 50.0
 Wright, Isaac E., to Dederick H. Bultmann. 5th av, 128th st. P. M. Jan. 12, 2 years. 9,500

Weeks, Julia A. M., wife of William H., to Cornelia D. Ea le. Madison av, e s, 20.5 s 67th st, 20x75. Feb. 17, demand, 5 per cent. 7,000
 Waixel, Charles, and Moritz Mehbring to Neftali Hirsch. 5th st, s s, 180.11 w Av C, 24.9 x96.2. Feb. 12, 5 years, 5 per cent. 5,000
 Waldheimer, Jacob, to Joseph Kauf. 10th st, s s, 306 w 10th av, 15.4x92.3. Jan. 15, 2 years. 2,500
 White, Robert, to Susan E. Miller. 61st st, s s, 196 w Lexington av, 18x100.5. Feb. 12, 3 years. 6,000
 Winslow, William, to Ann C. Slidell, Newport, R. I. 58th st, s s, 150 w 9th av, 12.6x100.5. Feb. 12, 3 years. 4,050

KINGS COUNTY, N. Y.

FEBRUARY 12, 13, 14, 16, 17, 18.

Allison, John E., to Samuel Brown, New York. 14th st, s s. P. M. Feb. 17, 3 years. \$1,200
 Same to same. 14th st. P. M. Feb. 17, 3 years. 1,100
 Same to Mary T. Franklin. 14th st. P. M. Feb. 17, 3 years. 1,200
 Bauer, Caspar, to Peter and Gertrude Kaufmann, Dobb's Ferry, N. Y. Montrose av, n s, 125 w Leonard st, 25x100. Jan. 2, 4 yrs. 4,700
 Bell, Louisa C., to Jane Quick. Monroe st, n s, 350 e Throop av, 25x100. Feb. 14, due March 1, 1883. 1,250
 Bermann, Adolph, to Geo. V. Brower. Sackett st. P. M. Feb. 17, due June 1, 1880. 2,000
 Burns, Jabes, to The Home Life Ins. Co. Greene av. P. M. Feb. 16, installs. 7,000
 Broach, Melisa H., wife of Peter V., to The Williamsburg Savings Bank. Greene av, n s, 300 n e Broadway, 50x100. Jan. 5, due March 1, 1881. 2,500
 Baldwin, Pauline, wife of Radcliffe, to The Mutual Life Ins. Co., New York. Schermerhorn st (No. 178), s s, 125 w Hoyt st, 21x100. Feb. 13, due June 1, 1881. \$8,000
 Banta, George, to Henry W. Eastman, trustee. 36th st, n e s, 335 s e 3d av, 125x100.2. Feb. 10, due Feb. 1, 1885. 300
 Battail, Jacob, New Lots, to Gilliam Schenck. Shepperd av. Feb. 7, 4 years. 300
 Bicknell, Elizabeth M., to The Mechanics' Fire Ins. Co., Brooklyn. Raymond st, w s, 328.3 n Fulton st, 20x100.6. Feb. 14, 1 year. 4,000
 Burtis, Harriet A., wife of James E., Mamaroneck, N. Y., and Nathaniel B. Valentine, Yonkers, heirs S. W. Valentine, to David A. Smith, North Castle, N. Y. North 2d st, s s, 25 w Leonard st, 25x100. Sept. 1, 1 year. 1,000
 Chapman, James C., to Samuel Sprague. South 3d st, n e s, 175 n w 11th st, 25x120. Feb. 13. 600
 Curtiss, Almira, wife of Samuel, to John Q. Adams. President st, n s. Feb. 16, installments. 4,000
 Carson, Robert, to Thomas R. Farrell. Bergen st, n s, 310 w Saratoga av, 40x107.2. Feb. 14, due Feb. 1, 1885. 1,000
 Connell, Thomas, to James W. Connell, admr. H. Connell, Jec'd. Franklin av, s w cor Clifton pl, 22x80. Feb. 10, 3 years. 2,500
 Crawford, Joseph, to Isabella B. Kincaid, individ and guard. Park av. P. M. Feb. 11, 6 years. 2,000
 Cleveland, Catharine E., wife of Oren L., to Adriana Bayer. 1st pl. P. M. Dec. 20, due March 1, 1881. 6,000
 Doughty, Letitia C., to Henry W. Le Roy, New York. Tonpkins av, e s, 20 n Floyd st, 20x100. Feb. 9, 6 months. 850
 Donohue, Annie and Patrick, to William H. Haydock. Smith st (No. 416), w s, 50 n Luquer st, 25x100. Feb. 16, due March 1, 1883. 500
 Fagan, Thomas, to Oliver W. Woodford. Carlton av. P. M. Feb. 5, due Sept. 1, 1880. 3,350
 Flanagan, Margaret, wife of William to Maria T. Polhemus. 7th av. Degraw st. P. M. Feb. 14, 6 months. 2,700
 Same to same. 7th av. P. M. Feb. 14, 6 months. 2,700
 Same to Cornelia V. W. Johnson. 7th av. P. M. Feb. 14, 6 months. 2,700
 Same to Rebecca A. Polhemus. 7th av. P. M. Feb. 14, 6 months. 2,700
 Fletcher, James, to George C. Cooper. Withers st, s s, 225 w Kingsland av, 25x100. Feb. 14, 5 years. 800
 Fagan, Thomas, to James McGee and ano., trustees. Carlton av. P. M. Feb. 5, due Jan. 1, 1881. 3,200
 Garcia, Maria B., to William H. Hollis. 13th st, s s, 140.10 w 5th av, 18.9x100. February 18, secures ren

Gillespie, John, to Julia A. Schenck. Vanderbilt av, w s, 40 s Dean st, 20x80. Feb. 17, 3 years. 2,500

Same to same. Vanderbilt av, w s, 20 s Dean st, 20x50. Feb. 17, 3 years. 2,500

Same to Julia A. Schenck, trustee. Vanderbilt av, s w cor Dean st, 20x80. Feb. 17, 3 years. 3,000

Garratt, Elizabeth, widow, Mary L. wife of Philip Swartwout, Sarah E. wife of Cornelius Bennett, George T. Garratt, all of Flatbush, William H. Garratt, Flatlands, Anna E. wife of John G. Cozine, Brooklyn, widow, and heirs William Garratt, dec'd., to Ebbie H. Steers, Flatbush. Highway from Flatlands to Canarsie, e s, adj land William Kouwenhoven, 221.6x59.4x3156x623.7x163.5x3786.9. Jan. 2, due Jan. 1, 1883. 1,000

Gargan, Johanna M., wife of Charles A., heir Jno. E. Burke, to Peter A. H. Jackson, guard., New York. Hoyt st, e s, 20 s Baltic st, 20x77. Feb. 12, due Feb. 14, 1883. 2,500

Gleason, Elliott P., to John Jones. Adams st, e s, 65.3 n High st, 21.9x50. Jan. 1, 3 yrs. 3,500

Gorman, Michael S., to Peter Delap. Chauncey st, n s, 58.4 w Patchen av, 16.8x66.4x—x66. Sept. 1, 1879, 1 year. 300

Haight, Eburn F., and Eugene F. Monnia, to Jane Golden. Hooper st, s s, 108.6 w Harrison av, 39x100. Feb. 10, due March 1, '81. 1,200

Harvey, Maria H. wife of, and Isaac, to Hannah O'Hara, guard. Mary C. O'Hara. Raymond st, e s, 462.2 n Fulton av, 20x75. Feb. 11, 1 year. 3,000

Horgan, Julia A., wife of William H., to Joseph A. Cross. Stockholm st, s e s, 233.4, s w Evergreen av, 16.8x100. Feb. 9, 1 yr. 147

Hunniford, Jane, widow, Eliza A. McCracken and Emily McN. Hunniford to Charles B. Davis. South 1st st, s s, 187.6 w 4th st, 25x100. Feb. 2, 4 years. 500

Hauser, Sophie, to Ulrike Bauer. Wyckoff st, s s, 200 w 3d av, 20x100. P. M. Feb. 18, installs. 875

Same to Charles and Eliza Hachmeister, New York. Same property. Feb. 18, installs. 3,000

Ingram, George, to Thomas Pitbladdo. 4th av, northerly cor 27th st, 24.1x100. Feb. 16, 5 years. 1,135

Isbill, Emma V., wife of Charles, to Jacob T. E. Litchfield. Monroe st, s s, 175 w Tompkins av, 25x100. Feb. 5, due May 5, 1880. 1,650

Kenna, Edward, to The Southold Savings Bank, Long Island. Wyckoff st, n s, 360 w 5th av, 60x100. (3 mortgs., each \$4,000.) Feb. 12, 1 year. 12,000

Kane, Edward, to John T. Willets, et al. Robt. R. Willets, dec'd. Henry st, n e cor Luquer st, 23x77. Feb. 17, 5 years. 4,500

Kirnan, John, to Ella L., wife of Cornelius E. Donnellon. President st. (See cons.) Feb. 17, installs. 2,500

Same to John N. Wright, trustee. President st. P. M. Feb. 17, 5 years. 3,500

Loffler, Sophia, wife of George, to Katharina W. Zeiss. Tompkins av, s e cor Stockton st, 25x90. Feb. 12, due Jan. 1, 1885. 3,000

Lee, Joseph, to Hannah Enston, Philadelphia, Pa. Hart st, n s, 290 w Lewis av, 20x100. Feb. 16, due Feb. 1, 1881. 2,000

Same to same. Hart st, n s, 270 w Lewis av, 20x100. Feb. 16, due Feb. 1, 1881. 2,000

Same to same. Lewis av, e s, 40 n Pulaski st, 20x100. Feb. 16, due Feb. 1, 1881. 3,000

McKinley Jane R., widow, to The Seaman's Bank for Savings in the City of New York. Clinton av, n w cor Greene av, 68.2x120. Feb. 17, 1 year. 2,000

McKinley, Jane R., Elizabeth City, N. J., to Caroline W., wife of Louis Townsend. Same property. Feb. 17, due after death of mortgagor. 20,000

Mann, Henry, Woodbury, L. I., and Frederick Blumner with The German Savings Bank, Brooklyn. Agreement as to property covered by a mortgage about to be assigned. nom

McCabe, Matthew, to Rosina Geiger. Quincey st. P. M. Dec. 3, 2 years. 500

McNally, Mary A., widow, to Elihu Ayres, New York. Hudson av, w s, 42 s Front st, 16.6x50. Feb. 12, 3 years. 1,000

Ostrom, Lucretia V., wife of William G., to Lucius N. Palmer. Mortgagors share in real estate now owned by her in share of homestead devised by F. Vandervoort to her son A. Vandervoort, &c., Bushwick, except portions sold in partition. Feb. 11, 1 year. 1,000

Otten, Harman, to Anna C. Palmer. 1st st, n e cor South 9th st, 21.3x108.6x40x—. Feb. 1, 1873, 3 years, 7 per cent. 1,400

Pettit, Jessie, to The Williamsburgh Savings Bank. Clymer st, s e s, 185 s w Lee av, 20x100. Feb. 14, 1 year. 500

Phillips, Hermon, to Nathaniel Requa. De Kalb av, n e cor Skillman st, 20x52. Feb. 14, 5 years. 4,000

Same to same. De Kalb av, n s, 20 e Skillman st, 19.11x52. Feb. 14, 5 years. 3,750

Same to same. De Kalb av, n s, 39.11 e Skillman st, 20x52. Feb. 14, 5 years. 3,750

Same to same. De Kalb av, n s, 59.11 e Skillman st, 19.11x52. Feb. 14, 5 years. 3,750

Same to same. De Kalb av, n s, 79.10 e Skillman st, 20.1x52. Feb. 14, 5 years. 3,750

Richter, Herman, New Lots, to Edward Kruse. Smith av, e s, 100 s Pacific av, 25x100; Schenck av, w s, 100 s Pacific av, 25x100. Feb. 2, 3 years. 1,000

Roper, Margaret A., wife of James, to Josephine wife of John J. Moog. Bergen st, n s, 399.8 e Franklin av, 20x110. Feb. 14, due July 1, 1880. 500

Same to Robert G. Rasquin. Bergen st, n s, 419.8 e Franklin av, 20x110. Feb. 14, due July 1, 1880. 500

Rulaad, Manly A., to Lydia A. Lamb, Bound Brook, N. J. Cornelia st, n w s, extd from Central av to Hamburg st, 600x100. Feb. 11, 1 year. 2,500

Radde, William, to Mary K. wife of Charles F. Brooks. Atlantic av, s e cor Saratoga av, 100x100; Saratoga av, n e cor Pacific st, 50x100; Hull st, s s, 225 e Paca av, 75x200 to Somers st; Cooper pl, e s, 144 s Herkimer st, 46x195 to Louis pl; Louis pl, e s, 98 s Herkimer st, runs south '92 x east '97 x south '23 x east '98 to Saratoga av, x north '46 x west '98 x north '69 x west '97. Feb. 12, 2 years. 1,500

Same to same. Prescott pl, w s, 75 s Herkimer st, runs south '46 x west '90 x north '23 x east '10 x north '23 x east '80 to beginning; Prescott pl, e s, 98 s Herkimer st, 69x180 to Bancroft pl; Hopkinson av, n w cor Hull st, 100x150; Hull st, n s, 175 e Saratoga av, 175x100; Hull st, n s, 100 w Rockaway av, 50x100. Feb. 12, 2 years. 1,500

Richardson, James H., New York, to The Reformed Protestant Dutch Church, New York. 28th st, s s, 218.8 e Hoyt st, 20x100. Feb. 17, secures rent, also cost. 465

Rohrs, John, to Henry Rohrs. Ralph av, and Bergen st. (See Cons.) Feb. 16, 5 years. 3,000

Simmons, Mary M., wife of John, to The Williamsburgh Savings Bank. Wilson st, s s, 38.8 e Wythe av, 19.4x30. Feb. 16, 1 year. 3,000

Swimm, Martha L., wife of Theodore W., to Catharine J. Paynter, Flushing, L. I. Putman av, s s, 176.8 w Marcy av, 18.4x100. Feb. 14, 3 years. 3,000

Same to Sarah J., wife of Joseph E. Tompkins, Hempstead. Putman av, s s, 194 w Marcy av, 17.4x100. Feb. 14, 3 years. 3,000

Same to John Linnington, New Lots. Putman av, s s, 211.4 w Marcy av, 17.4x100. Feb. 14, 3 years. 3,000

Schwandt, Adolph H. C., to Hannah M. Vedder, widow, New York. South 4th st, n s, 280 w 2d st, 20x102. Feb. 10, due Feb. 14, 1881. 3,000

Shepherd, James, to Joel Smith. Sackett st. P. M. Feb. 11, 1 year. 500

Spencer, William, Jr., to Caroline E. Ditmars, guard. Park pl. P. M. Feb. 12, 4 yrs. 4,000

Sweeney, Elizabeth A., to Charles E. Neale. Conselyea st, n s, 75 w Lorimer st, 25x50. Feb. 11, 3 years. 183

Tamke, Henry, to The Germania Life Ins. Co. Fulton st, s e cor Troy av, 25x100. Feb. 6, due Nov. 30, 1882. 5,000

Tieschang, Gustav, to Edward T. Hunt et al., exrs. T. Hunt. 49th st. P. M. Feb. 16, due Dec. 1, 1887. 260

Van Wyck, Lydia A. M., widow, to The Mutual Life Ins. Co., New York. President st (Nos. 147 and 149), n s, 100 e Hicks st, 90x40, subject to right of way 4 feet wide on east end of lots. Jan. 24, due June 1, 1881. 3,500

Von Glahn, John C., to S. Adelaide Buxton, admr. G. W. Raynor, dec'd, Riverhead. Myrtle av. P. M. Jan. 28, due Feb. 1, '82. 3,000

Waldron, George R., to Francis M. Peed. Bergen st. P. M. Feb. 2, 3 years. 1,000

Same to same. Bergen st. P. M. Feb. 2, 3 years. 1,000

Same to same. Bergen st. P. M. Feb. 2, 3 years. 1,000

Same to same. Bergen st. P. M. Feb. 2, 3 years. 1,000

Wilkinson, Sarah H., Brookhaven, L. I., and Albert Wilkinson to Alanson W. Adams. Lincoln pl, s s, 200 w 6th av, 18.9x100; Lincoln pl, s s, 256.3 w 6th av, 18.9x100; Pacific st, n s, 192.3 w Classon av, 20x100; 2d st, s s, 98.8 e Hoyt st, 20x100; Waverly av, e s, 756.3 n Myrtle av, 18.9x100. Feb. 12, 2 months. 1,100

Wright, Henry C., to Robert Thomas. 8th st. P. M. Feb. 1, 3 years. 2,250

Wasson, William R., to John J. Drake. 12th st. P. M. Feb. 14, 2 years. 500

Westlake, David B., to Thomas H. Robbins. Margaretta st. P. M. Feb. 10, due Nov. 1, 1882. 2,500

Zellinsky, Charles L., to George Schafer. Fenimore st, s s, 545.9 e Flatbush av, 50x125. Feb. 16, due Jan. 1, 1880. 1,800

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 12TH TO 18TH—INCLUSIVE.

Benedict, Charles J., to James E. Miller. nom

Bain, James and Robert, et al., trustees, Glasgow, Scotland, to James Bain et al., trustees. \$11,000

Blanck, Aaron C., Jr., Hackensack, N. J., to James Wallace. 7,200

Bolkart, Margeretha, to George Steinbrecher. 6,114

Brown, Elias G., to James E. Brittingham. 3,125

Buddensiek, Charles A., to Julius Lipman. (4 assigns.) Total. 5,500

Burkhalter, Anna M., wife of Charles, to Dennis P. Casey. 2,500

Carpenter, Jas. E., to Alfred W. Lowerre. 3,200

Carpenter, Thos. L., to Robert R. Crosby, treasurer. 7,200

Chester, Louisa, Brooklyn, to Moses B. Maclay, trustee A. Waldron, &c. 9,397

Casey, Dennis P., to Charles Burkhalter. 2,500

Clark, James, to Joseph Gessner. (1878) 5,000

Donovan, Cornelius and William Brennan to Malinda Ludlum. 500

Foster, Frederic de P., to James M. Aspinwall and M. Howland, exrs. J. L. Aspinwall. 5,500

Same to same. 5,500

Grosvenor, Matilda A., to Emerson W. Keyes and ano., admrs. J. Kilder, dec'd. 2,650

Hendricks, Eleanor, to Louisa J. Rapelye, Westchester Co. 5,250

Ingrem, Salome, to R. and G. G. Haydock, exrs. T. Leggett, Jr. 2,500

Irwin, Alexander P. and Richard, Jr., trustees, to James Bain et al., trustees. nom

Johnson, Edmund E., North Bergen, N. J., to John H. Deane. 401

Katzenberg, Julius, to Eliza Guggenheimer. nom

Same to same. nom

Keller, Morris, to Max Danziger. (3 assigns.) 3,600

King, John A. and Richard, exrs. M. King, to Nathalie E. Baylies, exrtrix. and trustee E. B. Baylies, dec'd. 11,900

Leshar, Stephen R., to Nathaniel Valentine. 9,200

Ludlow, John R., to Ethan Allen. 5,064

Same to same. 5,064

Matthews, Virginia B., to George F. Baker, 15,000

Matthews, Edward, to Virginia B. Matthews. nom

Meyer, Isaias, to William M. Olliffe. 9,900

Miller, Henry, to Louis Kreuder. 1,575

Monsell, Ann M., wife of John A., to William H. Scott. 7,000

Rainsford, Rosa E., to John C. Rainsford. 25,100

The Bank for Savings, City New York, to William Steinway, exr. H. Steinway, Jr. 35,000

Mechanics' and Traders' Nat. Bank, New York, to John P. O'Neill. 4,000

The Mutual Life Ins. Co., New York, to Sarah H. Whitlock. 6,000

Wallace, James, to Thomas L. Carpenter. 7,200

KINGS COUNTY, N. Y.

FEBRUARY 12TH TO 18TH—INCLUSIVE.

Arnold, Daniel, S., to Mary L. wife of Samuel Newell. \$2,640

Bergen, Cornelius J., to Adriana Bonney. 9,000

Bishop, Caroline C., New York, to Hannah M. Vedder. 3,000

Brittingham, Louise C., to Magdalene Schenck. nom

Brown, John, to Philander Stevens. 900

Burr, Sarah, New York, to Catharine B. Cole. 3,000

Cornell, Benjamin L., to Walter Lockwood. 1,000

Deane, John H., New York, to Ward B. Chamberlin. 719

Deller, John, to Charles Loeh, New York. 1,500

Geiger, Rosina, to Mary A. Wright, East New York. 500

Gilbert, George, Schenectady, to Margt. L. Feissner. 1877. 400

Goodsell, William B., Keyport, N. J., to Samuel Greenbaum, New York. nom

Graff, Jacob, to Robert A. Lindsay. 2,000

Hendrickson, Margaret, Jamaica, L. I., to William Vause, Flatbush.	1,500
Holbrook, Amelia A. W., to Thomas H. Rollins.	750
Hopkins, Amelia M., to Amelia A. W. Holbrook.	1,100
Hunt, Edward T., et al., exrs. T. Hunt, to Anna Van V. Starr.	1,214
Hunt, Samuel I., to Samuel I. Hunt, and ano., trustees H. Van Wagenen, Jr., dec'd.	9,888
Lockwood, Emeline F., to Peter Delap.	100
Mann, Henry, Woodbury, L. I., to The German Savings Bank, Brooklyn.	600
McAuley, John H., exr. W. L. S. Harrison, to William L. S. Harrison.	nom
Pearson, John S., to Samuel H. Torrey, Geneva, N. Y.	nom
Quinlan, William J., to the Washington Life Ins. Co.	3,500
Robbins, Thomas H., to James Crombie.	2,000
Sparkman, Nellie F., to William F. Corwith.	1,100
Spofford, Paul N., New York, to William F. Russell, receiver.	nom
The Wilhamsburgh City Fire Ins. Co. to James S. Bailey and ano., exrs. S. Freeman, dec'd.	8,000
Thomes, Charles, Norwalk, Conn., to John M. Quackenbos.	2,500
Trustees Union College, Schenectady, to George Gilbert, Schenectady. 1874.	1,000
Walsh, A. Stewart, to Louisa C. Brittingham. Oct. 1873.	724
Weil, Joseph, to John T. Rockwell and Annie C. Shepard.	2,000
Willets, Samuel, New York, to Stephen J. Rushmore, North Hempstead. 1869.	2,000
Woodford, Oliver W., to Laura L. Kimball.	nom

CHATTELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

FEBRUARY 12TH TO 18TH—INCLUSIVE.

SALOON FIXTURES.

Acker, W. 26 East 13th st. S. Heller.	\$150
Baack, C. 88 Broad st. J. W. Wiebold.	1,000
Binning, R. J. 1642 2d av. P. Doelger.	300
Both, Hy. 210 East 33d st. G. Berninger.	80
Brosemer, E. 2316 1st av. V. Brosemer. (R)	500
Carrigosei, N. 96 Chrystie st. P. George.	50
Corge, Geo. 3 Ann st. E. Hiland.	600
Deininger, Louise. 56 Av C. J. Klett.	200
Erdmann, A. 36 Centre st. J. Eichler.	225
Farrell, B. City. T. Coonan.	100
Farthmann, J. 177 Orchard st. Bernheimer & Schmid.	75
Higgins, P. 30 Wooster st. P. Berry.	110
Higgins, P. 30 Wooster st. C. Hobbs.	150
Holley, M. J. 119 Charlton st. J. Hogan.	500
Hynes, M. 21 Ogden av, 23d Ward. Catharine Soren.	150
Keller, J. 213 3d av. P. Keller.	500
Kelly, T. 457 Hudson st. J. J. Hauer.	50
Kirchner, H. 97 Stanton st. H., Jr., & G. C. Clausen.	350
Kohlmann, G. F. 205 East Broadway. M. Eckstein.	100
Krahner, Lina. 231 Broome st. G. Kubler.	175
Lewis, J. 106 Murray st. J. Emmons.	346
Malone, P. A. 769 10th av. D. Jones. Ales.	19
Merigold, L. S. & Co. 14 Ann st. W. M. Flies & Co. (R)	350
Meyer, Hy. 26 Carmine st. Hirsch & Schwaizkopf.	30
Muller, G. 194 Pearl st. C. Lehrtrier. (R)	3,200
Nieraber, O. 73 Barclay st. L. Linnewirth.	400
Rathjers, W. H. 105 6th av. H. Menken.	1,000
Regan, John. 127 Mott st. P. Berry.	125
Roberts, I. 146 East Broadway. J. Ahles.	150
Rohrs, John. 753 Washington st. Gottsch Bros.	350
Rosche, J. 60 West 4th st. G. Ringler & Co.	132
Ryan, J. P. 15 Broadway. J. M. Brunswick & Balke Co. Pool Table.	200
Satler, J. N. & C. 83 Essex st. M. Kuntz.	400
Schneider, J. J. 30 Norfolk st. Mary (admrx of L.) Kappeler. (R)	275
Steffan, P. 272 East 3d st. G. Ringler & Co. (R)	200
Tiedemann, H. A. 24 Water st. Charlotta Hastorf.	2,000
Voss, Alma C. 301 East 45th st. J. J. & N. I. Lynch.	100
Wagner, Josephine. 64 Elm st. Morgan Jones. Bar Fixtures, Furniture, &c.	1,000
Wilkins, John. 149 West 29th st. J. Eichler.	450

HOUSEHOLD FURNITURE.

Bayer, Geo. 115th st and 2d av. Jordan & Moriarty.	\$100
Binns, Margaret. 304 East 26th st. Jas. Black. Carpet, &c.	329
Bodeker, E. 37 Jay st. A. Stuhmanh. Furniture and Fixtures.	600

Bronk, Eliz. G. 23 Park av. W. H. Lee.	315
Bronk, Eliza G. and Mary A. 23 Park av. W. H. Lee.	212
Brady, Eliz. 123 West 27th st. H. J. Welch. Furniture and Fixtures.	100
Brooks, Jane L. and G. W. 38 West 32d st. P. Cowen.	750
Burgoyne, M. M., and wife. 120 West 41st st. E. Gerard. (R)	2,000
Byrne, Mary. 457 West 104th st. B. M. Cowperthwait.	160
Bradshaw, T. C. 6 Clinton pl. Miss S. G. D. Smith.	647
Cummings, Winnie. 366 West 46th st. T. Leonard.	142
Cummings, W. 147 East 27th st. Fell & Van Ness.	183
Couillard, Helen B. 310 West 23th st or 105 West 44th st. J. Cohn. (R)	1,000
Crossman, Mary P. 202 West 14th st. G. Beck.	1,195
Drummond, Catharine E., and M. Essie Osborn. 53 East 21st st. I. A. Hopper. (R)	500
Duchardt, Ann. 23d st and 9th av. J. W. Mott.	800
Donnelly, Lydia H. 64 East 131st st. Fennell & Co.	202
Dosot, Therese. 17 Waverly pl. J. D. Brown.	494
Downing, G. H. 250 West 49th st. A. Baumann.	133
Freeman, G. A. 12 West 24th st. J. V. Koch.	230
Gatineau, A. & A. 11 West 11th st. Jas. Cochrane. security	
Giese, A. L. & K. M. 951 6th av. A. L. Rapp's Sons.	260
Green, E. 2225 3d av. H. A. Jellink.	54
Grunwald, S. 274 Grand st. L. Meyer.	110
Hinds, W. L. 163d st and Morris av. Thoesen & Uhl.	485
Hubert, Josephine. City. L. Egleston.	102
Howe, S. D. 325 West 45th st. H. R. Ford. (R)	2,036
Hirsch, Johanna. 109 Norfolk st. H. Tausky.	200
Johnson, Nettie. 20 Bleecker st. T. Stacom.	114
Korff, Lina. 136 Henry st. J. A. Schaeffer, Sr.	1,000
Kluge, Max. City. J. Lynch.	156
Lawrence, Z. N. 318 West 23d st. J. P. Morris. (R)	7,500
Lonegan, Lizzie. 512 2d av. P. O'Farrell.	149
Lumley, Leah S. City. L. Egleston. Mirror.	160
Levy, I. D. 233 East 5th st. Herschmann & Manges. (R)	284
Marks, Nellie. 104 Allen st. B. M. Cowperthwait.	150
Middlemiss, Anna R. 145 West 44th st. R. H. Snow.	500
Maake, A. 49 West 25th st. D. Krakauer. Piano.	250
Malloy, Ellen. 234 West 25th st. J. Lynch.	191
Manving, M. 421 and 109 West 33d st. H. Goff.	975
Marklin, R. 137 West 56th st. W. R. Carter. Piano.	76
Mulchinock, Alice E. 18 East 33d st. R. B. Cruice.	1,600
Marcher, Caroline and Emma. 21 West 30th st. B. King.	3,000
Powell, Mary. 15 Bleecker st. T. Stacom.	271
Powers, M. 56th and 57th st. and 10th av. D. O'Farrell.	102
Reihan, D. 121 West 3d st. Thoesen & Uhl.	120
Rosenfield, J. and I. City. H. W. LeRoy.	550
Ruschke, Rosa. 31 1st st. Herschmann & Manges.	131
Rethuisch, Wm. 533 East 6th st. B. M. Cowperthwait.	142
Seffers, Bertha. 175 Chrystie st. D. Krakauer. Piano. (R)	55
Stoddard, Ann. 12 Hubert st. D. R. Bolster. (R)	450
Senior, A. A. 67 Carmine st. P. O'Farrell.	150
Tomlinson, T. 203 East 54th st. Fell & Van Ness.	155
Taub, Bertha. 101 East 8th st. Herschmann & Manges. (R)	136
Van Orden, W. 407 Bleecker st. D. O'Farrell.	114
Wynne, M. F. and T. M. 105 West 16th st. M. Moloughney, Jr.	800
Weyman, Jenny. 29 Rivington st. Herschmann & Manges.	151
Windt, S. 222 East 10th st. S. Rossman, Jr. Carpet, &c.	95
Wisner, G. H. 106 West 11th st. W. H. Wisner & Co. (R)	1,250
Zayas, L. 245 West 53d st. L. Baumann.	90

MISCELLANEOUS.

American Metaline Co. 204 and 206 Greene st. C. E. Tracy (trustee). Machinery, &c.	2,500
Aschenbrand, K. Courtland av and 155th st. E. Kaim. Drug Fixtures.	1,500
Brownell, D. K. 1215 Broadway. C. T. Cromwell. Photographic Fixtures.	4,798
Beker, W. 73 Montgomery st. F. Wolf. Bakery. (R)	200
Bender, C. 420 East 62d st. J. Mais. Horse, Cows, &c.	500
Bishop, A. A. 306 West 42d st. M. L. Wright. Butter Fixtures.	200
Byrne, Hanora. 1570 2d av. P. Whalan. Butcher Fixtures.	225
Bender, C. City. E. Lehmann. Wagon, &c.	55
Bennett, J. 116 West 20th st. M. Loshitz. Butcher Fixtures, Horse, &c.	300
Brady, T. 321 East 63d st. J. Hecht. 3 Cows.	150
Brett Lithographing Co. 116 Fulton st. D. W. Crane. Presses, Fixtures, &c. (R)	3,777
Barmore, W. H. 390 5th av. Juliette Schindler et al. Furniture, Fixtures, &c. (R)	15,000
Barmore, W. H. 358 5th av. Martha A. McCullough. Furniture, &c. (R)	6,150

Clairmont, Julia. Broadway and Washington pl. A. C. Kingsland (exr), St. Julian Hotel Fixtures, Furniture, &c. (R)	4,000
Claude, A. P. 41 Wooster st. D. J. Marrenner. Fixtures.	
Cahn W., and J. Davidson to Susan Vander Portendyk (admrx). Bond to secure payment of	3,300
D'Orazio, G. 324 1/2 East 8th st. G. Pius. Barber Fixtures.	100
Desmond, T. 37 Peck slip. Amelia C. Skaden. Boats.	606
Donaldson, J. H. 225 6th av. &c. J. A. Davis, West Side Hotel Furniture, Fixtures, &c.	15,000
Fisher, D. V. 2301 2d av. R. J. Mills. Butcher Fixtures, Horse, &c.	700
Freund, L. City. J. Matthews. Soda Water Apparatuses. (R)	1,100
Freidrich, C. W. 248 Bleecker st. Varian & Ward. Horse, Wagon, &c.	250
Garner, J. F. 15 1/2 Delancey st. F. Bollet. Fish Store.	50
Garvey, John. 2 to 6 Tompkins st. T. McCarty (trustee). Machinery.	5,649
Green, G. L. Long Island City. Knickerbocker Ice Co. Ice, Horses, &c. (R)	2,656
Gruning, A. 135 Mott st. Minna Gruning. Vinegar Fixtures, Horses, &c.	1,000
Hart, John. City. P. Dillon. Canal Boat Ira.	100
Hatch, I. S. 250 4th av. R. Mortimer. Drug Fixtures.	1,000
Hecking, F. W. 370 Pearl st. G. Hecking. Drugs, &c. (R)	350
Helms, D. 205 East 124th st. &c. W. Hardenbrook. Butcher Fixtures, Horse, &c.	1,200
Hendricks, E. 346 West 25th st. M. Hastings. Bakery.	102
Handy, R. 64 Duane st. R. Hoe & Co. Press.	1,545
Harris, R. 376 East Houston st. J. M. Brunswick & Balke Co. Billiard Table.	125
Hertling, C. 105 1/2 Lewis st. A. B. Stratton & C. J. Warren. Bakery Fixtures.	400
Howe, S. D. 542 Pearl st. &c. H. R. Ford. Patent Medicine Fixtures. (R)	4,747
Hansen, C. H. 27 South 5th av. C. Fleischer. Butcher Fixtures.	181
Hirsh, K. and H. Israel. 6th av and 40th st. W. M. Fliess. Hotel Royal Furniture and Fixtures. (R)	3,163
Hogan, William. City. F. Banfield. Coach.	170
Jones, W. S. 419 East 63th st. J. D. Jones. Horses, Milk Wagons, &c. (R)	700
Joyce, S. J. and C. E. 236 West 28th or 508 West 24th st. M. Fritz. Machines.	200
Johansen, J. G. F. 15 Dutch st. E. L. Wubber. Dining Saloon Fixtures.	500
Johnston, H. 687 Broadway. J. J. Millin. Presses, Type &c. (R)	300
Johnson, F. L. 24th Ward. E. Tiernay. Horse, Carriages, &c.	400
Jones, R., & Co. 119 Madison av. J. Mott & Co. Carriages. (R)	150
Kohler, J. 627 10th av. Margaretha Damm. Tailor's Fixtures.	100
Kallenbach, A. 620 6th st. J. Schnieder. Horse, &c.	150
Langenzer, M. 211 East 57th st. Fanny Langenzer. Horse, Wagon, &c.	250
Lehman, N. City. Goldsmith & Hoffman. Collar Co. Horses, Trucks, &c.	400
Lindemann, C. and G. Steup. 213 Grand st. Sophia Paus (Sophie Steup, by assignment). Lathes, &c. (R)	1,000
Loringet, A. 127 Bleecker st. C. Hoeckele. Bath Tubs, &c.	92
Mullen, P. City. F. Banfield. Carriage.	400
McLaughlin, E. 246 West 47th st. C. R. Wood. Truck, &c.	75
Morrisania Steamboat Co. City. B. G. Arnold et al. (trustees). Steamboats. (R)	65,000
Merritt, C. A. 834 Broadway. H. Iden. Anthony House (Wm. Oltmann & Co., by assign). Furniture, Fixtures, &c. (R)	2,050
Nevis & Mixer. Hubert st. Lloyd, Supplee & Walton. Refrigerators.	417
O'Donnell, J. 157 Elm st. A. M. Breer. Presses, Type, &c. (R)	1,000
Penrhyn State Co. Middle Granville, N. Y. T. S. Sutherland & Son. Boiler.	900
Potter, W. E. & Co. 68 Ridge st. M. P. Shelley. Horses, Trucks, &c.	1,500
Parker, D. W. C. 256 West 28th st. C. Coles. Machinery, Tools, &c.	350
Pfeiffer, Carl. 115 Broadway. F. Plassmann et al. (admrx.) Architect's Books, Fixtures, &c. (R)	656
Robinson, Pauline B. 30 East 42d st. B. T. Buttner. Devonshire Hotel Furniture, Fixtures, &c.	3,000
Rooney, B. 644 East 16th st. M. Weil. Horses, Trucks, &c.	850
Row, Nelson. 87 White st. Vanderburg. Wells & Co. Press, Type, &c.	480
Rockafellar, J. P. Washington near Gansevoort st. Mary L. Wake. Horses, Ice Wagons, &c.	1,000
Schafer, Wm. 119th st and 2d av. G. Horber. Store Fixtures, Horse, &c.	350
Schwarz, C. 423 East 15th st. C. J. Warren. Bakery, Horse, &c.	917
Smith, L. H. and W. Van Clief. City, &c. E. Hillyer. Horses, Wagons, &c.	1,562
Smith, Mary. Saugerties, Ulster Co., New York. F. E. Kilpatrick. Boot and Shoe Fixtures.	270
Smyth, W. B. 7 1/2 New Chambers st. J. W. Scott. Printing Fixtures.	600
Stahl, C. 94 Attorney st. Baker & Eaton. Grocery, Horses, &c.	200
Stodder, S. 90 Ann st. R. Hoe & Co. Electrotype Furnace, &c.	1,349

Stodder, S. 90 Ann st....Leonard & McCoy. Engine, &c. 500
Schiff, M. 306 Grand st.. S. Bier. Knitting Machines, &c. (R) 500
Sheridan, M. 64th st and 11th av....J. H. Sheridan. Horses, Derrick, &c. 1,500
Schmolze Bros. & Wilhelms. 16 Vandewater st....R. Hoe & Co. Machine. 2,864
Sliter, Wm. H. 609 West 47th st....Wm. Kelly. Horse. (R) 200
Thomas, H. W. & W. D. 1285 Lexington av.... J. J. Millin Press. 230
Thompson, J. M. 298 9th av....J. C. Wandell & Co. Horse, Tools, &c. 107
Turn Verein School and Gymnasium of Bloomingdale. 341 West 47th st....J. Berndt. Fixtures, Furniture, &c. 1,000
Trost, Wm. 241 East 51st st....J. H. Sievers. Horse, Wagon, &c. (R) 200
Vanderlehr, F. 39 Greene st....Amalie Kurtz. Machine Shop Fixtures 1,000
Walsh, John. City. F. Banfield. Carriage. 750
Wright, T. W. 22 Bedford st. Edgar Wright. Grocery Fixtures, Horse, &c. 1,400
Wall, Patrick. 157 East 53d st....E. Bulger. Horse, Wagon, &c. 75
Waters, R. H. L. 158 East 56th st....A. M. Lee. Dentist's Fixtures, Furniture, &c. 500
Walsh, J. J. 410 Earl st....M. J. Mahoney. Butcher Fixtures, Horse, &c. 500
Wetjen, A. 540 West 41st st....J. Keeser. Horses, Trucks, &c. 376

BILLS OF SALE.

Briggs, H. 269 3d av....B. Briggs. Butter Store, &c. 1
Briggs, B. 269 3d av....A. L. Cary and C. Durell. Butter Store, &c. 300
Cowen, L. 58 Rutgers st.... R. B. Abbott. Saloon Fixtures, &c. 125
Dunning, E. J., Jr 63 Wall st....R. A. Roulston. Office Furniture. 1
Finegan, John. 158 West 18th st....P. McSherry and T. Ryan. Bar Fixtures. 600
Fischer, G. B. 107 Eldridge st...Ochs & Lehner. Saloon Fixtures. 200
Fitzgerald, W. N. 17 Spruce st....Root & Tinker. Newspaper, Harness and Carriage Journal, &c. 2,400
Fredericks, Julia. 62 7th av. S. F. Higgins. Drug Store. 1
Kelly, J. F. City....J. McDonald. Horse, Cart, &c. 1
Meyer, C. A. 166 2d av....Amalia Engel. Stove Fixtures, &c. 1
Radloff, Wm. 378 7th av...R. B. Cassebeer. Drug Fixtures. 6,250
Ritzmann, Catharina. 305 East 26th st.. F. Schmid. Saloon Fixtures. 100
Stein, Clara. 1640 3d av....A. Partenheimer. Barber Fixtures. 500 or 400
Stilger, Jno., or H. G. Slezack. 116 East 4th st...H. G. Slezack or J. Stilger. Saloon Fixt. (Error) 70
Wagener, Henry. 59 Cherry st....F. Rothermel. Grocery Fixtures. 650

ASSIGNMENTS OF CHATTEL MORTGAGES.

Cohen, M. W., to P. Benjamin. (Isabella and E. A. Levy, Jan. 15, 1880.) 400
Erregger, J. W., to W. J. McIntyre. (L. J. Witte, Feb. 12, 1879.) 1
Loihle, L., to D. M. Koehler. (P. Rapp, Dec. 12, 1879.) -
Place, Ed., to J. Eichler. (Wm. Urbach, Oct. 25, 1879.) 735
Sperry, Greenough & Smith, to N. Schmitt. (H. W. Johns, Aug. 20, 1879.) 4,500
Schmitt, N., to E. S. Gould. (H. W. Johns, Aug. 20, 1879.) 4,000

BROOKLYN, N. Y.

Acker, William. 57 Flatbush av... George Zipp. Liquor Store. \$50
Arnold, William A. and Eilen M. 286 Hicks st...Henry C. Ghinsmann. Furniture. 496
Ault, Geo. H. Alexander McNaughton. Sewing Machines. \$35
Ackerly, George B. Bacon & Co. Horse. Benjamin, William T. 53 Warren st New York...Alonzo G. Walsh. Sewing Machines, &c. 350
Broad, William. Cor. Atlantic av and Nevins st...John Berry. Lease. Fixtures, &c. 175
Burger, Joseph (prest.) Myrtle av... John Steger. Fixtures, &c. 68
Same...same. Fixtures, &c. 68
Cassin, Timothy. Cor Gold and Water st... Charles Germerhausen. Stock Fixtures, &c. 400
Cameron, Donald L. 155 Grand st....Edwin N. Colt. Drug Store. 1,000
Clarke, John. 909 Bushwick av....Adam Schulz. Furniture. 131
Conny, Patrick. 55 Atlantic av... Morris Fisher. Frame Building and Fixtures. 500
Conny, Patrick. Madison st.... Stephen D. Nolan. Horse, Truck, &c. 300
Doubleday, William E. 9th st.... William Gray. Machinery, &c. 11,000
Davis, William. 22 4th pl....John Mullins. Furniture. 220
Donavan, Simon. 18th st near 11th av... John J. Wheeler. Horses, Cows, &c. 675
Donovan, Simon. 607 18th st.... Charles A. Hempsted. Horse and Wagon. 700
Duffy, Peter and Letitia C. 31 York st.... Catharine S. Strang. Fixtures, &c. secures rent

Eger, Christian. Cor Greene and Evergreen avs... Edward E. Roberts. Engine, Boiler, Finley, Clarissa P. 489 and 491 Clason av... Alfred Dickinson. Furniture. 800
Green, Mrs. George. 281 1st....John Mullins. Furniture. 300
Gaul, David I. 198 Rutledge st....Geraldine Dare. Furniture. 205
Grover, William B. 958 Jefferson st....Henry Gerken. Furniture. 120
Hille, William. Wall st....John Rueger. Candy Store. 54
Houghton, Thomas F. 340 Fulton st....Mary E. Houghton. Office Furniture, &c. 1,200
Higgins, Michael. 158 High st....Patrick Gillen. Horses and Coach. 249
Hill, Jr., Richard....Arnold & Aborn. Horse and Wagon. 175
Hollis, Miles S. 148 and 150 Navy st, rear.... Louis C. Behmann. Machinery, &c. 250
Hopkins, Edward. 49 East 14th st, New York.... Charles A. Zoebisch. Fixtures, &c. 3,620
Hanrahan, Edward. 47 Carroll st... The Long Island Brewery. Fixtures, &c. 674
Hooper, Edwin E. 391 Wyckoff st... John Mullins. Furniture. 206
Johnson, Frances E. 179 De Kalb av.... Ann M. Staats. Furniture. 80
Jennerich, Henry. 277 Marcy av.... Conrad Reif. Saloon Fixtures. 300
Kleider, Jacob L. and Margaret. 83 4th pl.... Joseph H. Strauss. Furniture. 100
Kempf, Henry. 18 Tompkins av.... Obermeyer & Liebman. Bar Fixtures, &c. 101
Kipp, Ferd. 73 3d av... Jno. N. Eitel. Piano. 50
Kuck Bros. 13 McDougal st... The J. M. Brunswick & Balke Co. Pool Tables, &c. 150
Lane, Joseph D. 181 Huron st, 400 Manhattan av and 486 Grand st.... Mary Kealy. Horses, Coaches, Fixtures, &c. 3,000
Leaman, Henry J. 207 Powers st.... Jordan & Moriarty. Furniture. 151
Lyons, William. 106 Wythe av.... Jordan & Moriarty. Furniture. 115
Lehnert, Philip F. 227 to 231 Wallabout st... The Williamsburgh Savings Bank. Machinery, &c. 14,000
Lanagan, & Co., George. 72 Summit st.... J. M. Brunswick & Balke Co. Pool Table. 101
Lewers, Samuel. 9 and 11 Wallabout st.... Nicholas F. Monjo. Fur Cutting Machines. 84
Lawro, Jr., Scarpati D.... A. J. Donovan. Wagon. 150
Lutjen, Henry. 1868 Atlantic av.... Henry Mahnken. Horse, Wagon, &c. 300
McSorley & McLean. 78 Tompkins av.... Wm. B. Davis. Coach. 250
Morrison, Annie E. Ralph av cor St. Marks av... Phelps & Son. Piano. 215
Mauer, John. Flushing, Queens Co.... Alexander H. Ritchie. Horses, Cows, &c. 620
Maher, D. J.... Peter Barrett and Robert Swanton. Wagon. 90
Mars, Joseph. 36 Broadway.... Edward Altbrand. Brewery, &c. 600
Michels, Nicolaus. 585 Grand st.... Henry Kiefer. Saloon Fixtures, &c. 80
Miller, John. 193 Broadway.... David G. Yuenling, Jr. Billiard Tables, &c. 400
Mulholland, Thomas A. 286 South 5th st.... Carl Fehrer. Piano. 50
Mac Donald, Don. 270 Nostrand av.... Phelps & Son. Piano. 150
McPeeters, Mrs. H. F. 117 Henry st.... John Mullins. Furniture. 178
Merriam, George S. and John M. 411 Bedford av.... S. L. Rowland. Printing Presses, &c. 500
Meyer, Lewis H. 660 5th av... George Lang. Fixtures, &c. 2,000
Moran, Thomas F.... Cornelius Coffey. Hearse and Coach. 500
Naziglia, Angelo. 387 Myrtle av.... D. Krakauer. Piano. 175
Norris, Thomas P. 164 Park av.... Christian T. Christenson. Drug Store. 450
Palmer, W. H. & J. G. 830 De Kalb av.... N. Langler. Wagon. 45
Phelan, Robert M. 91 Broad st, New York. Patrick J. Kelly. Bar Fixtures, &c. 200
Phillips, William P.... Robert F. Stevens. Wagon. 100
Payne, Shepherd H. 22 Clermont av.... James Bennett. Horses, Trucks, &c. 3,500
Reed, John F. 462 Halsey st.... Phelps & Son. Piano. 100
Richardson, James H. 58 Ann st, New York, and 82 2d, Brooklyn... The Minister, &c., Reformed Protestant Dutch Church. Fixtures, Furniture, &c. 465
Schwanwedel, Adolph E. 398 Hudson av... N. Langler. Wagon. 40
Stern, Jennie. 126 Floyd st.... D. Krakauer. Piano. 260
Stiles, Henry L. 73 Fulton st.... Isaac Stiles. Tools, &c. 100
Stodder, Samuel. 90 Ann st.... R. Hoe & Co. Electrotype Furnace, &c. 1,350
Schmolze Brothers & Wilhelms. 14 and 16 Vandewater st.... R. Hoe & Co. Printing Machine. 2,864
Schnabel & Bredemeyer. 282 Van Brunt st.... N. Langler. Wagon. 100
Schober, Theodore. 449 Broadway.... William H. Tulle. Fixtures. 250
Start, Priscilla. 426 Bedford av.... Phelps & Son. Piano. 127
Thinnes, Jacob. 249 De Kalb av cor Vanderbilt av.... Elizabeth Thinnes. Liquor Saloon, &c. 800
The Lafayette Avenue Stage Co. 1235 Atlantic av and 917 Dean st.... Emily M. Richardson. Stage Coaches, &c. 975

Turkington, William S. 621 Pacific st.... Henry Vogel. Bar Fixtures, &c. 175
Underwood, Henry W. and Nelson B. Killmer. 480 Atlantic av.... George A. Chappel and Frank G. Keeney. Horses, Wagons, &c. 2,000
Underwood, Henry W. and Nelson B. Killmer. Pacific st near 3d av... George A. Chappel and Frank G. Keeney. Horses and Wagon. 2,000
Voss, Christopher. 618 Myrtle av.... M. H. Schneider & Co. Liquor Store. 410
Weber, F. Herman. 178 Columbia st.... George Bechtel. Saloon. 150
Weil, Fredricke. 164 Grand st.... Henry Wacheimer. Fixtures. 200
Walter, William. 770 3d av.... George Valentine. Bakery, &c. 1,000
Weisenberger, Christian. 673 Bushwick av... William Ulmer. Lager Bier Saloon. 50
Westlake, Harvey. 308 Fulton st.... Phelps & Son. Piano. 296

BILLS OF SALE.

Braun, John (by H. Braun att'y), to John L. Dosquet (all title). Butcher Shop, 66 Boerum st. Francis, William A. to Frances H. Francis. Seagar Store, 272 Flatbush av. Hippold, Phillip, to Alois Raber. Bakery, 143 Throop av. Hippold, Phillip, to John Steinberger. Horse and Wagon. Hoerning, Charles, to Sara (wife of Anton Werner). Lager Bier Saloon, s w cor Graham av and Siegel st. Huber, Jacob, to Margaretha Huber (widow). Butcher shop, s e cor Humboldt st and McKibben st. Heidelberg, Margareta, to Charles W. Heidelberg. Butcher Shop, 537 Manhattan av. Kenney, John J., to Catharine Cappel. Lager Bier Saloon (all title), 773 Myrtle av. Luckenbach, Frederic A. to Mary H. Ford. Machinery, &c., 15 North Pier, Atlantic Dock. Miller, Sarah S., to John F. James. Piano, 23 Concord st. Peters, Susan, to Sophia Michelmore. Cigar Store, 347 Grand st. Rehme, Pauline, to Louis Rehme. Grocery Store, 14 Throop av. Reed, John W. to Mary A. Howarth. Horses, Wagons, &c. Right, Henry, to Elizabeth Hettenbach. Bakery, &c., 432 Graham av. Ross, Cyrus C., to Kate Hazlett. Furniture, &c., 116 Bergen st. Raber, Alois, to Rosina Hippold. Bakery, 143 Throop av. Steinberger, John, to Rosina Hippold. Horse and Wagon. Sullivan, Timothy, to Catharine Cappel. Lager Bier Saloon (all title), 773 Myrtle av. Werner, Anton, to Charles Hoerning. Lager Bier Saloon, s w cor Graham av and Siegel st.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency

NEW YORK CITY.

Feb. 14 Anderson, Robert N.—John Laimbeer. \$75 12
16 Armleder, August—Peter Haulenbeek. 99 44
18 Ackerman, David H.—N. C. Kinney (individ., and as trustee, &c.).... 158 03
18 Austin, John E.—J. A. Blair. 265 54
19 Alexander, James—Lycoming Fire Ins. Co. 71 44
19 Ackerman, William G.—Citizen's Nat. Bank, of Yonkers, N. Y. 2,732 83
14 Boden, Otto—H. W. Cordts. 187 19
14 Blake, Ester S.—Margaret McDermott. 48 69
16 Bergen, Patrick—Peter Haulenbeek. 32 87
16 Brierdy, Patrick—Herrmann Koehler. 100 94
16 Beacham, John—Grace A. Sutton. costs 179 53
17 Burg, William—Thos. Loughran. 2,458 06
18 Brooke, Edwin B.—W. H. Bennett. 128 48
18 Bodkin, Martin R.—Hy. Bauersfeld. 128 20
18 Bickelhaupt, Adam and George—W. H. Rankin. 84 02
18 Byxbee, J. A.—R. P. Lethbridge. 126 66
18 Burdon, William—J. W. Quincey. 266 63
18 Bolton, James—Jos. Mayer. 119 75
18 Buse, August—Fred. Blohm. 195 13
19 Brennan, Margaret — Manhattan Fire Ins. Co. 50 12
19 Barrett, Hooper C.—John Drohan. 663 85
19 Burggraf, Gustav A., Jr.—Allen & Stevens. 1434
19 Bell, William H.—K. J. Guilfoyle. costs 72

19 Boyd, Edward—Nat. Steamship Co.	3,407 40	16 Guilfoyle, Kiernan J.—R. J. Anderson	41 69	18 Moody, Horace D.—S. H. Olin.....	119 10
20 Burke, Herman—Wm. Watson.....	706 98	16 Goetter, Louis—Paul Gumbinner...	234 26	18 Misland, John—J. W. Quincey.....	266 63
20 Block, Edward—Francis Byrne.....	1,745 87	17 Gookin, Hiram S.—Eveline M. Harrison	181 78	18 Murphy, Michael—Herman Koehler...	131 11
13 Cunningham, James—F. J. Harrington (assignee)	262 43	19 Gardner, Francis W.—Hy. Cromwell	168 37	18 Meyer, Abraham—Mayer Meyers...	1,193 04
14 Cains, Gustave A.—Jos. Watson.....	250 64	19 Green, Ambrose—Otto Stietz...costs	44 17	19 Mathewson, Andrew J. (admr., &c., of John)—Merchants' Nat. Bank...	690 57
14 Caffrey, Edward—New York Cotton Exchange.....costs	46 21	20 Gibbons, Thomas Jefferson—Ruland & Whiting	46 87	20 Moritz, Henry J.—Betzey Reine-mann (admr., &c.).....	207 32
14 the same—the same.....costs	143 21	20 Glaser, Charles—John Barnutz.....	298 16	14 McKenna, Patrick—Em. Eising....	53 71
14 Crawford, Timothy R.—L. F. Williams	642 15	13 Harte, James—C. H. Fields.....	79 50	14 McNeill, Patrick—J. J. Reid.....	1,315 83
14 Canavan, Thomas—J. J. Reid.....	1,315 83	14 Howe, William F. } J. F.		14 McClave, Almira C. and John—G. M. Miller	3,909 28
14 Climm, Alexander—Thomas Drew...	368 89	14 Hummel, Abraham H. } Crook,	141 00	17 McDougal, Duncan—Henry Clews.....costs	132 01
14 Clark, Hugh, Joseph, Jr., and Joseph—Wm. (admr., &c., of Charles) Montgomery.....	2,405 46	14 Harrison, John J.—Thos. (guard, &c., of Denis) Magner.....	3,244 34	17 McQuade, Thomas P.—Vedder Van Dyck (recvr. Yorkville Sav. Bank)	91 07
14 Coe, Frederick A.—Gordon Grant.....	24,504 08	14 Hyllested, Charles, Jr.—J. E. Tucker	229 90	17 McDougal, William H.—G. S. Diossy (trustee of estate of Ward & Peloubet)	180 28
14 Clayton, Charles O.—Anna J. Parmley.....	166 16	16 Hall, William E.—H. K. Thurber...	78 60	18 McKenzie, Alexander C.—Rowe & Denman.....	1,041 37
14 Cohen, Caroline—Oscar Goerke.....	297 69	16 Hall, Eland W.—Hy. Bridges.....	145 71	18 McIntyre, Edmond H.—Ed. Connelly	392 52
16 Cronkright, William (survivor of James)—M. P. Clarke (recvr.).....	871 40	16 Hecht, Philip—Aug. Hasbrouck....	308 25	18 McIntyre, William L.—John Drohan	663 85
16 Cochrane, Walter C.—H. B. Stillman.....	88 91	17 Huneke, George—John Finlay.....	151 86	20 McNamee, John—J. H. Byron.....	981 51
16 Cropsey, Jasper F.—Bernard Galligan.....costs	77 09	17 Hennequin, Henri and Leon—Henry Clews.....costs	132 01	14 Ninsling, Steven—Hannah Michael	94 72
16 Corr, Thomas—R. J. Anderson.....	49 45	17 Hartwig, Mina (individ. and as admrx., &c., of Charles)—Chas. Kientzler (presdt.).....costs	109 73	14 Noonan, Michael—Hy. Sterners....	75 33
17 Cogan, John—A. A. Baker.....	342 14	17 Hannity, Martha G.—Fred. Banfield.....costs	58 11	20 Nolan, Michael—Ira Brown.....	83 31
17 Cushing, George B.—Meyer Finn....	59 50	17 Harris, Lewis—Burkhard Goodman.....	141 75	20 Naughton, James—Rebecca F. Whitney	441 94
18 Cockroft, J. H. V.—F. F. Graham...	183 16	17 Hein, Frederick—Gus. Haas.....	1,802 49	16 Ostrander, John A.—Josias Taylor.	259 99
18 Caverly, Robert B.—E. D. Sniffen...	71 79	18 Hibbard, Lester D.—C. B. Keogh...	114 24	18 O'Connor, Charles—Neil McCallum..	136 75
18 Cunningham, John—Wm. Pimmel...	32 89	18 Hahn, Louis—H. P. De Graaf.....	462 94	14 Pabst, August—Chas. Heckmann...	666 53
19 Cambeis, Adam—Bernad Kelly.....	2,240 51	18 Higgins, George—W. H. Seymour...	652 29	14 Partington, Richard—Hy. Simons...	560 25
19 the same—the same.....	2,131 31	18 Hubbard, Tunis—C. H. Delamater...	76 90	16 Prior, John A.—Julius Wolf.....	595 99
19 Cleveland, Harvey T.—C. H. Benn.	74 87	18 Heywood, Benjamin—J. W. Quincey	266 63	17 Phelps, William—G. W. Busted....	260 63
19 Chase, James H.—Jonathan Pearsall	386 89	18 Hook, Gulian—P. F. Bellinger.....	2,128 14	17 Poerschke, Julius—Johanna Kaiser.	3,132 95
20 Collin, Peter—Ruland & Whiting...	46 87	19 Hubener, Susan—Allen & Stevens...	73 38	18 Persch, John P.—Robt. Holt.....	124 65
20 Carter, Thomas L.—H. W. Farley...	7,089 64	19 Havemeyer, Henrietta S.—J. C. Havemeyer.....costs	3,299 55	18 Partington, Richard—Stephen Massey	416 31
20 Casick, John J.—Gerhard Depken...	101 92	19 Harloe, William—Thos. Hagan.....	1,262 58	18 Putnam, C. H.—J. P. Robinson.....	226 60
20 Cameron, William T.—J. W. MacWhinnie.....	143 57	20 Hull, Samuel G.—Jonas Schlesinger	884 55	18 Peer, John A. } J. W. Quincey	
13 Dean, Joseph F.—J. B. Conley.....	79 03	20 Haibloom, Samuel } Sol. Stein....	325 92	18 Power, Frederick M. } cey.....	266 63
14 Donovan, Timothy—Peter Bowe (sheriff).....costs	53 14	20 Hartstein, Wolf } S. R. Leshner....	75 44	19 Plumb, John Neale—J. K. Hayward	5,636 35
14 Dunning, Edward J., Jr.—Merchants' Nat. Bank.....	14,837 09	20 Isidor, Moritz—Gus. Haas.....	1,802 49	19 Platt, John R.—Nat. Steamship Co.	3,407 40
14 Dowell, Albert H.—T. L. Hynes.....	29 50	18 Isaacs, Gustavus—Michael Magrath.	832 69	20 Perley, Charles—W. A. Allen.....	70 55
14 Dunning, E. J., Jr.—American Exchange Nat. Bank.....	5,912 62	17 Jenkins, George W.—John Cusack...	213 91	20 Peloubet, Seymour S.—T. H. Ward.	147 44
16 Dunning, Edwin J., Jr.—Cyrus Butler	229 27	19 Jannuzzio, Kocco — Franchesco Bruno	646 43	20 Paige, David S.—W. E. Waring.....	1,177 66
16 the same—the same.....	1,125 74	13 Kohlmann, August C.—C. H. Fields.	111 41	14 Quetting, Adolph—Dry Dock, East Broadway and Battery R. R. Co..	185 73
16 the same—the same.....	2,652 90	13 Kern, Peter A.—Thos. Ryan.....costs	94 93	14 Roberts, William—W. G. Plummer.	151 48
16 the same—the same.....	266 54	16 Keyes, Thomas K.—Mary Keyes....	407 85	17 Ralli, Stephen A., John E. and Constantine—John Collins.....	90 07
16 the same—the same.....	225 76	12 Keefe, John—T. C. Lyman.....	2,034 95	18 Robinson, W. G.—Horace White....	829 66
16 Denham, John—Wm. Fleming.....	34 09	19 Kling, Gerson—Bernard Kelly.....	2,240 51	18 Roberts, John T.—J. W. Quincey...	266 63
16 Dalton, Joseph—Wm. Guth.....	223 71	19 Kelly, William—James Mack.....	44 50	13 Stratton, Andrew—C. H. Fields....	107 20
16 Day, Charles A.—J. A. Rich.....	267 31	14 Lichtenstein, Fannie E.—Isaac Bloom	115 72	13 Soteldo, A. M., Jr.—J. McB. Davidson	295 66
17 Donkey, William R.—H. S. Rowe...	134 93	14 Licht, Frederick—David Stevenson.	3,168 28	13 Speesman, Henry—W. H. Conkling.	231 50
17 Davies, John—Jeremiah Loder.....	110 19	14 Lagomarsino, Benedetto—Anthony Zucca	197 09	14 Simons, Morris—Hy. Simons.....	560 25
17 Diossy, George S.—C. D. Rust.....costs	103 97	16 Link, Frederick and Charles W.—John Stevens, Jr.	75 40	14 Senior, Alfred A., William A., and Theodore E.—Edwin Mesler.....	271 68
17 Deleree, George A.—W. L. Murray...	308 54	16 Levy, Marks—Elizabeth Bowne (extr., &c.).....(D)	1,533 90	14 Sauret, Teresa Carieno—Erminia Ruderdorf.....	621 67
18 De La Vergne, Bertha—Wm. Pimmel	32 89	16 Lyall, Tamer—Mary A. Seaman....	108 95	16 Simmons, Emilie L.—Virginia G. Sanford	1,189 84
18 Davies, John—P. J. Hegarty.....	170 95	17 Lax, Friederika (admtx., &c., of Siegfried)—Forty-second St. and Grand St. Ferry R. R. Co.....costs	263 14	16 Sidebotham, Thomas B., Sr.—David Carr.....	180 08
18 Durant, W. L.—S. Q. Mingle.....	2,247 54	17 Lamarche, D. Charles—Mayor, Lane & Co.....	224 83	16 Schepp, Leopold—H. F. Fox.....costs	87 48
18 Danchy, Burr and Samuel F.—P. H. Drake.....costs	116 69	17 Leavitt, William R.—Hy. Van Schaick.....	577 67	16 Steck, Fred. B.—Alvin Hulbert....	204 78
19 Decker, Demon S.—Julia Wells.....	1,213 45	18 Lawrence, Frederick M.—W. H. Bennett.....	128 48	16 Salomon, Samuel—R. H. Hutchinson	16 50
20 Dugan, Patrick—Bridget Dugan....	317 52	18 Lockwood, Joseph S.—Robert Holt.	124 65	16 Sheridan, James G.—W. H. H. Childs.....	238 68
20 De Wilde, John—Mechanics' Nat. Bank.....	375 39	18 Loyd, William—Metropolitan Nat. Bank.....	503 73	16 Snedeker, Aury—Amanda C. Green	350 14
16 Ehrich, Jacob—H. P. Richmond.....	546 83	18 Lotz, Henry—Fritz Volz.....	117 25	17 Sias, Benjamin F.—James Curry....	524 81
18 Ernst, Robert—Louisa Bahr.....	219 52	18 Lebenheim, Joachim—Horace Billings.....	994 37	17 Stevens, D. H.—Mayor, Lane & Co.	224 83
18 Eisenbaum, Ellen—Mary L. Ginochis	71 58	14 Marks, Simon B.—Louis Ranger....	1,132 48	17 Sullivan, Algernon S. (as public admr.)—Eliz. Klein.....	79 51
19 Engelhart, George—T. H. Simonson	334 82	14 Makay, Joseph—Sam. Harris.....	71 85	17 the same—J. and A. Boehler.....	83 62
14 Fishel, Marx and George M.—W. H. Mans or Mairs.....	653 69	14 Mendelson, Rosalie—Charlotte Kramer.....(D)	2,627 02	18 Simons, Morris—Stephen Massey....	416 31
14 Freudenschlager, Philipp—Charles Heckmann.....	666 58	14 Merrill, Benjamin B.—W. H. Lewis	34 97	18 Schwenck, Samuel K.—S. Q. Mingle	2,247 54
16 Flynn, James (admr., &c., of John)—F. L. Lathrop (recvr. of Central R. R. Co., of N. J.).....costs	65 00	14 Mignard, Charles A.—Hy. Naylor...	85 75	18 Shaw, Howard W.—N. C. Kinney....	158 03
17 Fachiri, Pandeli A.—John Collins...	90 07	14 Mathewson, Andrew J.—David King, Jr. (as committee, &c.).....	1,206 83	18 Schloss, William J.—James Low....	1,940 71
18 Flock, Nelson S.—American Whip Co.....	126 19	14 Menken, Sally A.—Christian Blinn.	128 83	18 Schiebel, Felix—J. W. Quincey....	266 63
19 Foster, Thomas H.—F. J. Moore.....	147 12	16 Maloy, John—Jos. Schnell, Jr.....	253 14	19 Squires, Benjamin—H. W. Banks....	564 28
20 Freel, Edward—J. H. Byron.....	981 51	16 Mattfeld, Hermann—S. H. C. Kemp	37 75	19 Snythe, Henry—American Exchange Nat. Bank.....	1,598 02
20 Frye, Frank—G. K. Davis.....	246 75	16 Mills, Thomas and John—Virginia P. Kelly (extr., &c., of John McCahill).....	87 46	19 Shea, Martin—John Keenan.....	208 44
14 Grandon, David—Em. Eising.....	53 71	17 Minister (sued as Ministree), Caroline—T. F. Neville.....	155 01	20 Schaller, Otto—Wm. Watson.....	637 54
14 Gilloon, Andrew—Thos. (guard. ad litem of Dennis) Magner.....	3,244 34	17 Macdonald, Hugh—Jos. Pool.....	3,120 54	20 Stockwell, Alden B.—T. W. Cook....	256 71
14 Griswold, Almon W.—Gordon Grant.....(D)	24,504 08	18 Mahoney, John—S. E. Briggs.....	366 85	20 Selleck, James D.—Robert Cable, Jr.	154 74
14 Gathman, Fredrick—Charlotte Kramer.....(D)	2,627 02	18 Mullaney, John R.—Nathan Low....	107 65	14 Smith, Margaret C.—Mary A. Work.....	934 21
14 Gardella, Luigi—Anthony Zucca....	197 09	18 Murphy, Timothy—Neil McCallum.	136 75	14 Smith, George F.—H. K. Thurber..	78 60
16 Granville, Arthur—P. P. Pope.....costs	63 45	18 Murphy, Richard G.—Grocers' Bank.....	37,029 16	17 Smith, Bernard N.—J. P. Warford.....	234 28
16 Gorjie, Bertha—Christian Wynen...	91 31			17 Smith, Bernard N.—Irving Nat. Bank.....	2,014 52
16 Gutman, Jacques—Paul Zunz.....	272 24			20 Smith, Joseph T.—E. F. Brown....	22 50
				13 Thompson, William F.—Artilissa V. Gearon.....	119 58

14 Treacy, Michael — Hamilton Biggam.....	90 69
14 Tailor, Robert W.—Lydia A. Camp.....	1,282 53
16 Thomas, Ralph—W. H. H. Childs....	288 68
17 Thum, Helena—Chas. Doshier.....	41 50
17 Tonnele, Laurent J.—C. W. Bean.....	88 55
17 Travis, Bernard, John and Jesse—E. M. Benjamin.....	775 97
20 Tucker, Mary P.—W. T. Ryerson....	628 38
20 Tyng, Thomas M.—G. S. Diossy (as trustee, &c., of the estate of Ward & Peloubet).....	610 48
14 The New York Mercantile Journal Co.—Franklin Holmes.....	1,920 80
16 The New York Valve & Faucet Co.—Belknap Mfg. Co.....	228 29
17 Long Island City—George Ehret....	586 32
18 The Mayor, Aldermen, &c.—South Brooklyn Saw Mill Co.....	3,812 46
18 the same—Ed. Morrissey.....	930 00
18 the same—A. P. Boller.....	1,605 54
18 the same—Robt. Boyd.....	150 00
18 The Housatonic R. R. Co.—E. F. Mead (trustee).....	23,730 81
19 The Universal Life Ins. Co.—Maria C. Fenfold.....	119 31
19 the same—the same.....	2,435 05
19 The Mayor, Aldermen, &c.—J. F. Cassidy.....	2,354 00
20 The Press Publishing Co.—Maurice Mauris.....	1,880 39
20 The New York Central & Hudson River Railroad Co.—Standard Oil Co.....	129 20
20 The New York and Sea Beach Railway Co.—American Bank Note Co.....	2,748 46
20 The Mayor, Aldermen, &c.—Owen Cavanagh.....	1,586 63
20 the same—George Smith.....	95 08
18 Ulrich, Simon—Mayer & Bachmann	91 18
17 Verbroek, Benjamin—H. K. Thurber	500 35
17 Vouros, Anthony Z.—John Collins....	90 07
18 Vilbig, Barbara, John C., Charles and Andrew—Jos. Frey.....	83 13
14 Van Horn, Emma J.—John Blue.....	147 31
16 Van Kuren, William—H. W. Strang	53 60
17 Van Alstyne, Pierre—J. P. Warford.....	224 28
17 Van Alstyne, Pierre—Irving Nat. Bank.....	2,014 52
18 Van Deusen, Abram B.—O. M. Hungerford.....	735 46
13 Williams, Samuel—Esther Oppenheimer.....	73 45
14 Wald, Mendel—Horace Galpen.....	240 91
14 Walst, Robert E. and John E.—Sam. Rice.....	37 70
16 Winttingham, Sidney, Jr.—Abbie C. Shepard.....	331 85
16 Weil, David—Paul Gumbinner.....	234 26
17 Westcott, Robert F. (as Presdt. of the Union News Co.)—W. H. Smith.....	145 01
17 Wilson, David C.—W. L. Murray....	308 54
17 Webster, Thomas A. R.—E. W. Bogardus.....	77 83
18 Wright, Aaron E.—J. A. Blair.....	265 54
20 Ward, Edward G.—T. H. Ward.....	147 44
20 Welden, Alfred—H. W. Hovey.....	23 19
16 Zeimer, Samuel—F. A. Lorenz.....	185 90

KINGS COUNTY, N. Y.

Feb.	
13 Burroughs, Benjamin—J. F. Delaney.....	\$539 34
13 Bell, Franklin (app't.)—A. T. Baxter (resp'dt.).....	74 66
16 Burrows, Lemuel (imp'd., &c.)—Home Life Ins. Co.....	1,644 74
16 Burdon, William—The Long Island Bank.....	665 93
17 Best, Mr.—F. R. Boerum.....	83 87
17 Burroughs, Horace F. and William—M. Tostevan.....	321 70
18 B. dkin, Martin R.—H. Bauersfeld.....	128 20
12 Clobridge, Selden C.—A. S. Niven....	211 88
13 Cary, Spencer, C.—A. R. Eno.....	632 57
13 Cusick, James—H. H. Logan.....	112 52
14 Corry, John—W. Meldrum.....	37 62
14 Caulfield, George—B. W. Dunning....	13,971 01
16 Christian, William—J. Koehler.....	141 34
16 Cotter, John—D. Wenz.....	143 70
17 Culver, James C.—S. T. Bull.....	664 33
17 Caswell, William—F. S. Haas.....	101 01
17 Cross, Marvin—M. Tostevan.....	321 70
18 Carman, Jesse S.—M. Soverell.....	74 05
12 Dohen, William J.—C. F. Goddard....	88 55
12 Daw, William—H. Koehler.....	170 10
12 Doe, John—Williamsburgh City Fire Ins. Co.....	220 63

13 Dean, Joseph F. (app't.)—J. B. Conley (resp'dt.).....	79 03
14 Dunham, Robert E.—A. F. Dunham....	173 94
14 Du Bois, Calvert C.—A. A. Hall.....	777 48
18 Deleree, George A.—W. L. Murray....	308 54
18 Denton, Samuel—W. Durland.....	173 42
18 Donovan, Martin—J. G. Gottsberger....	57 14
18 Dippel, Jacob—M. Stratton.....	580 64
17 Ehrlich, John—T. Quayle.....	679 86
17 the same—S. B. Chaplin.....	430 40
17 the same—T. F. Arnold.....	1,027 08
17 the same—L. Can.....	192 47
12 Ferris, James—C. H. Field.....	335 29
12 Frank, Franz—B. F. Conklin.....	97 25
12 Fortune, Thomas P.—J. J. Leonard....	81 27
14 Field, John—C. H. Gillespie.....	154 51
14 Flannagan, Ellen—J. Murphy.....	12 00
16 Fagan, Bryan—H. F. Burroughs.....	61 20
16 the same—the same.....	254 90
17 Fachiri, Pandeli A.—J. Collins.....	90 07
15 Freeman, John N.—E. Beers.....	1,034 89
12 Gray, Daniel T. and partners, composing firm of D. T. Gray & Co.—Williamsburgh City Fire Ins. Co.....	220 63
12 Grenner, Mathias (imp'd., &c.)—W. F. Brush.....	1,741 23
13 Gippert, Frederick and Catharine (imp'd., &c.)—D. Riedemann.....	2,645 08
16 Graves, Ann Eliza (extr.) John B. Graves, dec'd—C. Mayer.....	540 95
18 Goddard, E. A.—E. Beers.....	1,034 89
13 How, Celeste—Union Mutual Life Ins. Co.....	346 00
16 Heywood, Benjamin—Long Island Bank.....	665 93
17 Hooper, A. G.—S. B. Wells.....	405 90
17 Heins, Henry—J. S. Leese.....	771 31
17 Heerlein, Chris.—J. Eger.....	480 75
18 Hibbard, Lester D.—C. B. Keogh.....	114 24
18 Hansen, Francis C. (app't)—J. Godfrey.....	74 89
12 Jones, Caroline (app't.)—J. Armstrong (resp'dt.).....	74 91
17 Isele, Charles—S. B. Wells.....	141 46
13 Kilgore, Patrick—H. H. Logan.....	112 52
13 Killmer, Nelson B. and John—W. Buck.....	182 88
14 Kramer, Martin—J. Barret.....	131 80
18 Krebs, Joseph—M. Stratton.....	580 64
11 Larzelere, Benjamin F.—G. W. Van Cleaf.....	296 16
17 Long, Frederick—F. S. Haas.....	101 01
12 Mackleid, Jacob—C. H. Field.....	335 29
12 Moore, John } G. Koerner.....	41 00
12 McCracken, Daniel }.....	119 05
13 Murphy, Francis J.—H. Koehler....	79 03
12 Meeker, Wm. H. (app't)—J. B. Conley (resp'dt.).....	36 73
13 Malone, Patrick—J. Strong.....	209 47
14 McConnell, David—B. Lewis.....	71 85
14 Mackay, Joseph—S. Harris.....	833 88
16 McDonald, John—L. J. Tonnele.....	57 81
16 March, Mrs. Sarah—C. Benziger.....	665 93
16 Misland, John—Long Island Bank....	91 07
17 McQuade, Thomas P.—V. Van Dyck.....	87 87
17 Mills, George A.—J. R. Thomas.....	394 54
17 Marrin, John J.—J. M. Gargan.....	497 46
17 Mulvihill, Nicholas (imp'd., &c.)—H. Hart.....	58 88
12 McDermott, Thomas J.—H. Peetsch....	835 92
12 Osborn, Wm. P. (imp'd.)—J. H. Colyer.....	57 37
14 Oakley, Wm. H.—S. Oppenheimer.....	497 46
17 O'Connell, Jeremiah (imp'd., &c.)—H. Hart.....	366 62
13 Paul, Frederick W.—E. Dodd.....	665 93
16 Peer, John A. } Long Island	
16 Power, Fred'k M. } Bank.....	220 63
12 Roe, Richard—Williamsburgh City Fire Ins. Co.....	524 30
13 Reenan, Thomas—Commissioners of Charities, Kings Co.....	66 65
14 Reynolds, Michael—C. H. Field.....	67 83
16 Ryan, Elizabeth—J. Blake.....	90 07
17 Ralli, Stephen A., John E. and Constantine (app'ts)—J. Collins (resp'dt.).....	110 00
17 Remsen, Wm.—A. M. Benjamin.....	428 57
18 Rouse, Simeon—H. Sheldon.....	889 05
12 Rendall, John—H. C. S. Jarvis.....	238 80
12 Stewart, John A.—Brooklyn Cross Town R. R. Co.....	1,837 35
13 Swift, Alice and Owen—E. R. Taylor.....	87 87
14 Studwell, Edwin A.—J. Brooks.....	117 94
16 Spooner, Rupert P.—P. Duff.....	665 93
16 Smith, Rufus } Long Island Bank	
16 Schiebel, Felix }.....	220 63
12 The Firm of D. T. Gray & Co.—Williamsburgh City Fire Ins. Co.....	915 00
13 The New York & Brighton Beach Railway Co.—The Brooklyn Park Commissioners.....	

16 Tostevan, Matthew—H. F. Burroughs.....	254 90
16 the same—the same.....	61 20
16 The City of Brooklyn—H. W. Sage....	12,657 61
16 The B'trx of Joshua B. Graves (dec'd)—C. Mayer.....	540 95
18 Tonnele, Laurent J.—C. W. Bean....	88 55
18 The New York Museum Assoc.—A. Rossner.....	89 19
14 Vogel, John—W. Meldrum.....	55 24
17 Vouros, Anthony Z. (app'ts)—J. Collins (resp'dts).....	90 07
14 Wicks, George W.—J. O. Jones.....	92 11
14 White, Thomas F.—B. Lewis.....	209 47
16 Wilson, Wm. E.—H. D. Ward.....	413 47
17 Whitely, Samuel B.—S. B. Jones....	377 17
18 Wilson, David C.—W. L. Murray....	308 54

SATISFIED JUDGMENTS, NEW YORK.

Feb. 13 to 19—inclusive.

Alley, William L.—Irving National Bank, New York. (1877).....	\$6,320 04
Same—same. (1878).....	110 22
Ainslie, James—Theodore W. Meyers. ('73).	90 99
Andrews, John—John H. Boynton. (1872)	2,151 03
Amory, Peter B.—Samuel G. Courtney. ('72)	507 98
Same—Samuel B. Amory. (1874).....	117 53
Same—same. (1874).....	107 53
Barnett, Warren L.—John Wilson. (1875)...	171 02
Barnett, Josephine B.—same (1875).....	171 02
Brosnan, Daniel M.—Catharine M. Carrigan. (1879).....	242 98
Barber, E. P.—Cornelius Horgan. (1870)....	172 20
Bellamy, Albert and William H.—Martha E. Pope. (1875).....	341 57
Bruns, Wm. D.—S. H. Hurd (recvr.) ('77)	10,003 71
Same—same (1877).....	538 22
Coar, John—W. H. Conkling. (1874).....	277 49
Du Vivier, Charles A. and Edward—John Frederick May. (1880).....	96 97
Donnelly, John C.—Augustin Walsh. ('79).	745 24
Denny, Thomas—John M. Buckingham. (1871).....	2,261 44
*Eno, Amos R.—Mayor, Aldermen, &c., New York. (1876).....	46 94
*Same—same. (1876).....	66 04
Fitzpatrick, Edward—Albert Daehne. ('79)	699 58
Gallagher, Edward J.—Ira F. Brainerd. (1879).....	295 16
Ginsberg, Bernhard—Herman Lowenthal. (1878).....	39 60
Greenough, Frederick A.—Nicholas Schmidt. (1880).....	5,038 95
Georgi, Charles L.—Wm. J. Best (1879)....	25,278 57
Hand, Orlando—Henry A. Peck. (1879)....	101 10
Hastings, William—Didenber Ehlers. (1878)	117 45
Hopper, George F.—N. Y. Life Ins. Co. ('78)	4,586 34
Howell, William R. and James A.—N. Y. Life Ins. and Trust Co., N. Y. (1875)...	647 25
Holland, William—William J. Best. (1879)...	25,278 57
Kilpatrick, Samuel—Heinbert Fond. (1879)...	799 29
Kearney, Thomas J.—Joseph W. Howe. (1876).....	78 45
*Kemp, George—Wells S. Dickinson. (1879)	7,351 57
Knight, Samuel L.—William Rose. (1880)....	195 40
Kohner, Marcus—Solomon Adler. (1876)....	1,544 69
Kirchhof, Peter—William J. Best. (1879)....	25,278 57
Laemmrich, Charles and Edmund—John J. Lawrence. (1880).....	949 52
Lindars, S. H.—William Rose. (1880).....	195 40
Meyers, Joseph—Irving National Bank, N. Y. (1877).....	6,320 04
Same—same. (1878).....	110 22
McArdle, Henry—Mathew Coogan. (1879)....	256 19
Jackenzie, Scott A.—William Rose. (1880)...	195 40
Newberger, Abraham H.—Joseph Patrick. (1878).....	334 38
Omberson, J. F.—Cornelius Horgan. (1870)...	172 20
Phillips, Edward—William Rose. (1880)....	195 40
Ranges, Margaret—James K. Morgan. ('80)	355 37
Schweizer, August—Wm. P. Abendroth. (1880).....	660 40
Solinger, David—Joseph Patrick. (1878)....	334 38
Shearer, John—Hermann Grieme. (1875)....	108 41
Sequard, C. C. Brown—Albert E. Case. (1877).....	226 24
Same—same (1877).....	128 89
Snyder, Jr., Henry D. H.—John Wilson. (1878).....	171 02
Sylvester, William B.—same. (1875).....	171 02
Snyder, Louis—Matthew Rock. (1878).....	204 18
Steinmetz, Adam—George Steinmetz. ('80)	355 01
Springgate, Richard C.—Levi M. Bates. (1878).....	1,614 41
Sperry, Elijah W.—Nicholas Schmidt. ('80)	5,038 95
Smith, Louis M.—same. (1880).....	5,038 95
Treadwell, William E.—Mayant L. Hoffman. (1875).....	1,348 59
Treadwell, Virginia A.—same. (1875).....	1,348 59
Treadwell, William E.—same. (1875).....	969 69
People State of New York—Nicholas Bruckhardt. (1879).....	294 18
Seamans' Bank for Savings, New York—Maria D. Hackley. (1877).....	1,134 27
Sea Cliff Grove and Metropolitan Camp Ground Asso., New York—Joseph P. Tretch. (1879).....	181 59
Vroom, Henry S.—John G. Berry. (1875)....	4,850 20
Walters, Charles F. and Richard M.—Caroline Ziegler. (1879).....	272 61
Wood, Fernando—Patrick Flanagan. (1878)...	49,906 43
Wood, Fernando and Benjamin—National Broadway Bank, New York. (1878).....	4,133 90
Wood, Fernando—Noah L. Jeffries. (1878)...	50,584 93

Williams, Lewis — George A. Hammond. (1879).....	785 95
Yelverton, Ellen M.—John Grayhurst. ('80).....	109 96
Young, John L.—Charles C. Terry. (1872).....	232 50
Youngs, Daniel S.—Addison S. Diesig. ('77).....	1,230 04

*Vacated by order of Court. †Secured on Appeal.
‡Released. § Reversed. ¶ Satisfied by Execution

SATISFIED JUDGMENTS, KINGS CO.

February 5 to 19—inclusive.

Ainslie, James	{ Eagleton Mfg. Co. ('73)	284 90
Schooley, Wm. F.	{	
Boyle, George—Florence E. Soden. (1879).....		582 39
Brown, James—J. O'Hearn. (Execution.) (1874).....		66 44
Bennett, Mary A. (impd.)—Kate Williams. (1876).....		\$487 37
Bellamy, Albert and William H.—Martha R. Pope. (1875).....		341 57
Burroughs, Horace F. and Wm.	{ M. Tostevan. (1879)	321 70
Cross, Marion	{	
Campbell, Frank G.—Demas Barnes. (1878)		106 25
Campbell, Frank G.—Demas Barnes. ('78).....		106 25
Deputy, David A.—Hy. Werner. (1878).....		94 23
Dunning, Wm. H.	{ Nancy Fisher. (Ap-Mygatt, Sarah M. peal from certain Darling, Angeline E. parts of judgment (surviving trustees) sustained — Judgment reversed.)	
Dubois, Henry—J. A. Marshall. (1877).....		745 56
Dubois, Henry, James, Charles, Abram and Henry E.—Manufacturers Bank, Troy. (1877).....		1,583 26
Eich, Henry—J. B. Heigesheimer. (1874).....		1,072 61
Fagan, Bryan	{ H. F. Burroughs.	
Tostevan, Matthew	{ ('879).....	77 11
Same—same. (1879).....		61 20
Same—same. (1879).....		254 90
Gross, Anton—E. Schnepf. (1875).....		1,040 94
Holman, George W.—Mary Smith. (1877).....		629 78
Horgan, Patrick K.—Thomas McCann. ('78)		487 32
Halt, Hayden H.—A. B. Cohn. (1879).....		62 86
McNally, Mary A.—Thos. Brown. (1871).....		74 38
Payne, Frances E.—L. Tealz. (1879).....		
.....Suspended—secured on appeal		
Lehmann, Henry—Dav. Barnett. (1879).....		188 42
Same—J. H. Van Antwerp. (1877).....		1,736 03
Lehmann, Henry—W. R. Clarkson. (1878).....		336 20
Same, and P. Vogelsang (adms.)—Jno. Lenz. (1879).....		61 68
Remsen, James, and William Wainwright—D. D. Elston. (1878).....		951 04
Roper, Margaret A. and Jas.—T. New. ('80)		240 69
Schmidt, Leonard—Wilhelmine Seibert. (1880).....		119 51
Sprawl, Vernona G.—Theresa Barcalow. ('79)		94 78
Thomas, Isaac J.—Jas. Robertson. (Execution.) (1880).....		47 83

MECHANICS' LIENS.

NEW YORK CITY.

Feb.		
17	Eighty-third st, n w cor 1st av, 63.6x76.6. Jeremiah J. Collins agt Quayle W. Hawks and Otto W. Loeffler.....	\$253
14	Fifteenth st (Nos. 615 to 623), n s, about 225 e Av B, 155x— Wm. H. Hall agt Ella J. Van Horne and George G. Van Horne (agent).....	400
20	Fifty-second street, s s, 325 e 9th av, 25x— Andrew Leslie agt Bernard Mundy's estate.....	123
20	Fourth av, s e cor 27th st, 20x100. C. H. Courtney agt John Doe and George C. Randall.....	15
13	Houston st (No. 15), s s, bet Broadway and Crosby sts. John J. O'Brien agt Peter J. Van Cortland and Patrick B. McEntyre.....	575
18	Houston st (No. 15 E), s s, 25 w Crosby st, 25x— Baumann & Herrall agt John H. Miller and P. B. McIntyre.....	114
19	Same property. Wm. H. Brown agt The Van Courtland Estate, John J. O'Brien, Patrick McIntyre and J. H. Miller (agent).....	198
14	Madison st (No. 327), w s. Charles Lederer agt B. F. Codigan.....	20
20	Ninety-first st (Nos. 115 and 117), n s, bet Lexington and 4th avs. Michael Cokely agt Quayle W. Hawks and William Blake.....	85
17	Twenty-third st (No. 114 W.), s s, 150 from 6th av. Alexander Low agt John W. Wolf and West & Anderson.....	149
19	Same property. Gill & Baird agt John W. Wolf, John A. Wyman and West & Anderson.....	125
19	Same property. Cyrus C. Wyman agt same.....	206
19	Twenty-third st (No. 114 W.), s s, 150 from 6th av. National Stove Works agt John W. Wolf, John A. Wyman and West & Anderson.....	198
19	Same property. James Murtaugh agt same.....	100
20	Twenty-third st, No. 114, s s, 108 4 w 6th av. Bell Bros. agt John Wolf, John A. Wyman and West & Anderson.....	79

KINGS COUNTY, N. Y.

Feb.		
12	Union st (Nos. 141, 143 and 145), n s, 176.8 e Columbia st, 61.3x100. Charles Long agt Arthur Brown.....	\$8,300

14	Hayward st, s s, 183 e Lee av, 90x100. Francis F. Budd agt John Davis, Christian Zanger, Marcus L. Videtto, H. A. Fanton, and C. Tremble.....	690
14	Hayward st, s s. Watson & Pettinger agt John Davis, Edwards Pierpont, C. Tremble, Christian Zanger and Eliza Fenton.....	51
13	Myrtle av, s s, 48 w Palmetto st, 44x100. Charles A. Wagner agt— Miller and John Finken.....	185
12	Cumberland st, n e cor Atlantic av, 16x40. Thomas H. Dixon agt R. and J. Van Wynnen and George Goerz.....	175
16	Hall st (No. 83), e s, 584 n Myrtle av, 20x100. Joseph C. Metcalfe agt Mary E. Holland.....	25
17	Same property. Same agt same.....	25
14	Sixteenth st, s e cor Jackson pl, 44x100. H. S. Christian agt John Buchannan, John McAulvey, Abigail A. Martling and J. C. Simonson.....	812
14	Grove st, n w cor Cypress av, 25x100. Watson & Pittinger agt— Shultz & F. W. Taber.....	50
17	Rutledge st, s s, 150 e Harrison av, 66x100. James J. and Jacob F. Healey agt Mathew Smith, Jacob Bisson and John H. Shults.....	120

SATISFIED MECHANICS' LIENS.

Feb.	NEW YORK CITY.	
16	Lexington av (Nos. 1994 to 2000), w s, 33.4 s 122d st (4 houses). James Dougherty agt W. B. & W. O. Barton. (Nov. 17, 1879).....	\$40
16	Lexington av, s w cor 122d st, 100.11x115 (8 houses). John Carroll agt Wm. O. & Wm. B. Barton and Thomas S. Brooks. (Nov. 18, '79)	100
16	Same property. John Craty agt same. (December 17).....	67
16	Same property. Thomas Farrell agt W. B. & W. O. Barton. (Dec. 4).....	86
16	Lexington av, s w cor 122d st, 100.11x81 (6 houses). Wm. Burchard agt same. (November 21).....	45
18	Lexington av, s w cor 122d st, 100.11x115 (8 houses). Harris B. Goldman agt same. (Dec. 18).....	120
14	Nineteenth st (No. 26), s s, bet 5th and 6th avs. Wm. M. Gambling agt Eliza J. Smith. (May 5, 1879).....	429
14	Cottage st (No. 200), Mott Haven. Henry K. Wiegand agt Ann J. Hawk and L. C. Sandford (agent). (Jan. 27).....	45
14	Fifty-eighth st, n s, 350 w 6th av, 16.8x100.5. W. N. Harvey (exr. C. R. Harvey) agt John Coar. (Jan. 9).....	—
17	Thirty-first st (No. 223), n s, abt 300 e 3d av. John F. Van Loon agt Jacob H. Van Reed. (Feb. 11).....	82
20	Avenue A, s w cor 72d st (6 houses). J. S. Peck & Son agt— McDermott, John Gaffney and— Fitzpatrick. (Feb. 18).....	1,148

KINGS COUNTY, N. Y.

February 13 to 20—inclusive.

Hooper st, n w s, 105 n e Marcy av, 40x100. Terrence McGuiggan agt William M. Hawkins. (Dec. 24, 1879).....	\$128
Jay st, Nos. 166 and 168, w s. Joseph H. Colyer agt Christian Schumann and W. P. Osborn. (Two liens.) (Oct. 10, 1879, and Nov. 20, 1879)	702
York st, Nos. 112, 114, 116 and 118; Nos. 7 and 9 Talman st, and No. 115 Jay st. Thos. Marsden agt Ellen Jackson. (March 19, 1879).....	—
Franklin av, No. 406, n w cor Monroe st. James F. Greenwood agt William Robertson. (June 3, 1879).....	—
Greene av, n s, 150 e Bedford av, 100x100. Howell, Saxton & Co. agt Levi Fowler. (Feb. 4, 1880).....	—

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 122—South Fifth av, No. 67, one three-story and basement brick stable and dwelling, 25x95, gravel roof and metal cornice; cost, \$8,000; owner, C. L. Wolfe, 3 Mercer st; architect, John B. Snook, 12 Chambers st; mason, John Demarest, 36 Barrow st; carpenter, William C. Miller.
Plan 123—Forty-seventh st, s s, 59 w Broadway, one five-story brick furniture warehouse, 34x92, tin roof and galvanized iron cornice; cost, \$14,000; owner, Charles Johnson, 287 9th av; architects, D. & J. Jardine, 1267 Broadway; masons, N. & H. Andrus, 444 West 26th st; carpenter, E. H. Miller.
Plan 124—West st, No. 448, one two-story brick stable, 25x30, gravel roof and brick cornice; cost, \$1,200; owner, John Leonard, 451 West st; builder, M. Reid.
Plan 125—Fifty-third st, s s, 200 e 5th av, one four-story and basement brick (brown stone front) dwelling, 25x60, tin roof and iron cornice; cost, \$25,000; owner and builder, John C. Donnelly, 559 Lexington av; architect, James E. Ware.
Plan 126—One Hundred and Eighth st, s e cor 4th av, ten four-story brick tenements, each 25½x52, tin roof, galvanized iron cornice; cost, \$9,500; owner, E. M. Meehan, 131 E 109th st; architect, A. Spence, 3d av and 102d st; builder, H. Meehan.
Plan 127—Lexington av, s e cor 11th st, three three-story and basement brick (brown stone front) dwellings, each 16.8x50, tin roof, galvanized

iron cornice; cost, \$3,000; owner, Thos. F. Treacey, 135th st and 6th av; architect, Charles W. Romeyn; builder, James Frame.

Plan 128—One Hundred and Forty-third st, s s, 100 w 3d av, one two-story frame dwelling and store, 25x40, tin roof; cost, \$2,000; owner, Louis Sinnes, 3d av, near cor 143d st; builder, John Knox.

Plan 129—Eighth av, No. 805, one four-story brick (brown stone front) apartment house, 25x58, tin roof, galvanized iron cornice; cost, \$10,500; owner, B. Haberstroh, 53d st, near 4th av; architect, Wm. Jose.

Plan 130—Sixty-sixth st, s s, 105 e 4th av, one two-story brick stable, 25x100, tin roof; cost, \$7,300; owner, Alex. H. Stevens; architect, G. E. Harney, 149 Broadway; builder, B. Smith.

Plan 131—Eighth av, e s, 50 n of 125th st, one one-story brick store, 25x30, gravel roof; cost, \$1,500; owner, Alva S. Walker, 43 W 130th st; architect, Theo. E. Thomson.

Plan 132—One Hundred and Sixth st, s s, 150 e 1st av, one three-story brick foundry, 100x40, with one-story extension, 58x56, tin roofs, brick and galvanized iron cornices; cost, \$15,000; owners, Nathan & Dreyfus, s w cor New Church and Liberty sts; architect, C. F. Kidder, Jr.

Plan 133—King st, Nos. 1 and 3, two five-story brick apartment houses, 17.6x65, tin roofs and galvanized iron cornices; cost each, \$9,000; owner and builder, E. Cunningham, 261 W 126th st; architects, Thom & Wilson.

Plan 134—One Hundred and Twentieth st, n s, 80 e 2d av, one three-story and basement brick, (brown stone front) dwellg, 15.2x50, tin roof and galvanized iron cornice; cost, \$6,000; owner, J. M. Sorley, 307 E 120th st; architect, J. H. Valentine.

BROOKLYN, N. Y.

Plan 78—Myrtle av, No. 1293, one one-story frame stable, 14x16, gravel roof; cost, \$125; owner, &c., Mr. Riese, 1297 Myrtle av.

Plan 79—Bushwick av, s e cor Adams st, one two-story frame dwelling, 25x30, tin roof; cost, \$1,400; owner, J. Davis, 445 Evergreen av; mason, J. Lambert; carpenter, Robert Wright.

Plan 80—Clason av, n w cor Gates av (rear), one one-story brick store, 34.5x23.6, gravel roof and wooden cornice; cost, \$600; owner, E. Hinck; builders, Norman & McKnight.

Plan 81—Sixth av, No. 255 (rear), one one-story brick stable, 16x25, brick roof; cost, \$150; owner, W. E. Scovil, 255 6th av; builder, J. Sims.

Plan 82—Third av, w s, 75 s 40th st, one one-story frame dwelling, 25x25, felf and gravel roof; cost, \$450; owner, Michael Jager; builder, Chas. Thompson.

Plan 83—Howard av, e s, 40 n Hancock st, four two-story frame dwellings, 15x30, gravel and tin roof; cost, each, \$1,000; owner, Mr. Mullady; architects, Parfitt Bros.; builders, Thomas Donohue and Mr. Dunn.

Plan 84—Ellery st, n s, 100 w Tompkins av, one two-story frame dwelling, 22x40, tin roof; owner, Adam Bernhard, Ellery st, near Tompkins av; architect, John Platte; builder, John H. Eich.

ALTERATIONS, N. Y.

Plan 134—Ganesvoort st, No. 86, three-story frame dwelling, one-story brick extension, 20x20, to be built on rear; cost, \$1,500; owner, O. H. P. Archer, 14 West 52d st; mason, Milton Roof; carpenter, Mr. Halsey.

Plan 135—Ninth av, No. 540, three-story brick store and dwelling, internal alterations and repairs to be made; cost, \$500; owner, Frederick Helbig, 526 9th av; mason, M. Lapp.

Plan 136—South st, No. 151, cor Peck slip, four-story brick store, new show-windows, &c.; cost, \$300; owner, Peter W. Hoeft, on premises; builder, H. Hafker.

Plan 137—South Fifth av, No. 239, four-story brick hotel, a one-story brick extension on rear 19x40, gravel roof; cost, \$800; owner, J. Watson Webb; architect, M. Coleman.

Plan 138—Third av, e s, 100 s 169th st, five-and-one-half-story brick brewery, upper half-story to be raised to a full story, present two-story extension on rear to be removed and rebuilt, 31x53.6, four-story, tin roof, galvanized iron cornice, also interior alterations to main building; cost, \$15,000; owner, John Eichler, cor 169th st and 3d av; architect, Anthony Pfund.

Plan 140—Ninth av, s e cor 42d st, four-story brick tenement and store, a one-story brick extension on rear, 16x20, tin roof, to be connected with store; cost, \$600; owner, John Male, on premises; architect, Wm. H. Cauvet.

Plan 141—Eighth av, No. 625, three-story brick dwelling and store, a new store front to be put in; cost, \$650; owner, C. W. Doherty, 211 W 46th st;

architect, William H. Cauvet; builder, J. Washburn.

Plan 142—Hudson st, No. 56, two-story brick store, interior alterations; cost, \$500; owner, A. R. Whitney, 58 Hudson st.

Plan 143—Read st, Nos. 184, 186 and 188, four-story brick office building, interior alterations of upper story; cost, \$1,200; owners, E. R. R. Co., Erie Building.

Plan 144—Water st, No. 128, five-story brick store, rear portion of building to be raised ten ft, iron and glass roof; cost, \$500; owner, Mr. Spitznberger; architect, Charles Sturtzkober.

Plan 145—Prince st, No. 101, three and attic story brick workshop and store, new store front; cost, \$650; owner, Sarah Hall, Rockaway Beach, L. I.; architect, Michael Dooly; builder, Patrick Childs.

Plan 146—Twenty-ninth st, No. 220 W, three-story brick workshop, new front in first story; cost, \$300; owner and builder, Bartlett Smith, on premises.

Plan 147—Twenty-ninth st, No. 544 W, three-story brick dwelling and store, a one-story brick extension on rear, 19x21, tin roof; cost, \$650; owner and builder, Martin Kalb, on premises.

Plan 148—Houston st, No. 282 E, five-story brick store and factory, remove old frame building on rear and erect a two-story brick extension, 24x28, tin roof; cost \$1,200; owner, B. Ochs, on premises; architect, Frederick Jentz; builder, Frank Merk.

Plan 149—One Hundred and Twenty-third st, 255 w 7th av, two-and-one-half story frame dwelling, present peak roof to be taken off and a mansard roof put on, covered with tin and slate; cost, \$1,000; owner, Mrs. Thomas Tone, on premises; architect and builder, R. Townsend.

Plan 150—Ninth st, Nos. 39 and 41 W, two four-story brick dwellings, each to have a fifth story added, to be extended 17 feet on rear and fitted up as apartment houses; cost, each \$6,000; owner, Henry B. Renwick, 29 Park av; architect, James Renwick.

Plan 151—Marion st, No. 54, four-story brick factory building, four-story brick extension on rear with frontage on Crisby st, 25x89, tin roof, galvanized iron cornice; cost, \$3,000; owners, Bradley & Co., 18th stand Madison av; architect, A. B. Ogden; builder, John Moloy.

Plan 152—Forty-second st, No. 210 W, four-story basement and apartment house, four-story brick extension on westerly side, 13x62, tin roof, metal cornice; cost, \$3,000; owners, N. E. Cornwall and others, on premises; builder, Edward Lennon.

Plan 153—Sixth av, s w cor 17th st, four-story brick tenement and store, take out party wall on first story; cost, \$300; owner, John Beier, 21 av; architect, Julius Boeckell.

Plan 154—Gansevoort st, No. 84, four-story brick tenement and store, one story extension on rear, 27.3x6, and interior alterations; cost, \$300; owner, J. H. Rohde, on premises; architect, C. F. Kidder, Jr.

Plan 155—Eighth av, Nos. 287 and 289, three-story brick store and three-story extension on rear, 50x63.6, with frontage on 24th st, tin roof, also interior alterations; cost, \$10,000; owners, Ehrlich Bros., 287 8th av; architect, H. J. Hardenbergh.

Plan 156—Twenty-eighth st, Nos. 123 and 125 W, six-story brick carpenter shop, damage by fire to be repaired; cost, \$10,000; owners and carpenters, Smith & Crane; mason, John Laimbeer.

Plan 157—Eighth av, cor 143d st, one-story frame workshop and dwell'g, to have two stories added; cost, \$1,200; owner, Murtha Garry, on the premises; builder, James Pettit.

Plan 158—Sixth av, Nos. 281, 283 and 285, three three-story brick stores and dwell'gs, one-story brick extension to be erected on rear of each, 18.6 x23; cost, in all, \$6,000; owner, John Beier, Second av; architect, Julius Boeckell.

Plan 159—Canal st, No. 45, three story frame store and dwell'g, one-story brick extension, 15x 18, to be erected on rear; cost, \$275; agent and builder, Frank Merck, 139 Rivington st; architect, Wm. Jose.

Plan 160—Ninth av, No. 811, four-story brick store and dwell'g, two-story brick extension, 15x 15, to be erected on rear; cost, \$600; L. Mertens, on the premises; architect, George Holzeit; mason, G. A. Zimmermann; carpenters, Korvets & Fohrenbach.

Plan 161—Sixth av, No. 744, four-story brick store and dwell'g, one-story brick extension, 20x12, to be brick on rear; cost, \$800; owner, John G. Carey, on premises; architect, J. H. Valentine; builder, John Guy.

Plan 162—Corlears st, w s, 55 n Cherry st, one-story brick storage house, internal alterations; cost, \$400; owner, E. B. & Battery R. R. Co.; architect, Wm. White; mason, James Hamil; carpenter, W. H. Hand.

Plan 163—Fourth av, n w cor 35d st, four-story brick (brown stone front) dwell'g, two bay windows to be constructed in parlor story of gable wall; cost, \$400; owner, R. McCafferty, 705 Madison av; architect and builder, R. W. Buckley.

Plan 164—Tenth av, Nos. 104 and 106, four three-story frame stores and dwellings, new stone foundation walls to be built, new sills set and internal alterations; cost, \$1,000; owner, Michael Burns, 410 West 31st st; architect, John M. Forster.

Plan 165—East Broadway, No. 255, four-story and basement brick dwelling, one-story and basement brick extension, 11x11.8, to be built in rear; cost, \$600; owner, M. Jacoby, on the premises; architect, Julius Borkell; mason, Mr. Lochmann.

Plan 166—Third av, w s, 50 s 56th st, and s s 56th st, 100 w 3d av, four brick tenements and store, to be connected on first floor, one-story brick extension, 25x20, on rear, tin roof; cost, \$2,000; owner, Henry Stenbrig; architect, Fr. S. Barus.

Plan 167—Eighth av, Nos. 523 and 525, two three-story brick dwell'gs and stores, to be connected into one by opening in party wall; cost, \$150; owners, Karsch & Sons, on premises; architect, G. Holzeit; builder, M. Lapp.

Plan 168—Fifty-fifth st, No. 528 W., two-story frame (brick front) dwell'g and store, to be raised to three stories, and a one-story brick extension on rear 15x25, tin roofs; cost, \$1,800; owner and builder, G. Sohr, on premises; architect, G. Holzeit.

Plan 169—Third av, w s, 62.8 n 143d st, two-story and attic frame dwell'g and store, present roof to be taken off and attic raised to a full story, tin roof, new store front; cost, \$800; owner, Henry Ernst; architect, Theo. G. Smith.

BROOKLYN, N. Y.

Plan 61—Carroll st, s s, about 60 e Bond st, one-story frame extension, 18x55, gravel roof; cost, \$200; owners, Rankin & Ross, Carroll cor Bond st; builder, Hugh Young.

Plan 62—Atlantic av, No. 1515, door and steps in cellar; cost, \$300; owner, Mrs. H. Waters, 126 Pierrepont st; builder, Wm. Dumbleton.

Plan 63—Grand st, No. 253, one-story brick extension, 23x45, tin roof and wooden cornice; owner, Peter Cooper.

Plan 64—North Sixth st, No. 133, three-story frame extension, 22x15, tin roof and wooden cornice; cost, \$550; owner F. McNamee, on premises; builder, P. Clark.

Plan 65—Fulton st, Nos. 490 and 492, one-story brick extension, 16x12, tin roof and wooden cornice; cost, \$100; owner, James Burns, Greene av cor Clason av; builder, James Fenton.

Plan 66—Cambridge pl, No. 80, three-story brick extension, 16.8 and 13x22, tin roof; cost, \$1,400; owner, J. H. McAuley, 80 Cambridge pl; builder, A. Wilson.

Plan 67—Dean st, No. 157, repair damage by fire; cost, \$700; owner, William Banta, 692 Waverly av; builder, J. Brady.

Plan 68—Bedford av, n w cor Ross st, one-story brick extension, 50x51; cost, \$15,000; owner, James L. Knapp, on premises; architect, A. Crooks; builders, J. H. Burke and J. Thompson.

Plan 69—Fourth av, No. 795, one story frame extension, 8x15, gravel roof; cost, \$40; owner, A. Stockman, on premises; builder, Mr. Farrell.

Plan 70—Raymond st, No. 295, raised two feet; cost, \$1,000; owner, H. Wischmann, 305 Navy st; architect, Mr. Morrill; builders, E. Boyd and J. Van Saun.

Plan 71—Washington st, No. 279, front alterations; cost, \$150; owner, Mrs. Follies, on premises; builder, R. Whie.

Plan 72—Doughty st, s w cor Columbia st, front alterations; cost, \$150; owner, J. W. Mason, 140 Hicks st; builder, J. Alien.

Plan 73—Van Dyke st, No. 72, raised one-story on brick piers; cost, \$140; owner, Bernard Rorke, on premises.

Plan 74—Walcott st, No. 83, flat roof in place of peak; gravel roof; cost, \$20; owner, Robert Kent, on premises; builders, Gleason & Son.

Plan 75—State st, No. 121, roof raised two and one-half feet; cost, \$500; owner, Mr. Hartung; builders, Burns & McCann.

MISCELLANEOUS.

PROCEEDINGS OF THE BOARD OF ALDERMEN, AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced, and referred to the appropriate committee. † Indicates that the resolution has passed, and been sent to the Mayor for approval.

NEW YORK, February 17, 1880.

REGULATING, GRADING, ETC.

78th st, from 1st av to the East River.*
125th st, from Manhattan st to the Boulevard.†

MAINS.

138th st, from 3d av to the Southern boulevard; Croton.†

152d st, from Courtland to Morris av; Croton.†
Prospect av, from 165th st to Westchester av; Croton.†

FENCING VACANT LOTS.

Boulevard, w s, bet 72d st and 74th sts.*
59th st, s s, bet 5th and 7th avs.*
65th st, s s, bet Madison and 5th avs.*
76th st, both sides, from Lexington to 4th av.*

REPAIRING

149th st, from St. Ann's to Beach av.
Robbins av, from Westchester road to 144th st. }
147th st, from Robbins to Concord av. }

FLAGGING.

65th st, s s, bet Madison and 5th av.*
76th st, bet 3d and 4th avs.†
78th st, from 1st av to East River.*
9th av, from 77th to 110th st.*

CROSSWALKS.

78th st, from 1st av to East River.*
115th st, from 3d to 5th av.*
Lexington av, bet 94th and 95th sts.†
9th av, from 77th to 110th st.*

PAVING.

115th st, from 3d to 5th av.*
Lexington av, bet 94th and 95th sts.†

NOTICE TO PROPERTY-HOLDERS.

DEPARTMENT OF FINANCE,
BUREAU FOR THE COLLECTION OF ASSESSMENTS,
FIRST FLOOR (ROOM 1), NEW COURT HOUSE,
CITY HALL PARK,
NEW YORK, February 18, 1880.

Property-holders are hereby notified that the following assessment list was received this day in this Bureau for collection.

Confirmed, February 14, entered, February 18, 1880.

STREET OPENING.

82d st, from 1st av to Av B.

All payments made on the above assessment on or before April 18, 1880, will be exempt from interest, after that date interest will be charged at the rate of 7 per cent, from February 18, 1880. Payments to be made between 9 A. M. and 2 P. M.

BUSINESS FAILURES.

Schedule of assets and liabilities filed by assignees for the week ending February 20:

	Liabilities.	Nominal Assets.	Real Assets.
Garcia, Emma J.	5,753	2,693	1,685
Gorman, John H.	4,978	2,402	1,574
Wright, Jeremiah J.	4,329	704	300

ASSIGNMENTS—BENEFIT CREDITORS.

Feb.
16 Gray, John, to Michael J. Costello.
16 Gorman, James H., to George G. Nason.
20 Ohly, Caroline, to John B. Burgess.

ADVERTISED LEGAL SALES.

REFEREE'S SALES TO BE HELD AT THE EXCHANGE SALE ROOM, NO. 111 BROADWAY.

	Feb.
85th st (No. 342), s s, 200 w 1st av, 25x102.2, two-story stone front dwell'g, by L. J. Phillips. (Amt due, abt \$8,100)	23
26th st (No. 219), n s, bet 2d and 3d avs, 25x98.9, by sheriff, at City Hall. (Sale under execution) ..	23
Allen st (No. 83), w s, 87.6 e Broome st, 25x87.6, five-story brick store and tenement, and two-story brick store in rear, by A. P. Riker. (Amount due, abt \$5,900)	24
Av B, e s, 300 s Cliff st, 150x200 to Av C, by R. V. Harnett. (Amount due, abt \$7,400)	24
Morris st, n s, 58 w Broadway, 51.5x abt 30, part of five-story brick store	24
Morris st, n s, 102 w Broadway, 50.7x83, part of five-story brick store; and Nos. 2 and 4 Morris st, two four-story stores and dwell'gs	24
by Winans & Davies. (Amount due, abt \$28,000) ..	24
20th st (Nos. 414 and 416), s s, 199.6 e 1st av, 40x92, two four-story brick stores and tenements, and one-story frame stable in rear, by P. F. Meyer. (Amount due, abt \$10,850)	24
77th st (Nos. 318), s s, 182 e 2d av, 21.5x102.2, four-story stone front tenement, by R. V. Harnett. (Amount due, abt \$9,000)	24
77th st (No. 320), s s, 203.5 e 2d av, 21.7x102.2, four-story stone front dwell'g, by R. V. Harnett. (Amount due, abt \$5,800)	24
116th st, s s, 225 w 6th av, 50x100.11, shanties, by J. A. Levy. (Amount due, about \$9,400)	24
6th av, n e cor 139th st, 99.11x20.10, irreg, two-story frame and a one-story frame dwell'g	24
140th st, s s, 150 e 6th av, 300.5x99.11, irreg, vacant	24
6th av, s e cor 139th st, 88.2x113.4x162.10, gore, vacant	24
5th av, w s, extd, from 139th to 140th st, 199.10x 357.2 on 139th st, triangle, vacant	24
5th av, w s, extd, from 138th to 139th st, 199.10x 309.3 on 138th st and 454.7 on 139th st, one-story frame dwell'g	24
5th av, w s, extd, from 137th to 138th sts, 199.10 x 147.11 on 137th st and 271.10 on 138th st, two-story frame dwell'g	24
14th st, n s, 91.8 e 6th av, runs northeast 246.8 x northwest 50.7 to point in s s 141st st, 251.6 e 6th av, x east 29.9 x south 99.11 x east 163.9 x southwest 81.8 x southeast 41 to point in 140th st, 412.6 east 6th av, x west 32.10 to beginning, vacant	24
Excepting gore, 59.7x72.3x93.7 on s s of 139th st, 440.5 e 6th av, vacant	24
by E. F. Raymond. (Amount due, abt \$75,500). #3	

Bayard st (No. 80), n s, 50 w Mott st, 16.11x49.11, three-story brick store and dwellg, by R. V. Harnett. (Amount due, about \$3,750)...

KINGS COUNTY, N. Y.

Dupont st, n s, 225 w Liberty st, 25x100. Myrtle av, n w cor Oxford st, 24x77.3x14.2x73.4...

Jay st, s e cor Willoughby st, 30x57.6, by J. Cole, at 389 Fulton st...

FORECLOSURE SUITS, N. Y.

East Broadway, (No. 173), s s, 26x100.9, Francis G. Rogers agt Samuel Koffman; att'ys, E. L. Fancher...

LIS PENDENS.

KINGS COUNTY.

Dean st, s s, 250 w Clason av, 50x110. Elizabeth Finch agt John J. Wheeler; att'ys, Cullen & Bergen...

Seigel st, w s, 575 s Division av, 25x100. Julia Kennedy agt John Hogan; att'ys, Sacketts & Lang...

RECORDED LEASES.

Table with columns: NEW YORK, Per Year. Rows include Beaver st, Nos. 72 and 74, stores, basem'ts, &c.; Thos. J. Townsend to James Duffy, Brooklyn; 5 years, \$5,000...

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.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Dutchess County, including names like Carpenter, E P-T F Cock and ano (trustees) and amounts.

Table listing chattel mortgages for Poughkeepsie City, including names like Lyon, C W-G Ehret and amounts.

JUDGMENTS.

Table listing judgments in Dutchess County, including names like Akin, E H-J L Varian and amounts.

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Orange County, including names like Behme, F F August-Middletown B & L Assoc.

JUDGMENTS.

Table listing judgments in Orange County, including names like Birdsall, William H and Abram G (joint property).

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Schenectady, including names like Balt, V A (admr., &c.)-Wm. M Ricker.

Table listing real estate mortgages in Ulster County, including names like Riker, Wm. M-V A Bolt, East Liberty st, 4th Ward.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Ulster County, including names like Bolt, Vesta A-Wm. M Riker, 4th Ward.

ASSIGNMENTS OF MORTGAGES.

Table listing assignments of mortgages in Ulster County, including names like Brown, Nancy (as special guard, &c.)-Wm. M Riker.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Ulster County, including names like Hoyt, J W-H S Barney & Co., 1 piano.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages in Ulster County, including names like Clute, B H-M. E. Stevens, 4 buffalo robes, &c..

JUDGMENTS.

Table listing judgments in Ulster County, including names like McEncroe, J. Jr. et al., Schenectady-The Mohawk Nat. Bank of Schenectady.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Ulster County, including names like Rowen, Lewis C-Henry Dewitt, Rosendale.

JUDGMENTS.

Table listing judgments in Ulster County, including names like Adams, Albert, Kingston-Comms of Alms, City of Kingston.

Table listing real estate mortgages in Essex County, including names like Pierce, Josiah D-Andrew S Willer.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Essex County, including names like Brokan, M M-ES Morgan, East Orange.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Essex County, including names like Ackerman, John-B Collins, Orange.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, including names like Boyd, John-38 Arlington st-M J Patterson, furniture.

Kent, A H, Bloomfield—B A Kent, cows, &c	500
Landmesser, John, 488 Broad st—D Randall, fixtures, &c	500
Paullin, D S, West Orange—J A Crothers, horse	60
Shires, Ebenezer, 75 Mechanic st—A D Welter, machinery	125
Smith, Bernard, 327 Market st—M. Smith, fixt.	500
Stochel, F G, 87 Newark st—C Trefz, 1 billiard table	150
Wightman, J H, 37 Academy st—J W Case, stock, &c	5,000
Wells, Lindsay—W. W. Kenyon, furniture	2,500

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Boyle, Edward—Mary E McDonald, J. City	nom
Bradley, J P—J A Blair, J. City	nom
Blair, J A—Mary E Bradley, J. City	nom
Boyle, Edward—Mary E McDonald, J. City	nom
Same—same	nom
Beutley, Peter, Rosaline H. Towar and David Smith—J J Detwiller, Bayonne	2,500
Bachus, J H, August, Rebecca, and Sena Gerdes—Sarah J Purdy, North Bergen	3,000
Cruikshank, James—J R Cruikshank, Bayonne	5
Davis, Emma S—Otto and Johanna Wiehaus	100
Demarest, Mary F—J Westervelt, Bayonne	nom
Demarest, Mary E—William Van Buskirk, Bayonne	nom
Engle, William—Elizabeth Lis, West Hoboken	nom
Finley, Mary (formerly Mary Hart)—P. Coogan, J. City	1,800
Fairbanks, Martha, Jane and Elizabeth—Jane D Newkirk, J. City	200
Greenmann, Lucinda K—J H Greenmann, North Bergen	4,000
Hatfield, G R—Henrietta Chesebrough (trustee), Hoboken	nom
Hatfield, G R—Henrietta Chesebrough, Hoboken	nom
Hart, Elizabeth G—L Thomas, J. City	7,750
Hill, Jaques—H Steffens, J. City	1,300
Keeny, William—P W M West, J. City	3,450
Keeny, William—W Fee, J. City	3,000
Lawless, Michael—Chas. J Milton, J. City	4,000
Leszynsky, S H, and C A Troup—P Dougherty, Lent, T B—Mary Hart, J. City	137
Lis, Henry—W Engle, West Hoboken	nom
McFadden, Catharine—R R Green, J. City	25
Milton, C J—Rebecca Lawlor, J. City	4,000
Parker, Cortlandt—E H Izapfel, Bayonne	600
Patch, J D—Maria J Lambert, J. City	500
Raschen, J H—F George, Hoboken	2,750
Smith, Frederick—C F Smith, J. City	nom
Smith, C F—Sophia Smith, J. City	nom
Schilling, A A (by sheriff)—E A Schroeder	500
Stump, P C—G A Huguenin, J. City	nom
Schroeder, C M E—S B Johnson, J. City	13,500
Smith, J B, and Peter Lawlers et al. (by sheriff)—P Babcock, Sr, J. City	5,000
Tallmadge, Alice A—C Holt, J. City	4,500
Thatcher, L M, et al. (by sheriff)—Exr. H F Clark, J. City	6,000
The Central New Jersey Land and Improvement Co—J Hagan, Bayonne	300
Thompson, J R, J R Gautier and Benjamin Illingworth—R G Bushnell, J. City	54,561
The North Jersey Land Company—Emma E Clay, Kearney	10,000
Van Buskirk, John—E May, Bayonne	800
Walsh, Michael, et al. (by sheriff)—Jane D Newkirk, J. City	200
Wilson, E N—D Reynolds, J. City	2,750
White, John—Margaret Kalauquin, West Hoboken	1,700

REAL ESTATE MORTGAGES.

Bushnell, R G—J R Thompson (et al), 5 years	50,000
Clossey, John—Elizabeth C Hollins, 3 years	500
Chamberlain, Mary J—D F Reed (et al), Hoboken, 3 years	1,200
Clay, Emma E—The North Jersey Land Company, Kearney, 2 years	2,000
Drum, John—J McGrandle, 3 years	400
Harris, J F—T Kenworthy, 3 years	2,000
Hollingshead, D R—J E Grumbach, 1 year	1,200
Lyons, Ellen—J E Mitchell, 1 year	1,000
Lembeck, Henry—J C Brane, 3 years	5,000
May, Edward—J Van Buskirk, Bayonne, 5 years	700
Osterndorff, J H A and A B C Laufelth—Catharine L Gurnee, Hoboken, 3 years	1,200
Reynolds, Davl—E N Wilson, 3 years	1,500
Reilly, Elizabeth E de visee and widow of Michael Reilly—The Firemans' Insurance Co. of Newark, Harrison, 1 year	2,000
Stoveken, Francis—Caroline Dentz, Bayonne, 2 years	1,500
The Evening Journal Association—G T Perkins (et al, 6 months)	5,000
Waldman, Herman—J A Reed, Union, 1 year	200
Wheeler W R—J R Halliday, 5 years	1,000

CHATTLE MORTGAGES.

Aeschbach, Jacob, Hoboken—J Williams, saloon	1,000
Berel, Rino, Hoboken—L. Cohn, furniture	500
Gotthardt, C W—M Keiss, hot bed sash, horses	717
Haley, John—Hoos & Schulz, furniture	63
Hayes, Katie—Hoos & Schulz, furniture	34
Hines, J H—Louisa Knopp, trucks, harness, &c	500
Havens, J R, Hoboken—Hoos & Schulz, furn.	85
Jones, Albert—Roll & Mills, canal boat Belle	92
Mandeville, Alonzo B—Hoos & Schulz, furn.	159
Martinett, J L—Rosamond Dallon, groceries	100

Mitchell, J W, Bayonne—G G Vreeland, horses, wagons	300
Mehin, Katharina—Hoos & Schulz, furniture	85
Murray, John—T C Lyman & Co, saloon	400
Pitcher, William—G G Vreeland, horses, wagons, &c	1,000
Peters, G P—G E Peters, furniture	213
Post, H C, North Bergen—W Cox et al, horses and wagon	192
Raisch, Gustav—H Lembeck et al, saloon	825
Rothacker, August, and Henrietta Kerinus—Caroline Musch, machinery	150
Schumacher, Frederick, North Bergen—Exr of A I Smith, farming utensils, &c	850
Walker, I A—Louisa Peterson, barber shop	200
Walsh, John—D T Bumsted, horses, cart and harness	150

BILL OF SALE.

Jessen, Mary R, West Hoboken—Anne Burgess, bakery	300
Sullivan, Matthew—L B Hahn, furniture	30

JUDGMENTS.

Boltwood, Charles—A Quackenbush, Jr, et al.	329
De Hart, A L—J Whitmore	132
Lawless, Michael—E J Kenny	156

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Bergen, Oswald—Paterson M. B. and L. Association, Preakness av	\$550
Bogert, G. D.—Peter Van Nest, Franklin Tp	2,000
Bruce, Annie A—Ellen Dunn, Huron st	700
Colleges, Margaret—P. J. Ackerman, Rip Van Winkle av	800
Durant, W. L.—J. T. Schoonmaker, 18 acres near Passaic River	750
Hilderbrandt, Frederick—Philip Geyer, Madison Park	200
Jackson, George—C. Van Riper, Huron st	500
Kershaw, Jane—H. P. Kip, Tyler st	700
Kraak, Adrian—Anna Van Riper, Butler av	650
Laa-wee, Kuyre—Abraham Van Riper, North Third st	700
Lister, John—Paterson Savings Institution, Manchester av	800

PATERSON CHATTEL MORTGAGES.

Eryleman, Joseph, Acquackanonk—Jane Kipp, horses, cows, &c	176
Jackson & Harshaw, Paterson—J. and W. H. Dunkerly, Doubtlers and Winders	1,000
Martere, Elise, Paterson—M. Clark, carpets, chairs, &c	50
Kousset, Joseph, Paterson—John B. Ozier, looms, &c	400
St. George M. E. Church of Passaic, N. J. Passaic—J. M. Reid, organs and bell	2,500
Van Derhoven, Orrin, Passaic—J. R. Daggers (et al), printing presses, &c	900
Van Wagoner, J. A., Pompton Tp—Helmas Romani, team of horses	40

DIRECTORY OF

RELIABLE REAL ESTATE AGENTS.

We have carefully investigated the responsibility of all Real Estate Agents named in this Directory, and find them to be in every way competent and responsible. We therefore recommend them to capitalists and real estate operators generally as being the best agents to be secured in their respective section, as shown by letters from prominent business firms, which may be seen at the office of the REAL ESTATE RECORD.

COLORADO.

County.	Name.	P. O. Address.
E. Paso.	CHAS. HALLOWELL.	Colorado Springs

CONNECTICUT.

Fairfield.	JAS. STAPLES.	Bridgeport
Hartford.	SEYMOUR & GLAZIER.	Hartford
New Haven.	ED. Y. FOOTE.	New Haven

ILLINOIS.

Montgomery.	JOHN M. CRESS.	Hillsboro
Moultrie.	H. M. MINOR.	Lovington
St. Clair.	JOHN B. BOWMAN.	East St. Louis

KANSAS.

Ottawa.	SHAFFER & BECKER.	Ottawa
MASSACHUSETTS.		
Bristol.	GREEN & SON.	Fall River
Essex.	JAS. M. SOUTHWICK.	Newburyport
Suffolk.	J. JEFFRIES & SONS.	Boston

IOWA.

Fayette.	ZEIGLER & WEED.	West Union
Hamilton.	MORGAN EVERTS.	Webster City
Howard.	JNO. G. STRADLEY.	Cresco

MICHIGAN.

Hillsdale.	WITTER J. BAXTER.	Jonesville
Ingham.	J. H. MOORES.	Lansing

MINNESOTA.

Stearns.	L. A. EVANS.	St. Cloud
----------	--------------	-----------

NEW JERSEY.

Essex.	S. D. CONDIT.	Orange
Hudson.	EMMONS & CO.	Jersey City
"	E. H. STROTHER.	Hoboken
Union.	WALLACE VAIL, P. M.	Plainfield

NEW YORK.

Westchester.	WM. B. TIBBITS.	White Plains
PENNSYLVANIA.		

No. 737 Walnut st.	EDWARD WORTH.	Philadelphia
--------------------	---------------	--------------

RHODE ISLAND.

Newport.	FRANK B. PORTER.	Newport
----------	------------------	---------

TEXAS.

Dallas.	JONES & MURPHY.	Dallas
Lee.	C. S. MELLETT.	Giddings
Baylor.	B. E. LOWER.	Seymour
Wood.	I. E. WARD.	Mineola

THE RECORD FOR 1880.

THE REAL ESTATE RECORD AND BUILDERS' GUIDE, published at 135 and 137 Broadway, enters with the New Year upon its twenty-fifth volume, a fact which alone justifies the estimation in which it is held by investors, capitalists, builders and dealers generally.

Without desiring at all to boast of the safe guide THE RECORD has been to investors in realty during the depression now happily passed, we are safe to say, and challenge contradiction on the subject, that of all the publications in New York City, THE REAL ESTATE RECORD has been the only journal that comprehended the financial situation, and warned its readers against coming disasters in 1873 and 1873, and again encouraged them to renewed enterprise when the dark clouds began to disperse.

Having received ample support and praise for our work from those whose praise is worth having, THE RECORD enters upon the new year with a full determination to pursue the same untrammelled course it has followed in the past, speaking the truth on all matters affecting realty and the growth of our city and suburbs. The year 1880 will probably see the inauguration of active building operations on the too long neglected West Side, and also along the upper portions, particularly the Twenty-third and Twenty-fourth Wards. How to build and where to build are questions not only affecting owners but also architects, builders and, in fact, mechanics generally. To all of these THE RECORD will be a necessary adjunct to their labors, as its columns will carefully reflect all that is going on toward building up that section.

No business man, however, who cares at all to be up to the spirit and enterprise of the times in which he lives, should be without it, as it furnishes regularly every Saturday the following information:

- First—All the Chattel Mortgages filed in New York, Kings, Dutchess and Schoharie counties and New Jersey.
- Second—All the Judgments docketed in New York and New Jersey.
- Third—All the Real Estate Mortgages recorded in New York and New Jersey.
- Fourth—All the Real Estate Conveyances in the same places.
- Fifth—All the Foreclosure Suits against real estate in New York and Brooklyn.
- Sixth—A complete list of all the property to be sold from week to week under legal proceedings.
- Seventh—A complete review of the real estate and building material markets.
- Eighth—General editorial articles on all matters affecting property in New York and the suburbs.
- Ninth—A complete record of all the Satisfied Judgments.
- Tenth—A list of all property affected by assessments and a notification of the time the assessment is handed in to the Collector.
- Eleventh—The proceedings of the Common Council affecting real estate.
- Twelfth—A complete record of all new buildings projected in New York City or Brooklyn, together with the name of the owner, architect and builder.

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. Cargo afloat. Pale... M. \$3 25 @. Jersey... @. Long Island... 10 50 @. Haverstraw Bay, 2ds... @. Haverstraw Bay, 1sts... 11 00 @. Favorite brands... @. Hollow Fire Clay Brick... 9 00 @ 9 25

FRONTS. Croton and Croton Points—Brown... M. \$— @. Croton " " —Dark... @. Croton " " —Red... @. Philadelphia... @. Trenton... @. Baltimore... @. Clark's Ottawa White... 25 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 o. Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.

FIRE BRICK. Welsh... 27 00 @ 35 00. English... 27 00 @ 30 00. Silicia... 35 00 @ 40 00. American, No. 1... 5 00 @ 40 00. American, No. 2... 30 00 @ 31 00

CEMENT. Rosendale... bbl. \$1 25 @. Portland, Saylor's American... 2 65 @ 3 00. Portland (English)... 2 85 @ 3 25. Portland Lafarge... 3 20 @ 3 40. Portland German, Bonner... 2 85 @ 3 25. Lime of Teil... 2 20 @ 2 30. Lime of Teil... bbl ton 15 00 @ 18 00. Roman... bbl. 2 75 @ 3 25. Keene's & Martin's coarse... 6 00 @ 6 50. Keene's & Martin's fine... 10 50 @

DOORS, WINDOWS AND BLINDS

DOORS, RAISED PANELS, TWO SIDES. 2.0 x 6.0... 1 1/4 in. \$ 84. 2.6 x 6.6... 1 1/4 1 18. 2.6 x 6.8... 1 1/4 1 24. 2.8 x 6.8... 1 1/4 1 30

DOORS, MOULDED. Size. 1 1/4 in. 1 1/2 in. 1 3/4 in. 2.0 x 6.0... \$1 54. 2.6 x 6.6... 1 90. 2.6 x 6.8... 1 96. 2.6 x 6.10... 1 98. 2.6 x 7.0... 2 02. 2.8 x 6.8... 2 02. 2.8 x 7.0... 2 11. 2.10 x 6.10... 2 23. 3.0 x 7.0... 2 33

GLAZED WINDOWS.

Dimensions of windows. 12 Lights. 8 Lights. 4 Lights. 2.1 x 3.6... \$1.08. 2.4 x 3.10... 1.20. 2.7 x 4.6... 1.47. 2.7 x 4.10... 1.56. 2.7 x 5.2... 1.69. 2.7 x 5.6... 1.88. 2.7 x 5.10... 1.98. 2.10 x 4.6... 1.61. 2.10 x 5.2... 1.81. 2.10 x 5.6... 1.91. 2.10 x 5.10... 2.17

cc. means counted checked—ploed and bored for weights. Hot Bed Sash Glazed... 3.0 x 6.0... 3.25. Hot Bed Sash Unglazed... 3.0 x 6.0... 1.00

OUTSIDE BLINDS.

Per lineal foot, up to 2.10 wide... \$— @ \$ 25. Per lineal foot, up to 3.1 wide... @ 27. Per lineal foot, up to 3.4 wide... @ 30

INSIDE BLINDS.

Per lineal foot, 4 folds, Pine... @ 0 56. Per lineal foot, 4 folds, Ash or Chestnut... @ 0 90. Per lin. ft., 4 folds, Cherry or Butternut... @ 1 07. Per lineal foot, 4 folds, Black Walnut... @ 1 30

FOREIGN WOODS—Duty free.

CEDAR. Cuba... superficial foot 8 @ 11. Mexican, small... 8 @ 9 1/2. Mexican, large... 10 @ 11. Florida... cubic foot 40 @ 75

MAHOAGANY.

St. Domingo, crotches, ordinary to good... superficial foot 15 @ 20. St. Domingo, crotches, fine... 20 @ 30. St. Domingo, logs, small... 5 @ 8. St. Domingo, logs, large... 8 1/2 @ 14. Frontera, Mexican, large... 9 @ 12 1/4. Frontera, Mexican, small... 6 @ 8. Other Mexican... 6 @ 12 1/4. Honduras... 6 @ 12 1/4

ROSEWOOD.

Rio Janerio, ordinary to good... bbl 2 1/2 @ 4 1/2. Rio Janerio, good to fine... 5 @ 8. Bahia, ordinary to good... 2 1/2 @ 4 1/2. Bahia, good to fine... 5 @ 8. Honduras, per ton... 10 @ 20 00. Satinwood... superficial foot 15 @ 25. Tulipwood... bbl 6 @ 7. Lignumvite, large... ton 25 00 @ 50 00. Lignumvite, other sizes... 10 00 @ 20 00

GLASS.

Duty.—Window—Polished. Cylinder and Crown, not over 10 x 15 in., 2 1/2 c. sq. ft.; larger, and not over 16 x 24 in., 4 c. sq. ft.; larger, and not over 24 x 60 in., 6 c. sq. ft.; above that, and not exceeding 24 x 60 in., 20 c. sq. ft.; all above that, 40 c. sq. ft. On Unpolished Cylinder, Crown, and Common Window not exceeding 10 x 15 in. sq., 1 1/2 c.; over that, and not over 16 x 24, 2 c.; over that, and not over 24 x 30, 2 1/2 c.; all over that, 3 c. sq. ft.

WINDOW GLASS, Prices Current per box of 50 feet.

SIZES. 6 x 8—10 x 15... 1st. \$8 00. 2d. \$6 75. 3d. \$6 25. 4th. \$5 75. 11 x 14—16 x 24... 8 75. 18 x 22—20 x 30... 11 25. 15 x 36—24 x 30... 12 75. 26 x 28—24 x 36... 13 50. 26 x 36—26 x 44... 14 75. 26 x 46—30 x 50... 16 25. 30 x 52—30 x 54... 17 25. 30 x 56—34 x 56... 18 75. 34 x 58—34 x 60... 19 50. 36 x 60—40 x 60... 21 00

DOUBLE. 6 x 8—10 x 15... 12 00. 11 x 14—16 x 24... 14 75. 18 x 22—20 x 30... 19 00. 15 x 36—24 x 30... 21 50. 26 x 28—24 x 36... 23 00. 26 x 36—26 x 44... 25 00. 26 x 46—30 x 50... 27 00. 30 x 52—30 x 54... 28 50. 30 x 56—34 x 56... 30 00. 34 x 58—34 x 60... 31 75. 36 x 60—40 x 60... 35 50

Sizes above—\$10 per box extra for every five inches an additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket.

Discounts, French—40 and 10@50 per cent American—50 and 10 per cent. Per square foot, net cash.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

1/2 Fluted plate... 18@20. 1/2 Rough plate... 30@33. 1/4 Fluted plate... 20@22. 1/4 Rough plate... 60@65. 1/4 Fluted plate... 25@27. 1/4 Rough plate... 70@75. 1/4 Rough plate... 22@24. 1/4 Rough plate... 80@83. 1/4 Rough plate... 38@40. 1/4 Rough plate... 30@1 35

HAIR—Duty free. Cattle... bushel of 7 lb... @. Goat... 16 @ 18

IRON. Duty.—Bar, 1 to 1 1/2 c. sq. ft.; Railroad, 70 c. sq. ft. 100 lb Boiler and Plate, 1 1/2 c. sq. ft.; Sheet, Band, Hoop and Scroll, 1 1/4 to 1 3/4 c. sq. ft.; Pig, \$7 per ton; Polished Sheet 3 c. sq. ft.; Galvanized, 2 1/2 c. sq. ft.; Scrap Cast, \$6 per ton Scrap Wrought, \$8 per ton—all less 10 per cent. No Bar Iron to pay a less duty than 35 per cent. ad val.

Fig. Scotch, Coltness... ton \$34 00 @ \$ 50. Fig. Scotch, Gleggarnock... 32 00 @ 32 50. Fig. Scotch, Eglington... 31 50 @. Fig. American, No. 1... 40 00 @. Fig. American, No. 2... 38 00 @ 39 00. Fig. American, Forge... 37 50 @ 38 00

Store prices. Bar, Swedes, ordinary sizes... bbl 6 1/2 @ 6 7/4. Bar, Swedes, nail rod... 6 1/2 @

BAR—Common. 1 x 3/4 to 6 x 1 flat... @ 3.5. 1 1/2 to 6 x 1 1/2 and 5-16 flat... @ 3.7. 3/4 and 1 1/2 x 1/4 and 5-16 flat... @ 3.5. 5/8 and 11-16 round and square... @ 3.6. 1/2 and 9-16 round and square... @ 3.7

BAR—Refined. x 3/4 to 6 x 1 flat... @ 3.8. 1 to 6 x 1 1/2 and 5-16 flat... @ 4.0. 3/4 to 2 round and square... @ 3.8. 2 1/2 to 2 1/2 round and square... @ 4.0. 3 to 3 1/2 round and square... @ 4.2. 3 3/4 to 4 round... @ 4.5. 4 1/2 to 4 1/2 round... @ 4.8. 4 1/2 to 5 round... @ 5.1. Rods—3-16@11-16 round and square... 3.9 @ 5.8. Ovals—Half ovals and half rounds... 4.2 @ 5.6. Bands—1 to 6 x 3-16 No. 12... @ 4.5. Hoop... 4.6 @ 7.0. Horse Shoe—3/4 x 3/4 to 1 1/2 x 3/4... @ 4.5. Scroll... 4.4 @ 6.6. Angle iron... @ 4.3. T-iron... @ 4.8. Wrought Beams... @ 4.6

Sheet. Common American. American. Nos. 10 to 16... bbl 5 @. Nos. 17 to 20... 5 1/4 @. Nos. 21 to 24... 5 1/2 @. Nos. 25 to 26... 5 3/4 @. Nos. 27 to 28... 6 @

B. B. 2d quality. Galvanized, 14 to 20... 10.8 @. " 21 to 24... 11.7 @. " 25 to 26... 12.6 @. " 27... 13.5 @. " 28... 14.4 @. Patent planished... bbl A. 11 1/2 c.; B. 10 1/2 c. Rails, American steel... 80 00 @ 85 00. Rails, American iron... 65 00 @ 70 00

LATH—Cargo rate... bbl 2 50 @ 2 75

LIME. Rockland, common... 1 00 @. Rockland, finishing... 1 25 @

State, common, cargo rate... bbl. 1 00 @. State, finishing... 1 25 @. Ground... 1 00 @. Add 25c. to above figures for yard rates.

LUMBER.

Prices for yard delivery average run of stock Allowance must be made on one side for special tracts, and on the other for extra selections.

Pine, very choice and ex. dry, sq. ft. \$55 00 @ \$60 00. Pine, good... 45 00 @ 50 00. Pine, shipping box... 18 00 @ 20 00. Pine, common box... 15 00 @ 17 00. Pine, common box, 5/8... 14 00 @ 16 00. Pine, tally plank, 1 1/4, 10 in. dressed... 35 @ 40. Pine, tally plank, 1 1/4, 2d quality... 35 @ 38. Pine, tally planks, 1 1/4, culls... 25 @ 30. Pine, tally boards, dressed, good... 25 @ 30. Pine, tally boards, culls, dressed... 21 @ 25. Pine, strip boards, merchantable... 16 @ 18. Pine, strip boards, clear... 25 @ 25. Pine, strip plank, dressed, clear... 35 @ 35. Spruce boards, dressed... 20 @ 22. Spruce plank, 1 1/4 inch, each... 25 @ 25. Spruce plank, 1 1/4 in., dressed... 25 @ 28. Spruce plank, 2 in., dressed... 25 @ 35. Spruce wall strips... 17 00 @ 15. Spruce timber... 13 00 @ 20. Hemlock boards... sq. ft. 17 00 @ 20. Hemlock joist, 2 1/2 x 4... each 15 00 @ 16. Hemlock joist, 3 x 4... 16 @ 18. Hemlock joist, 4 x 6... 40 @ 44. Oak, good... sq. ft. 40 00 @ 45 00. Oak... 50 00 @ 55 00. Maple, cull... 20 00 @ 25 00. Maple, good... 45 00 @ 50 00. Chestnut... 45 00 @ 50 00. Cypress, 1, 1 1/2, 2 and 2 1/2 in... 35 00 @ 40 00. Black Walnut, good to choice... 85 00 @ 100 00. Black Walnut, 5/8... 75 00 @ 85 00. Black Walnut, selected and seasoned... 110 00 @ 150 00. Black Walnut counters... sq. ft. 12 1/2 @ 20. Cherry, wide... sq. ft. 85 00 @ 100 00. Cherry, ordinary... 60 00 @ 80 00. Whitewood, chair plank... 60 00 @ 70 00. Whitewood, inch... 45 00 @ 50 00. Whitewood, 5/8 in... 30 00 @ 35 00. Whitewood, 3/4 panels... 35 00 @ 40 00. Shingles, extra shaved pine, 18 in... sq. M 5 00 @ 6 00. Shingles, extra shaved pine, 16 in... 4 00 @ 5 00. Shingles, extra shaved pine, 18 in... 4 00 @ 5 00. Shingles, clear sawed pine, 16 in... 3 75 @ 4 00. Shingles, cypress, 24 x 6... 18 00 @ 21 00. Shingles, cypress, 20 x 6... 10 00 @ 12 00. Yellow pine dressed flooring... sq. M ft. 25 00 @ 30 00. Yellow pine griders... 30 00 @ 40 00. Locust posts, 8 ft... sq. in. 18 @ 20. Locust posts, 10 ft... 24 @ 25. Locust posts, 12 ft... 28 @ 34. Chestnut posts... sq. ft. 30 @ 34

Cargo rates 10 per cent. off.

PAINTS AND OILS.

Chalk... ton \$2 00 @ 2 25. China clay... ton 12 00 @ 21 00. Whiting, gilders, &c... 80 @ 90. Whiting, common... 60 @ 65. Paris white, Eng... 1 25 @ 2 00. Paris white, American... 95 @ 1 00. Lead, white, American, dry... 8 1/2 @ 9. Lead, white, American, in oil pure... 9 @ 9 1/2. Lead, English, B. E. in oil... 9 1/2 @ 9 3/4. Lead, red, American... 7 @ 7 1/2. Litharge, American... 7 @ 7 1/2. Litharge, English... 9 1/2 @ 10. Ochre, French, dry... 1 1/2 @ 1 1/2. Venetian red, American... 1 @ 1 1/2. Venetian red, English... 1 1/2 @ 1 1/2. Tuscan red, English... 16 @ 18 1/2. Turkey red, English... 12 @ 15. Indian red, English... 5 @ 7. Vermilion, Am. Quicksilver... 60 @ 62 1/2. Vermilion, English... 60 @ 62 1/2. Carmine, American, No. 40... 7 00 @ 7 25. Chrome, yellow... 10 @ 20. Orange Mineral... 8 1/2 @ 11 1/2. Paris green... 20 @ 23. Sienna, raw (American)... 2 1/2 @ 3. Sienna, Italian lump... 3 1/2 @ 4 1/2. Sienna, Italian powdered... 7 @ 8 1/2. Umber, American raw & powd'd... 1 1/4 @ 1 1/2. Umber, Turkey, lump... 1 1/2 @ 3 1/4. Umber, powder... 4 @ 4 1/2. Drop Black, English... 12 @ 16. Drop Black, American... 10 @ 15. Chinese blue... 60 @ 70. Prussian blue... 30 @ 60. Ultramarine blue... 12 @ 25. Chrome green... 10 @ 16. Oxide zinc, American... 5 @ 5 1/4. Oxide zinc, French, V M G S... 10 @ 10 1/2. Oxide zinc, French V M R S... 7 1/2 @ 8 1/2

PLASTER PARIS

Duty.—20 Per cent. ad. val. on calcined; lump, free. Nova Scotia, white... ton \$— @ \$—. Nova Scotia, blue... @. Calcined, Eastern and city... bbl. 1 15 @ 1 30. Calcined, city casting... 1 35 @ 1 40. Calcined, city superfine... 1 45 @ 1 65

SLATE. Delivered at New York

Purple roofing slate... sq. square. \$6 00 @ \$6 50. Green slate... 7 00 @ 7 50. Red slate... 10 50 @ 11 00. Black slate, Pennsylvania (at Jersey City)... 3 50 @ 4 50

SOLDERS.		
No. 1.....	14 1/2 @	15
No. 2.....	13 1/2 @	14

STONE.—Cargo rates, delivered at New York.		
Amherst freestone, in rough 3/4 Cft. \$	80 @	\$ 85
Berlin freestone, in rough.....	85 @	95
Berea freestone, in rough.....	70 @	75
Brown stone, Portland, Ct.....	1 30 @	1 35
Brown stone, Belleville, N. J.....	1 00 @	1 35
Granite, rough.....	60 @	1 25
Canaan marble.....	1 25 @	1 50
Dorchester, N. B., stone, rough, 3/4 foot.....	— @	0

BLUE STONE.		
Drain stone, per square foot.....	— @	7
Flag, smooth.....	— @	10
Flag, rough.....	— @	7
Flag, smooth, 4 and 4.6.....	— @	18
Flag, rough, 4 ft.....	— @	50
Flag, large, promiscuous.....	2 1/2 @	11
Flag, large, promiscuous, 50 to 100ft.	— @	15
Curb, 10in, per lineal foot.....	— @	17
Curb, 12in.....	— @	18
Curb, 14in.....	— @	25
Curb, 16in.....	— @	75
Curb, 20in.....	— @	1 1/2
Curb, 20 extra.....	— @	4 00
Curb, New Orleans, 4in., 3/4 in. wide	— @	3 00
Corners, 20in., per set of 3 p'cs....	— @	15
Corners, 16in.....	— @	35
Sills and lintels, per lineal foot....	— @	28
Sills and lintels, fine quarry cut....	— @	56
Coping, 11 to 18in. wide.....	17 @	72
Coping, 20 to 28in. wide.....	40 @	10
Coping, 30 to 36in. wide.....	60 @	12
Gutter, 12in.....	— @	50
Gutter, 14in.....	— @	40
Bridge, Belgian.....	— @	28
Bridge, thick.....	— @	18
Bridge, thin.....	— @	24
Bridge, 16in.....	— @	50
Bridge, 20in.....	— @	4 1/2
Steps, 8in.....	— @	25
Steps, 7in.....	— @	02
Steps, 6in.....	— @	25
Steps, door, per in. wide.....	— @	
Platforms, promiscuous, 4in., per sq. foot.....	— @	
Platforms, promiscuous, 4in., 40 to 100ft.....	30 @	65
Platforms, promiscuous, 5in.....	— @	30
Platforms, promiscuous, 5in., 40 to 100ft.....	40 @	88
Platforms, promiscuous, 6in.....	— @	40
Platforms, Promiscuous, 6in., 40 to 100ft.....	50 @	85

NATIVE STONE.		
Common building stone..... 1/2 load	2 00 @	2 75
Base stone, 2 1/2 ft. in length..... 3/4 lin. ft.	30 @	50
Base stone, 3 ft. in length.....	50 @	
Base stone, 3 1/2 ft. in length.....	70 @	
Base stone, 4 ft. in length.....	75 @	1
Base stone, 4 1/2 ft. in length.....	— @	1
Base stone, 5 ft. in length.....	1 50 @	3 0 1/2
Base stone, 6 ft. in length.....	2 50 @	

TIN PLATES.—Duty, 1 1/2-10c. 3/4 lb		
I. C. charcoal, 10 x 14..... 3/4 box	\$8 25 @	\$8 50
I. C. coke 10 x 14.....	7 25 @	7 75
I. X. charcoal, 10 x 14.....	10 50 @	10 75
I. C. charcoal, 14 x 20.....	8 25 @	8 50
I. X. charcoal, 14 x 20.....	10 50 @	10 75
I. C. coke, 14 x 20.....	7 25 @	7 75
I. C. coke, terne, 14 x 20.....	7 00 @	7 25
I. C. charcoal, terne, 14 x 20.....	7 50 @	7 75
ZINC, Duty, sheet, 3/4 lb, 2 1/2 c.	8 1/2 @	8 1/2
Sheet, ask..... 3/4 lb.	9 @	9 1/2
open.....	— @	

The West Side Association,

No. 64 West 34th Street.

A special meeting of this Association will be held at the above address on **Saturday Evening, 21st inst., at 8 o'clock.**

Subject:—**BUILDING OPERATIONS ON THE WEST SIDE.**

WALTER G. ELLIOT, Asst. Sec.

LEGAL NOTICES.

THE UNDERSIGNED, DESIROUS OF FORMING a limited partnership, under the Statutes of the State of New York, hereby certify:

First—That the name or firm under which such partnership is to be conducted is **HITCHCOCK & POTTER.**

Second—That the general nature of the business intended to be transacted by such partnership, is importing and dealing in Dry Goods.

Third—That the names of all the general and special partners interested in said partnership are as follows:

Welcome G. Hitchcock and Elam O. Potter, both residing in the city, county and State of New York, are the general partners, and Lucius Moore, who resides in the city of Hudson, county of Columbia and State of New York, is the special partner.

Fourth—That the amount of capital which the said special partner has contributed to the common stock of said partnership is the sum of twenty thousand dollars.

Fifth—The period at which the said partnership is to commence is the 15th day of January, 1880, and the period at which said partnership is to terminate is the 31st day of December, 1884.

In witness whereof we have hereunto set our hands and seals this 6th day of January, 1880.

WELCOME G. HITCHCOCK.
ELAM O. POTTER.
LUCIUS MOORE.

Signed, sealed and delivered in presence of Thos. B. ODELL.

LEGAL NOTICES.

THIS IS TO CERTIFY THAT THE UNDERSIGNED have this day formed a limited partnership, pursuant to the provisions of the laws of the State of New York.

That the name or firm under which such partnership is to be conducted is that of **WILLIAM A. WHEELER.**

That the general nature of the business intended to be transacted by said partnership is that of Bleaching.

That the name of the only general partner therein is William A. Wheeler, who resides in the city, county and State of New York, and that the name of the only special partner therein is George F. Gantz, who resides in the city, county and State of New York.

That the amount of capital which the said special partner has contributed to the common stock of said partnership is the sum of two thousand five hundred dollars, which said sum the said special partner has this day contributed in cash.

That the period at which the said partnership is to commence is the sixteenth day of February, in the year one thousand eight hundred and eighty, and the period at which it will terminate is the sixteenth day of February, in the year one thousand eight hundred and eighty-three.

Dated, New York City, February 16th, 1880.

WM. A. WHEELER,
General Partner.
GEO. F. GANTZ,
Special Partner.

In presence of WILLIAM H. FLITNER.

PEERLESS BRICKS, 200 KINDS.

UNEQUALLED IN QUALITY.

ARCHITECTURAL SHAPES & COLORS.
Voussoirs for all kinds of Arches.

Peerless Brick Company,
208 South 7th St.,
Philadelphia.

G. W. RADER & CO., Manufacturers of
Salt Glazed **SEWER PIPE,** Works
609-11-13-15 & 17 West 51st St., 606-10 & 612 West 52d
Street, New York. Office. 611 West 51st Street.
G. W. RADER. M. SCHMITT.

JOHN D. CRIMMINS, No. 1037 3d Av.,
Contractor in General
STEAM MACHINERY
FOR EXCAVATIONS.

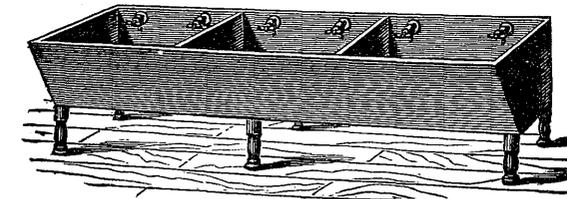
G. GOODWIN'S SONS,
House Movers,
1st Avenue, cor. 33d St.

Buildings of all descriptions Raised, Lowered, Moved and Shored up; Screws and Derricks to Let.

C. B. Le BARON,
BUYER OF COMMERCIAL PAPER,
No. 25 PINE STREET, NEW YORK.

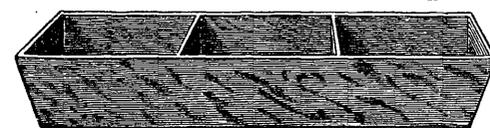
NEW YORK SOAP STONE WORKS,
61 GOLD STREET.

Laundry Tubs, Bath Tubs, Sinks, made from the celebrated *Francesstown Soapstone*, the only Soapstone in the market which takes a *polish equal to the best Italian Marble*, polished inside and out to order. Also, Tanks, Fireplace Linings, *HYGIENIC STOVES*, Register Frames, Griddles, Foot-Warmers, Slabs, Dust, &c. **W. H. RAMSDALL, Proprietor.**



J. H. Serene's Vermont Soap-Stone Works, 4 and 6 Peck Slip, and 313 Pearl street, New York.

Soap-Stone Stationary Wash-Tubs and Sinks. Soap-Stone Urinal Floors, Wainscoting and all kinds of Plumbers' work done to order. All work warranted. Price Lists furnished on application
SOAP-STONE BASE BURNING STOVES
a specialty.



NOTICE IS HEREBY GIVEN THAT THE UN-dersigned have formed a limited partnership pursuant to the provisions of the Statutes of the State of New York in such case made and provided and do hereby certify:

1. That the name or firm under which such partnership is to be conducted is **S. S. & G. D. TALLMAN.**
2. That the general nature of the business intended to be transacted by such partnership is the importing, buying and selling of Toys, Fancy Goods and Fire Works, both foreign and domestic.

3. That the names of all the general and special partners interested in said partnership are as follows: Stephen S. Tallman, who resides at Orange, Essex County and State of New Jersey, and George D. Tallman, who resides in the city of Brooklyn, Kings County and State of New York, are the general partners, and William C. Banning and Edward D. Thurston, both of whom reside in the city, county and State of New York, are the special partners.

4. That the said William C. Banning has contributed the sum of Ten Thousand Dollars, and Edward D. Thurston, the sum of Ten Thousand Dollars, as capital to the common stock.

5. That the period at which said partnership is to commence is the second day of February, 1880, and the period at which the said partnership is to terminate is the thirty-first day of January, 1883.

Dated, this 29th day of January, 1880.

STEPHEN S. TALLMAN.
GEORGE D. TALLMAN.
WM. C. BANNING.
EDWARD D. THURSTON.



J. & R. LAMB,
Memorial Tablets,
Communion Tables, Pulpits, Etc.,
Silk and Gold S. S. Banners, \$5.00 each.
Send for Circulars, 59 Carmine St., N. Y.

J. L. MOTT'S**"ST. GEORGE"**

ELEVATED OVEN AND

"DEFIANCE"

LOW OVEN

KITCHEN RANGES,

Suited to all sizes and styles of Buildings. Sizes specially adapted for use in Flats.

"DEFIANCE" BROILER.

A new and desirable addition to the Defiance Range.

"SOCIAL"

FIREPLACE HEATER; handsome in appearance, perfect in operation, and durable in construction.

Mott's "STAR"

HOT AIR FURNACES, Unequaled for Heating, Power and Economy in Fuel. Also,

MOTT'S "PIONEER"

Wrought Iron

HOT AIR FURNACES

Portable and brick set; all sizes.

GRATES AND FENDERS,

New and Handsome Designs.

ANDIRONS in Brass and Bronze, Antique and Modern Designs.**SCHWEIKERT'S** Improved Patent Ash Chute
Folding Washstands.**Patent Folding Self-Acting Urinal.**

A most ingenious and desirable Urinal for private houses.

DEMAREST'S

Patent Water Closets.

Thoroughly reliable and strictly first class in every respect.

MOTT'S**ENAMELLED BATHS & WASH TUBS**
IMPROVED KITCHEN SINKS,
AND ALL KINDS OF FIRST CLASS SANITARY GOODS.

All goods warranted. Estimates furnished. Send for Circulars.

All Sanitary Goods can be seen in operation at our Showrooms.

THE J. L. MOTT IRON WORKS,

OFFICE AND SHOW ROOMS,

Nos. 88 and 90 Beckman Street, N. Y.

Hair! Hair!! Hair!!!**A. McNEELY,** Wholesale Dealer in
PLASTERING HAIR,Nos. 28 and 30 ADELPHI STREET,
Bet. Flushing and Park Aves., BROOKLYN.**Fine Gray Hair a Specialty.**
Dealers supplied with Packages to suit the Trade.
Box 257, Mechanics & Traders' Exchange.**MURTAUGH'S**
STANDARD DUMB WAITERS And General
HAND HOISTING ESTABLISHMENT.147 EAST 43d STREET.—65,000 now in use.
Double acting Dumb Waiters for French Flats;
works from two opposite directions. Patented Sept.
26th 1877.Established in 1855.—**J. MURTAUGH.****D. BLACK.**
STAIR CASE ESTABLISHMENTEast 128th St. near 3d Av.
Planing Mill, Rails, Newels and Balusters.**W. H. IVERS, Plumber & Gas Fitter.**
48 E. 23d St. (Y. M. C. A. Building), and No. 7 & 9
NEW CANAL ST., near Rutgers st. All work done in
the best manner and at moderate charges. Estimates
furnished.**J. W. & H. C. MORAN**
Dealers in North River Blue Stone,
Flagging, Sills, Lintels, Coping, Steps, &c. &c.
Vaults, Roofs and Doors cut to order, and all kinds
of Cemetery Work. Rubbed Mantels, Sills and Lintels,
Hearts, Tile, &c., &c.
HAMILTON AV., cor. Hicks St., Brooklyn.
Residence, 31 Third Place—Box, 107, Mechanics &
Traders' Exchange, Fulton Street.**A. W. BUDLONG,**

DEALER IN

L U M B E R

COR. 11TH AV. & 22D ST., NEW YORK.

Mahogany, Pine, Whitewood, Hickory, Chestnut
Maple, Bass-wood, Cherry, Beech, Oak, Ash, Birch
Butternut, Black Walnut, &c. Terms. Cash upon
delivery.**The Clark's Island Granite Works,**
MARK & ST. JOHN, Proprietors.New York Office, 83 and 84 Astor House. Quarries
near Rockland, Me.**SUPERIOR MONUMENTAL & BUILDING GRANITE**
a specialty.

Estimates and designs furnished on application.

BUILDERS' DIRECTORY.**W. W. OWENS & PHILEMON CANFIELD,** Masons and Builders, office, 303 Broadway,
corner Duane street, 2d floor, office hours,
1 to 3 o'clock.**WILLIAM GIBSON'S SONS,**
Glass Stainers and Artists in Household Art
SHOW ROOMS AND FACTORY,
142 E. 33d St., bet. Lexington & 3d Aves.
NEW YORK. Established in 1832.
GIBSON'S PATENT CRYSTALLINE and 13th CENTURY
ANTIQUE GLASS
A SPECIALTY.
DECORATIONS IN PAPIER-MACHE, CEMENTS, &c**JAMES HUGHES,**
SCAFFOLD BUILDER for Churches and
Public Buildings. 25 years' experience in this city
All materials furnished, if required. 163 E. 54th street**ARTMANN & FECHTELER,**
FRESCO PAINTERS AND DESIGNERS,
966 SIXTH AVENUE, cor. 54th street., N. Y.**J. H. DREW & BRO.,**
House Movers,
OFFICE and YARD, 428 & 430 WEST 14TH ST.,
BET. 9TH and 10TH AVS. NEW YORK.
JOHN H. DREW. ORRIN H. DREW**VICTOR BUHR,**
Manufacturer of Fancy Stair Newels,
Removed to 225 WEST 28th STREET, NEW YORK.**ABBOTT'S RANGES AND REFRIGERATOR** FOR FRENCH FLATS can be seen
at the WELLINGTON and MANCHESTER. Established
1857. M. ABBOTT, 137 Eighth Avenue.**GARRETT WARD,**
STAIR BUILDER,
123 and 125 West 28th St., N. Y.**SAFETY HOD ELEVATOR**
FOR BUILDERS.
SUPERIOR IMPROVED PATENT.
E. BALDWIN DEMAREST. Office, 343 & 345 West 53d St.**REAL ESTATE.****EDW'D P. HAMILTON,** Orange, N. J.,
and neighborhood
REAL ESTATE
SPECIALTY.
1½ PINE STREET, N. Y.**REAL ESTATE.****FOR SALE.—A FINE DWELLING IN**
Beekman place; \$15,000. Store and tenement
property in Grand, near Goerck st. Elegant dwelling
in East 42d st., near 5th av.; cheap. Improved and
unimproved property in desirable locations.
COLES & HEISER, 38 Pine st.**\$3,000 WILL BUY FULL LOT IN**
55th st., bet. 9th and 10th avs. Terms
easy. P. S. TREACY, 5½ Pine st.
Any amount always to loan on mortgage at lowest
rates. Money for vacant lots.**FOR SALE.—26 LOTS IN HARLEM,**
located bet. 7th and 8th avs., below 130th st. A
cash purchaser will get a great bargain. Also, 4 lots
on 72d st., near Park av.; \$50,000.
F. CRAWFORD, 956 Third av.**8 LOTS EAST SIDE SIXTH AVENUE,**
140th and 141st sts., and 6 lots on 141st st., adjoining.
\$40,000; 1 lot on 8th av., bet. 82d and 83d sts.;
5 lots, n. s. 99th st., 175 e. 5th av.; 3 lots on 71st st., 8th
and 9th avs. R. C. FERGUSON,
111 Broadway (basement), room C.**MODERN BRICK MANSION WITH**
eight lots of ground and stable in Harlem, west
of 5th av., for sale cheap.

ISAAC HONIG,

111 Broadway, Rooms G. and H. basement

\$160,000. — — — SUMMER RESORT,
with celebrated medicinal
springs. Hotel, cottages and 16,000 acres valuable
land, suitable for colony or stockraising; no encum-
brances. For sale or exchange for city or nearby
property lightly mortgaged. Address,
LESTER, Station H, City.**A DESIRABLE PLOT OF FOUR FULL**
lots, s. e. cor. of 3d av. and 97th st., ready for
immediate improvement. Also, Lots for sale with
builder's loan. Money to loan on Real Estate.
JOHN S. PIERCE, 5 Pine street.**FOR SALE.—FOUR LOTS IN MADISON**
av. bet. 70th and 80th sts.; lots on 72d, 73d, 75th,
76th, 78th, 79th and 80th sts.; vicinity, 5th and Mad-
ison avs. Two elegant four-story high stoop brown
stone houses on 61st st. Three elegant four story
high stoop brown stone houses on 58th st. Excellent
investment at Long Branch, N. J.SIEGMUND T. MEYER & SONS,
848 6th av., and 10 Pine st**WE OFFER A CHOICE LINE OF**
Houses, Lots and Business Property in Brook-
lyn for investment; also, a number of desirable
Dwellings for occupation. A full list contained in our
Real Estate Advocate. Copies free
WYCKOFF BROS., 132 Flatbush av.**Important to Owners.**Request tenants to notify early of their intentions
for the coming season, and so be prepared to take
advantage through our well-known efforts and facil-
ities of the boom among our numerous and superior
patrons. Two hundred applications noted, and daily
increasing. References—Metropolitan and Sixth
National Banks. Open Evenings.
BEERS BROS., 52 West 32d st.**C. CARREAU,**
REAL ESTATE,
419½ GRAND, NEAR CLINTON STREET.
Special Attention paid to the Renting and Sale of
Property, as well as the entire charge of Estates.**GUERINEAU & DRAKE,**
REAL ESTATE BROKERS,
11 BIBLE HOUSE, NEW YORK**C. B. Geissenhainer,**
REAL ESTATE BROKER.
293 BROADWAY.
Money to loan on Bond and Mortgage.Description of any Property which you may
have for Sale or to Rent is solicited.**Leonard J. Carpenter**
REAL ESTATE,
56 & 58 EAST 23D ST., Y. M. C. A. Building.
Entire charge taken of Property.**R. McCAFFERTY,**
REAL ESTATE OFFICE
507 MADISON AVENUE,
Between 52d and 53d Sts. NEW YORK.**Houses, Stores and Vacant Lots**
Sold and Rented.**D. M. Seaman,**
No. 1½ PINE STREET,
Auction Sales of Real Estate and Stocks.