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THE REAL ESTATE RECORD ASSOCIATION

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TERMS.

ONE YEAR, in advance....\$10 00.

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THE CRISIS IN REAL ESTATE.

V.

Pursuing our investigation, we present another budget of causes that lie at the root of our present difficulties in real estate.

TRADE AND COMMERCE.

That the chief value of our real estate depends upon the commercial supremacy of our city is a platitude on which we need not dwell. It is the office of the historian to trace the growth, extent, and relative conditions of that supremacy. We here deal with the relations of commercial prosperity and adversity to real estate values, and will endeavor to study the methods and ways whereby the enormous fruits of that supremacy are attracted to real estate investments, and the causes and conditions under which they are withdrawn—in a word, to define the strictly legitimate phases of real estate transactions and their vicissitudes.

No city in the world presents a larger area of land held in fee simple or freer from entangling leasehold interests, none, we surmise, where land is usually more marketable and negotiable, and few where land of equal range of value is more subdivided in ownership, though its subdivisions do not yet bear a healthy ratio to population.

We will pass over, or reserve for future consideration, that select number of landed proprietors, individual and corporate, the fortunate legatees of princely demesnes, who to-day uniquely characterize our metropolis. Their business and study are the conservation of property, and the production of income therefrom. Owning by inheritance, they are not annoyed by a profit and loss account; being innocent of mortgage debts, and possessing redundant rent-rolls, the decrees of court and sheriff's writs have no terrors for them. They constitute the stable and reliable residuum; the strong bulwark, the sturdy and unflinching backbone of New York real estate. They form the negative pole of the real estate magnet which holds in equilibrium the oscillating forces of value, and pre-eminently represent the portion that weathers panics, wars and crises, emerging therefrom with unbroken ranks and unruffled fronts. We can name of such estates the Astor, Golet, Beekman, Rhineland, Stuyvesant, Cutting, Lenox, Hoffman, Jones, Spingler, and a score of smaller ones of

less renown. Of corporations, of like status and pedigree, we mention Trinity and Dutch Churches, Sailors' Snug Harbor and New York Hospital, Columbia College, and, last and largest, the City Corporation—all conspicuous among a small host of others. Such owners never or rarely sell and seldom, if ever, buy. They represent highly crystallized and inert masses of capital, scarcely coming within our immediate purview.

We will exclude also from this category the professional speculators or operators, vampires of honest investment—the functions sustained by them towards the market requiring separate treatment. Their dream of success is realized in high and constantly increasing values; their greatest abhorrence, the inevitable collapse that follows inflation and the oblivion to which it consigns them. Some day we hope to see written a scientific treatise on speculative anthropology. In such a work we are sure the land speculator will take high rank, as embodying peculiar and distinctive elements. Courage in excess of capital, hope unrestrained by caution, credulity that borders on fanaticism, fortitude and grit unimpregnable, placidity under overwhelming difficulties, and an heroism almost sublime make up a few of the characteristic traits that to-day find many a sad and painful illustration.

We will divide the legitimate purchasers of real estate into two classes—the capitalist investors and the house-buyers. Under one or the other of these heads may be ranged nearly all the bona fide outlays in real estate.

The capitalist may be a retired merchant or manufacturer, or an active business man whose getting hand easily rolls up a redundant annual income, or a mere graduate from the intenser schools of speculation, who seeks to plant the fruits of his ventures in the more stable soil and under the calmer atmosphere of real estate investment. These men are usually self-made, of trained faculties, shrewd and wise above their fellows, abhorring sensation or sentiment, and keenly scenting bogus and fictitious schemes and values; they rely upon foresight rather than enterprise; upon calculation more than courage. Low, intrinsic values alone tempt their capital—a rising or inflated market is apt to find them sellers, not buyers; and then investors on mortgage to await the ebb of the tide. The distinctive principle of this class is to own land absolutely and without mortgage debt, thus applying the test of ready money to the purchase price. They are the true conservators of values, and the direct antipodes of the speculative adventurers of all classes. During the heyday of speculation and soaring prices this class keeps studiously aloof, leaving the speculators to the enjoyment of their own ground-and-lefty tumblings. No amount of garish and fictitious prosperity could deceive their way and subtle judgment. They recognize the solidity of real estate interests,

but never lose sight of the all-important question of values. Their investments made at bed-rock prices defy panics and crises, and are ever blossoming with moderate and reasonable gains. These men constitute the legitimate real estate market, and their judgment goes far to determine intrinsic rates of values. Their prolonged withdrawal is a sign that prices have attained an unhealthy and inordinate range; their re-entrance is one of the first assuring signs of returning thrift and prosperity. The conspicuous absence of such investors during the past five years was strong confirmation of the artificiality of the existing conditions. What a man pays for in full is a criterion of his judgment; but what he pays for in part, and that the smallest fractional portion, may be a freak of fancy or a vicious impulse. In the nature of the men who handle them, we thus see that the mammoth profits of trade seek resting-places in real estate only at exceptionally low levels of value, and that the furor and mock activity of speculative times are the mere devices and effects of speculative *dramatis personæ*. The present cessation of speculation and recession of values must, ere long, attract this strong and conservative element, and thus impart the healthy stimulus of moderate activity at low and stable prices to the present lethargy of the market.

The house-buyers, the house-holders *in esse* or *in futuro*, of our city represent a thrifty, forehanded, public-spirited body of men. They are the very life and marrow of our real estate interests, the incentors and rewarders of development and improvements, without whose succor and encouragement the portion of our city above Forty-second street might to-day be a lonely wilderness, and the site of Central Park an oasis of squatter sovereignty. The house-buyer of New York is the present mainstay and future hope of our city's greatness. Corporations, estates, investors, and speculators, might sigh in vain for returns from their land tenures, were the present or prospective house-wanters ungenerous or mythical personages. The speculator may scheme and devise, the builder may dig and delve, the capitalist may count his dollars and cast his interest, but to the close and exacting gauge of the house-buyer must all values be ultimately subjected. Our commercial supremacy makes our land desirable; the wants of the house-buyer fixes its value.

Our dwelling-house buyer is a representative man, the model of conservatism and the true conservator of morals. We have known him as the artificer of his good fortune, who has cleaved his way in life and who claims the privilege of counting his dollars and testing their purchasing power. Thoughts of land speculation may have never entered his mind, but he has cherished from childhood the expectation of sitting beneath his own vine and fig tree—of crossing his

legs beneath his own table. To own a home or family shelter is a ruling American passion, the payment of rent and the relations of landlord and tenant being objects of especial repugnance. The average American citizen realizes his brightest dream of happiness when he possesses, free and clear of encumbrance, a convenient and comfortable home.

Among the most lamentable phases and results of the recently collapsed land and building speculation in its palmy days was the manifest crowding-out of the large middle classes—always the most valuable portion of a large population, and the easiest and most desirable to cater for. It is as plain, however, as the simplest problem in geometry that, if the cost of an average house and lot exceeds the means of the average citizen, he is practically unhoused, and driven to seek home and shelter elsewhere. This they have done by thousands and tens of thousands, and built up under our very eyes thriving villages, embryo cities, and withdrawn from our own civic life its strongest and healthiest blood.

New York is likely to be composed of but two strata—the upper and the lower—the millionaire and the pauper. The former class, too few to people even our leading avenue, buys grudgingly and sparingly, prefers to hire or inhabit the luxurious hotels between annual flights to Europe, and yet numerous enough to turn the heads of real estate men, and make them imagine there is a millionaire for every full lot on Manhattan Island; the latter class too poor to purchase scarce daily bread—the *sans culottes*, the future terrible problem of New York.

Clearly, if we would make room in our body politic for that most deserving class of population, the small householders and heads of families, the indispensable ballast of the social equilibrium, we must reduce our pretensions of land value. We recall with intense pride and satisfaction the days not long gone by when the purchase price of desirable dwelling property ranged from the minimum of \$5,000 to the maximum of \$25,000, and when these prices amply repaid all concerned in the production of the premises. We have seen the effects of a different state of things during the period when we grew accustomed to prices of dwellings ranging from the minimum of \$25,000 to the maximum of \$250,000, and have discovered, though not too late, that this means social paralysis, and the disjuncting of the body politic. If we would redress this patent and deplorable wrong inflicted on our municipal life by land and building speculation in the past, we must set our faces like flint against fictitious and inflated values of land, labor and materials. Let the criterion and standard of values be the ability of the average citizen to pay in rent or purchase price, and not the idle vaporings of speculators. Upon such a basis there can be no delusions, no false hopes, no bitter disappointments, but we can build slowly and grandly up the imperial destiny of our city.

The subject of rents, in which the masses of our citizens are interested as lessors, and whose bearing on the real estate market is likely to be emphasized in the future as furnishing the only true basis and guide for the reconstruction of land and building values, though properly forming a part of this discussion, will be adverted to later in the season, when the subject of new leases is being agitated.

LEGISLATIVE.

The effects of legislative action and non-action upon the values of real estate suggest a volume of remark quite beyond our present scope. We will aim to sketch their salient features. Under our peculiar governmental system the function of State legislation as related to municipal concerns presents the anomaly of power in inverse ratio to interests involved—in other words, the large wealth and population concentrated in our city are practically governed by country legislators. The disposition to antagonize the interests of large cities seems to inhere in republican systems, a proposition having been lately agitated in France to subordinate the representation of Paris and other cities to that of the country at large. What wonder, then that civic steps are halting and municipal vitality clogged and deranged. The leading city of the American Continent should be endowed, like the capital of the nation, with independent sovereignty. As the case stands, the only privilege freely accorded to us is to bear the major share of State taxation without any corresponding benefit or immunity. This drives many of our wealthy citizens to seek the protection of other State laws while conducting their business affairs here, and when they retire with accumulated fortunes to expatriate themselves and scatter their incomes in foreign lands.

Legislative sins of commission are written in the statute book, and are plainly reflected over the whole surface of our municipal life; they are discerned in the vitiated politics and glaring corruptions of our disorganized City Government. They embrace repeated and ineffectual tinkering of our City Charter; the enacting of discriminating and unjust legislation; the creation of irresponsible commissions and promotion of schemes of plunder and depredation; smothering measures of relief and reform, and farming out valuable franchises to favorites at the expense of the city treasury. The lax, if not criminal lack of control over savings-banks, trust and insurance companies, and the granting of charters to useless and fraudulent corporations; the heretofore easy command of special legislation by wealthy corporations, whereby unwarrantable and criminal acts are legalized—by all such and kindred means real estate is prejudiced and the public generally are victimized. Unfaithful legislation finds its ultimate expression in undue and oppressive taxation. To this source, directly, can be traced the horrid incubus that is slowly but surely strangling our civic life. Absorption in selfish pursuits on the part of the wealthy, and the dire battle of life on the part of the masses have blinded the eyes of citizens in the past to these enormities of legislation, and rendered them callous to their effects, until at length loss of population or insufficient gains, confiscation of property by taxation, the threatened embarrassment of our municipal treasury, the imminent loss of trade through railroad discrimination, inadequate dock accommodation and wretched pavement of business streets—all suddenly awaken citizen interest and apprehension which find vent in Cheap Transportation Associations and Municipal Safety Committees. The wonder is, not that speculation in real estate halts and languishes, but that we have any market at all for property, any public spirit or civic self-respect remaining.

Legislative sins of omission will require only

passing notice here, as abler pens are now directing attention to them. Our one pressing need is an unified and homogeneous charter of city government, with proper and responsible centralization of authority. The last divisions of power under a republican form of government, as it finds expression in the office of Mayor, Supervisor, or Justice of the Peace, should be absolute and nearly autocratic; and upon such a base we can easily erect our federal system. Of late years we have tried, instead, to invert the apex of the pyramid. Starting with a strongly centralized general government, the distributions of power as it ramifies to the extremities becomes weak and irresponsible. If we would rescue our city from civic death and revive its fallen fortunes, we must construct a strong and comprehensive government, capable of dealing with its complex interests and controlling its composite population. The direction of public works in a nascent city like ours requires the utmost ingenuity and wisdom of governmental device for efficiency, economy and purity. Extravagance of administration may be longer borne by a large city than a small one, but leads inevitably to the same goal. The very magnitude of the interests involved demands the exercise of the sternest economy and the wisest adaptation of means to the end in view.

In behalf of the real estate interests of our city, we claim at the hands of our legislators the equalization of State taxes, whereby the balance of the State shall be made to bear its proportionate share of State expenses, and relieve our city of the burden of excess heretofore unjustly imposed upon it; we claim the repeal of all exemptions of land from taxation, so that speculative corporations, religious and secular, shall hereafter contribute their share of the costs of government; we claim such a wise and equitable adjustment of taxes on personal property as will invite and attract capital to our city and not drive it away; and especially we claim the exemption of mortgages from taxation as of right and not of expediency, the land which secures the mortgage being already taxed—this exemption will promote widespread building improvements, increase the volume of taxable values, and hasten the era of moderate rents and prices of dwellings; we claim the adaptation of our present harsh and imbecile usury law to the existing needs and altered circumstances of our people, so as to enable real estate owners and builders to compete in the money market with other classes of business men, and not be left to the cruel mercies of the few who dare defy the present law; we claim the enactment of a consistent and liberal mechanics' lien law, whereby the excesses of speculation may be restrained, and the laborers and material men may have a chance of protection in their rights.

It lies chiefly in the power of the Legislature to start our city forward in a new career of sound and enduring prosperity by assisting to make it the most desirable city in the Union to dwell in, or on the other hand to check its progress, and leave it struggling in the mire of its present difficulties.

TITLES OF PURCHASERS AT JUDICIAL SALES.

We are enabled to furnish our readers with an important opinion, not before published, recently delivered by Judge Folger, of the Court of Appeals, in which it is decided that a purchaser at a judicial sale, unless put upon his guard by some prior notice, may insist on a good title, and will not be required to pay over the purchase money and take a deed unless the serious defects shown by him are remedied. Some few purchasers at such sales were alarmed by reason of a decision made by Judge Boardman, in which he seemed to hold that a purchaser at a foreclosure sale cannot object to complete his purchase on account of any defect in the title prior to the mortgage; and if the deed under the foreclosure conveys all

the title the mortgagor had at the time of the execution of the mortgage, the purchaser cannot refuse to take it. The Court of Appeals repudiates this doctrine in its opinion. In the following case the facts are that one Findult purchased the property in question at a foreclosure sale, and afterwards refused to complete the purchase on the grounds—first, that a deed of some of the prior grantors had not been properly acknowledged; second, that a prior deed does not express a consideration; third, that there is no record evidence of the assignment to one Bowen of the mortgage from one Sarah Ramsdell to a Mr. Carver, by a foreclosure of which and sale thereon title was made. Although the Court in this case compelled the purchaser to take the property bought by him at the foreclosure sale, the reason given by Judge Folger is that no objection to the title had been suggested which had not been obviated, or which, if not obviated, is of any moment, and that the defects which the purchaser urged were known to him before he made his bid.

COURT OF APPEALS.—*Adam Freyer, respondent, vs. Stephen Rockefeller, defendant.* J. L. Egbert for Findult, purchaser, appellant; J. S. Lamoureux and A. B. Voorhees for respondent.

Folger, J.—A purchaser of lands at a judicial sale, unless he is put upon his guard by some prior notice, may insist on a good title, and will not be required to pay over the purchase money and take a deed unless the serious defects shown by him are remedied (*McGown vs. Wilkins*, 1 Paige, 120; *Spring vs. Sanford*, 7 Ib. 550; *Jackson vs. Edwards*, 22 Wend. 498-509, per Bronson, J.; *Mercantile Bank vs. Thompson*, 55 N. Y., 11). If it shall appear in this case that the purchaser has suggested defects in the title which have not been obviated, and which would relieve a vendee in a private contract of sale from a completion of it, we will feel disposed, as we shall be compelled, to excuse him from performance. He puts forward three objections to the title offered to him by the referee:

First.—He objects to the deed from James Casey and others to John Eddy, of the premises in question. His objection is confined to the certificate of the officer before whom it is claimed that three of the grantors named in it made acknowledgment of execution of it by them. That officer does not certify that they were known to him to be the same persons who are described in and who executed it; he described them as grantors of the within indenture, and no more. This certificate was made in May, 1831, after the adoption of that portion of the Revised Statutes relating to the proof and recording of deeds. It is plain that they being the rule, this certificate is not sufficient to entitle this deed to record as the deed of those three grantors. No officer shall take the acknowledgment of the execution of a deed unless he shall know or have satisfactory evidence that the person making the acknowledgment is the individual described in and who executed the conveyance (1 R. S., p. 758, § 9). He is required to put his certificate upon the deed, setting forth that he so knows, or has such evidence (Ib. p. 759, § 15). It is only a deed so acknowledged, and so certified to have been acknowledged, that may be recorded (Ib. § 16). The certificate in this instance is not in the form required by law, and the deed was not entitled to record as the deed of the three grantors. The respondent claims that it was acknowledged before a proper officer. So it was. A proper officer attempted to make a certificate. The Mayor of Philadelphia was, by an act in 1829, authorized to take acknowledgments of the execution of deeds for record in this State (Laws of 1829, p. 348, chap. 222). The respondent then claims that it was acknowledged according to the laws of Pennsylvania, and seems to insist that this entitled it to record in this State. Were it so, that an acknowledgment according to the laws of that State were enough, it does not appear in the case how the execution of deeds may be lawfully acknowledged in that State. The respondent also cites *Hunt vs. Johnson* (19 N. Y., 293), and argues therefrom that when an acknowledging officer certifies that a person made to him an acknowledgment of execution, there arises an implication that the officer knew the person. That decision was as to a deed acknowledged and certified to long before the adoption of the Revised Statutes. The law which they have made demands a substantial compliance with its prescription, and leaves no room for so large an implication (See *Northrop vs. Wright*, 24 Wend. 221). The respondent also argues that the deed was made in 1831, and was then delivered to Eddy, and that he took possession under it then and continued that possession until it created a title by the length of the adverse possession. It was put upon the books of the clerk's office in 1833, and we may infer

that there was delivery of it to him as early as that year (*Gilbert vs. North American Fire Insurance Company*, 23 Wend. 43; *Elsy vs. Metcalf*, 1 Denio, 323). But the taking possession under it, and the continuing in such possession so long, and in such manner as to constitute an adverse possession which would defend him and his grantees, is a fact which we cannot infer, and of which there is no proof. This position of the respondent is not tenable. But a deed may be good to pass the title of those who have executed it, though it may not be so acknowledged and certified as to be entitled to record. The recording acts are not so large in scope as that a deed not recorded, or not entitled to record, is void and ineffectual. The benefit of the recording of a deed is that it thus becomes a defense against a subsequent purchaser bona fide (1 R. S., p. 756, § 1). When a deed is subscribed and sealed by the grantor named in it, or his lawful agent, though it is not acknowledged, if the execution and delivery of it is attested by at least one witness, it is effectual to pass the title of the grantor to the grantee, and to protect that title in the grantee against everyone but a subsequent bona fide purchaser (1 R. S., p. 738, § 137). The execution of this deed by these three grantors seems to have been attested by two witnesses—Eveline Hale and Caroline Hale. It was duly acknowledged by all the other grantors, and duly certified and duly recorded as to them. There is no suggestion of any subsequent purchaser bona fide, who may contest the title. The objection of the purchaser, limited as it is to the form of the certificate, admits the existence of the deed and all that appears connected with it. Besides, there is enough about this deed, in the certificates of the acknowledging officers and of the county clerk, to establish that it had existence at or near the time it bears date (*Wilson vs. Betts*, 4 Denio, 201). We have then a deed which was effectual to pass the title of these three grantors to Eddy, and which did pass it, and the title was good in Eddy.

Second.—The purchaser objects that the deed from Gilbert to Ramsdell does not express a consideration; and that the grantor may avoid it therefor. But a consideration may be averred in pleading, and may be proved on the trial though not expressed (*Jackson vs. Alexander*, 3 J. R., 484; *Wilson vs. Betts*, *supra*). That a consideration passed to Gilbert is amply shown, and the proof thereof is of record, or in writing entitled to record, and so to be easily perpetuated for the purchaser. The respondent has produced to the purchaser a deed of the premises from Gilbert to Bentler, and one from Bentler to the purchaser. Each of them expresses a consideration. Besides that, there is on record a mortgage to Gilbert from Ramsdell, the grantee named in the defective deed from Gilbert, which mortgage is upon the same premises, is of the same date, and is recorded the same day with the deed. All these things make it plain that there was a consideration for the first deed from Gilbert. Moreover, the deeds from Gilbert and Bentler, so far as they are concerned as grantors, are not open to the objection that they are void, because given by grantors out of possession to a grantee out of possession, while the premises were held in hostility to the title of the grantors (1 R. S., p. 759, § 147; *Livingston vs. Proseus*, 2 Hill, 526). It may be conceded that these deeds would be void as conveyances upon which to found a title, or a claim of possession in hostility to the title of anyone in possession of the premises claiming adversely. They are not void to fortify the title of the possessor of the premises or that derived from him; nor to estop Gilbert from setting up that his former conveyance was without a consideration. They are executed for the purpose of acknowledging that there was a consideration therefor (see *Graham vs. Bleakie*, 2 Daly, 55). The purchaser now objects that these deeds were not tendered to him at any time or place agreed upon for that purpose, and that the tender of them was not accompanied with a tender of the referee's deed. It does not appear that this objection was ever before made. If it had been, it could have been obviated, in part, at least, by making again a joint tender of the three deeds. It does not appear that any place was fixed upon for the referee to show to the purchaser that his objections to the title were removed; and as to the time, it was agreed that the referee should take the time that he thought reasonable, and there is not allegation that he has abused that privilege.

Third.—The purchaser also objects that there is no record evidence of the assignment to Bowen of the mortgage from Sarah Ramsdell to Carver, by a foreclosure of which and sale thereon title was made to Gilbert. There could be no record if the assignment was not in writing. But there is no legal need of a recording of the assignment, nor any for an assignment in writing. A good assignment of a mortgage is made by delivery only (*Runyon vs. Mersereau*, N. J. R., 534). That there was at least this as to this mortgage is made certain for the purposes of this matter by the judgment of the Supreme Court in that foreclosure action. The complaint avers an assignment of the mortgage to Bowen, and is taken *pro confesso* by all of the de-

fendants. And then follows the judgment of the Court of a foreclosure of the mortgage and a sale of the lands for the benefit of Bowen. Besides that, Carver, the mortgagee, has executed an instrument, in which is acknowledged an assignment of the mortgage to Bowen. When the purchaser, relying upon that instrument, completes his purchase, Carver will be estopped from denying that Bowen was the assignee. It does not appear that anyone else is interested to deny that there was an assignment. The objection as to the time and place of the tender of this instrument is disposed of above. It thus appears that the title, as it is now ready for the purchaser, is free from reasonable doubt. Such a title he ought to be satisfied with. There is another thing in the case which is an answer to the suggestion of these objections to the title. The purchaser had notice of the defects which he now sets up before he made his bid. The affidavit of the respondent's attorney is that he believes that the attorney for the purchaser was fully advised and informed of all the several alleged defects in the title before the sale. The attorney for the purchaser meets this averment with a negative pregnant; he does not deny some notice; he does deny that he was fully informed. This is not a denial of notice sufficient to have made him and his client wary in bidding at this sale if they looked for a title without defect; for with that prior notice of these defects they could not rely upon them as reasons for refusing the title offered by the referee. The ground of the decisions cited in the beginning hereof is, that it is for the interest of all concerned that bidders may bid freely and to the full value of the premises, and that to do this they must feel assured that they may exact a good title. But if notice of defects is given at or before the sale, this reason does not operate, and those at the sale bid in fact and in legal contemplation for the lands with just such title as can be given for them; and the successful bidder must then pay for just the title he has had in his mind when he bought.

For the reason that no objection to the title is suggested which has not been obviated by the referee, or which if not obviated is of any moment, and for the other reason that the purchaser had prior notice of the defects which he now urges, we are of the opinion that he is bound to carry out his bargain.

The order appealed from should be affirmed.

All concur.

[A copy.] H. E. SICKLES, Reporter, per C.

CONVEYANCES.

NEW YORK.

December 23, 24, 27, 28, 29.

- BLEECKER st., s. e. cor. Wooster st., 25x75. Max Borger to Morris Reno. Oct. 23. \$25,000
- BOWERY (No. 189). Randolph Guggenheimer to Henry C. Harding. (Leasehold) 12,000
- BROAD st. (No. 11), 32x81x31.7x75. Edward Matthews to Bache Cunard. (Mort. \$60,000 in gold.) Dec. 21. 155,000
- BROOME st., Lot 26, Map Marinus Willet, 25x75. Theodore Berteling to August Hartwig. (Mort. \$15,500 and taxes for 1874 and 1875.) Dec. 22. 24,500
- CERRY st. (Nos. 26, 28 and 30), 72x215x54.4x215. Lucinda H. Hayden and others (heirs-at-law of Nathaniel Hayden) to Jacob Vanderpoel. (Q. C.) Nov. 19. nom
- SAME property. Chatham National Bank to Jacob Vanderpoel. Nov. 1. nom
- FRANKLIN st., n. s., 100 w. Church st., 25x100.5. } WHITE st., s. s., 100 w. Church st., 48.11x100.5. } Joseph F. Smith, Philadelphia, Pa., to Henry Lewis, Philadelphia, Pa. (Partition deed.) nom
- GRAND st., n. s., 75 e. Goerck st., 25x100. } LOT 113 on Map of Village Mott Haven, 25x100. } Ferdinand Hopp to George C. Reisenweber. nom
- SAME property. George C. Reisenweber to Catharine wife of Ferdinand Hopp. Dec. 23. nom
- KINGSBRIDGE road, n. s., 25 e. Emerson st., 25x100. } 100. } Kingsbridge road, n. w. cor. Emerson st., 125x150. } Max Kamak to Aaron Kamak. (Mort. \$9,300.) Dec. 24. 11,300
- LUDLOW st. (Nos. 37 and 39), 50x87.6. Ephraim Drucker to Leopold King. (Mort. \$38,500.) Dec. 27. 54,000
- SULLIVAN st. (No. 37), 21x86. Diedrich Fink to William H. and Richard E. Johnson. (Mort. \$5,000.) Dec. 2. 15,000
- 5TH st., s. s., 325 w. Av. C, 25x100. John A. Roller to John E. Roller. (Subj. to Mort. \$2,750.) Dec. 4. 14,000
- 9TH st., s. s., 258 e. Av. C, 25x93.11. Katharine A. wife of George H. Zeis to Hartman Vaupel, Brooklyn. Dec. 27. 22,000
- 11TH st. (No. 84), s. s., 299.10 w. 5th av., 24.1x94.9. Avery T. Brown (Ref.) to Richard E., Henry R., Maria B., Charlotte A., Jane E. and Susan Mount. Dec. 23. 14,500

13TH st., n. s., 65 w. Av. B, 30x46. John L. Beck to Christian Otterstedt. Dec. 23. 8,000
 18TH st., s. s., 196 e. 2d av., 14x78. John Thompson to James Thompson. Nov. 11. nom
 18TH st., s. s., 485.6 w. 5th av., 24.6x87. John S. Cram to Nancy McK. Lewis. (Morts. \$7,000.) Dec. 21. 25,000
 SAME property. Charlton T. Lewis to John S. Cram. (Mort. \$7,500.) Dec. 21. 25,000
 22D st., s. s., 320.10 e. 7th av., 28.10x98.9. Susanah B. Young to Samuel Love. (Mort. \$3,000.) Dec. 14. 14,000
 22D st., n. s., 350 w. 10th av., 25x98.9. Samuel J. Constant and others (Exrs. of Thomas Christy) to Charles R. Christy. (Leasehold.) Dec. 15. 8,500
 22D st., n. s., 375 w. 10th av., 25x98.9. Samuel S. Constant, Charles R. Christy and Henry J. Chapin (Exrs. of Thomas Christy) to Charles R. Christy. (Leasehold, 21 years from 1871.) Dec. 15. 8,500
 24TH st., s. s., 300 e. 2d av., 25x98.9. Robert Carthy to Harriet wife of John Hess. Dec. 1. 10,000
 24TH st., s. s., 300 e. 2d av., 25x98.9. Harriet wife of John Hess to Sarah wife of Robert Carthy. (Morts. \$6,800.) Dec. 1. 10,500
 24TH st., s. s., 225 w. 2d av., 24.5x80.9. Robert Carthy to T. Ambrose Rogers. (Mort. \$5,200.) Dec. 6. 7,000
 SAME property. T. Ambrose Rogers to Sarah wife of Robert Carthy. (Mort. \$5,200.) Dec. 7. 7,000
 24TH st., s. s., 268.4 e. 3d av., 24.4x98.10. James M. Smith to William Loughran, Jr. (Leasehold.) Dec. 22. 3,000
 23D st., n. s., 325 e. 10th av., 50x98.9. }
 24TH st., s. s., 325 e. 10th av., 50x98.9. }
 Samuel S. Constant and others (Exrs. of Thomas Christy) to Samuel S. Constant and Charles R. Christy (Trustees of Elizabeth Chapin). (Leasehold.) 14,000
 28TH st., n. s., 143.3 e. 6th av., 21.4x98.9. James Wiggins to Frederick Zinsser. Dec. 23. 30,000
 33D st., s. s., 70 w. 1st av., 30x98.9. Christian Huber, Jr., to Anna wife of Frank Reinhart, Brooklyn. (Mort. \$15,000.) consid. omit
 34TH st., s. s., 335 w. 2d av., 44x98. M. J. McKenna (Ref.) to Fayette B. Cushman. Dec. 20. 30,250
 SAME property. Fayette B. Cushman to William B. Ogden. (Subj. to Morts. \$25,000.) Dec. 22. 5,250
 34TH st., n. s., 240 e. 8th av., 23x98.9. Leopold King to Ephraim Drucker. (Mort. \$10,000.) Dec. 27. 30,000
 39TH st., s. s., 202.6 e. 8th av., 20.6x98.9. }
 93D st., s. s., 100 e. 3d av., 20x100.8. }
 Reinhardt Kromm to Richard Kromm. Dec. 22. 20,000
 39TH st., s. s., 350 w. 10th av., 25x98.9. Aaron Herzberg to John Combes, Long Island City. (Mort. \$11,000.) 20,000
 40TH st., s. s., 75 e. 8th av., 25x98.9. George H. Ranch to Louis Neimeyer. (Leasehold.) (Mort. \$12,000.) Dec. 1. 500
 SAME property. Louis Neimeyer to Louisa Ranch. Dec. 23. 500
 44TH st., n. s., 108.1 e. Broadway, 21x100.5. John Steward (Exr. of John Steward) to Moriah A. Looke. Dec. 22. nom
 45TH st., n. s., 100 e. 11th av., 100x100.5. Miles A. Stafford to Thomas Waters. (Mort. \$15,514.) Dec. 23. 15,514
 46TH st., n. s., 165 w. 8th av., 25x100.5. (Leasehold.) James L. Price to James Price. Dec. 28. 15,900
 47TH st., s. s., 360 e. 5th av., 20x100.5. Edward J. Lewis to Maggie W. Lewis. (Leasehold.) Dec. 28. 25,000
 48TH st., n. s., 175 w. 1st av., 50x100.5. George Zaun to John M. Mayer. (Mort. \$26,000.) Dec. 28. 36,000
 48TH st., s. s., 300 e. 2d av., 25x100.5. A. D. Baldwin (Ref.) to John Strobel. Dec. 16. 15,100
 49TH st., n. s., 125 e. 2d av., 105x100.5. }
 49TH st., s. s., 301.9 e. 2d av., 73.3x100.5. }
 Isaias Meyer to Joseph Rosenthal. (Mort. \$28,000.) 80,000
 51ST st., s. s., 240 w. 8th av., 20x100.5. Isadora M. Bach to Stephen V. R. Cooper. (Q. C.) Nov. 6. 100
 52D st., n. s., 304.6 e. 2d av., 20x100.5. Henry Klingenstein to Bonette wife of Lazarus Mannheim. (Mort. \$6,500.) Dec. 21. 12,050
 53D st., s. s., 302.1 e. 2d av., 23.4x100.5. }
 BATHGATE pl., s. s., 100 s. Madison av., 70x110. }
 1ST av., e. s., 46 n. 116th st., 20x74. }
 Thomas Hagan to James Hagan. (Mort. \$20,700.) Nov. 18. 50,000
 54TH st., n. s., 120 e. 6th av., 25x100.5. Thomas B. and Hamilton R. Kerr to James G. Lynd. Dec. 24. 20,000
 54TH st., n. s., 375 e. 11th av., runs n. 33.3 x southeast 26.4 x south 24.11 to 54th st. x west 25 (gore). Charles Lohr to John F. Siegman. Dec. 22. 9,500
 SAME property. John F. Siegman to Catharine wife of Charles Lohr. Dec. 22. 9,500

54TH st., n. s., 145 e. 6th av., 100x100.5. Richard T. Wilson to Saulesbury L. Bradley. nom
 56TH st., n. s., 150 w. 6th av., 175x100.5. Terence Farley to Richard S. Treacy. (Q. C.) Dec. 23. nom
 57TH st., n. s., 100 w. Lexington av., 75x100.5. Joseph Meeks (Ref.) to Simon Klaber. (Mort. \$10,000.) Dec. 24. 15,700
 57TH st., n. s., 325 w. 9th av., 25x100.5. Wm. Sinclair (Ref.) to Wm. A. Caldwell and Nathan Bishop (Exrs. of Ebenezer Caldwell). Nov. 27. 3,000
 57TH st., s. s., 225 w. 8th av., 20x100.5. John A. Beal (Ref.) to Isaac and Simon Bernheimer. Dec. 27. 23,000
 59TH st. (No. 239), n. s., 130 w. 2d av., 25x100.4. Rosalie Neuberger to Wm. H. H. Johnson. (Mort. \$21,000 and taxes.) Dec. 15. ex. and nom
 60TH st., n. s., 150 w. 1st av., 25x100.5. Isaac V. D. Schuyler to John B. Harvey. (Subj. to Mort. \$19,250 and all liens.) Dec. 18. nom
 60TH st., s. s., 104.6 w. Lexington av., 20.6x100.5. Shepherd F. Knapp and others (heirs-at-law of Catharine L. Knapp) to Shepherd Knapp. April 30, 1874. nom
 61ST st., s. s., 229 e. Madison av., 16x100.5. Laura M. wife of Charles A. Hinckley to Theodore E. Macy. Dec. 22. 19,000
 69TH st., n. s., 220 w. 3d av., 25x100.5. Terence Farley to Anthony Ellis. (1/2 part.) March 7, 1870. 1,500
 69TH st., s. s., 150 w. 8th av., 50x95.11x53.3x114.5. Terence Farley to Hugh Blesson. (Mort. \$11,333.) Dec. 28. 4,000
 71ST st., s. s., 473 e. Av. A., 173x100.4. }
 60TH st., n. s., 175 w. 10th av., 50x100.5. }
 61ST st., s. s., 150 w. 10th av., 50x100.5. }
 61ST st., s. s., 350 w. 10th av., 100x100.5. }
 Terence Farley to Patrick Farley. (1/2 part.) (Subj. to all incumbrances.) Dec. 9. 20,000
 3D av., s. w. cor. 108th st., 75x100. }
 74TH st., n. s., beginning where the same is intersected by high water mark on shore of the East River, runs n. along high water mark to land of John Matthews x northwest to a point on w. s. of land intended for Av. B, distant 102.2 n. 74th st., x west 348 x south 102.2 to 74th st. x east to point of beginning. }
 74TH st., s. s., where the same is intersected by high water mark on shore of the East River, runs s. along high water mark to land of John Jones x northwest along same, crossing land intended for Av. B to a point distant 223 w. of said Av. B x north to 74th st. x east to point of beginning. }
 Terence Farley to Patrick Farley. (5 undivided 1/2 part.) Dec. 9. 15,000
 74TH st., n. s., 260 e. 5th av., 40x102.2. Maria Mulock to Charles W. Scofield, Brooklyn. (Mort. \$15,000.) Dec. 16. ex. and nom
 78TH st., s. s., 155 w. 2d av., 25x102.2. George W. Lyon (Ref.) to Theodore Rose. Dec. 23. 4,000
 78TH st., n. s., 222 w. 2d av., 13.10x102.2. Mary wife of James Spearing to Mary E. wife of James M. Seaman. Dec. 20. 9,600
 85TH st., n. s., 150.6 e. 3d av., 25.8x100. Rufus L. Cole to George Hoffman. Dec. 21. 21,000
 111TH st., s. s., 80 w. 2d av., 20x100.11. George W. McCollom to Charles T. Cromwell, Rye. 500
 111TH st., n. s., 225 e. 5th av., 60.1x106.9x94.8 x 1/2 block. Joseph Murray to John P. Hunt. Sept. 1. 23,000
 113TH st., n. s., 80 e. 2d av., 20x100. George W. McCollom to Charles T. Cromwell, Rye. (Mort. \$2,500.) 500
 117TH st., n. s., 168.6 w. 3d av., 19x100.11. Bernard Egan to Philip Milligan. (Mort. \$5,500.) Dec. 28. 6,600
 120TH st., n. s., 74.6 w. 1st av., 42.2x100.10x16.8 x100.10. Edward D. Gale (Ref.) to Reuben Mapelsden. (Mort. \$4,000.) Dec. 28. 2,500
 121ST st., n. s., 242.11 w. Av. A., 17.10x100.11. William S. Miller to James H. Moran and Chas. A. Goff. (Mort. \$6,000.) Dec. 24. 10,000
 121ST st., s. s., 165 e. 4th av., 100x100. John C. West to Peter Miller. (Mort. \$24,000.) Dec. 16. 200
 123D st., s. s., 250 e. 1st av., 38.9x100.11. Cornelia Graham to James F. Burrell. Dec. 22. nom
 123D st., n. s., 300 e. Public drive, 25x100.10. }
 124TH st., s. s., 300 e. Public drive, 25x100.10. }
 Wm. Sinclair (Ref.) to Alice wife of Edward Von der Heydt. Dec. 19. 4,000
 127TH st., s. s., 191.3 e. 6th av., 18.9x99.11. Wm. S. Kelley (Ref.) to Henry Goldsmith. Dec. 22. 8,100
 141ST st., n. s., 275 e. 11th av., 50x100. Henry B. Hammond to Joseph L. Jernegan. Aug. 25. nom
 185TH st., n. s., 283.1 e. Kingsbridge road, 100x59.8 x100x60.4. Laurentine wife of Arthur H. Snowden to Edwin M. Lewis (Trustee of Jay Cooke & Co.) (Q. C.) nom
 Av. A., n. w. cor. 23d st., 98.9x81.5. David M. Koehler to Herman Koehler. (Mort. \$57,000.) Oct. 8. 71,500

Av. A, w. s., Lot 154 on Map Astor —, 26.6x100. Christian Rank to Karl M. Wallach. (Leasehold.) 1,800
 Av. C, e. s., 96 n. 3d st., 24x80. Barnet L. Solomon to the Hebrew Free School Association. (Leasehold.) Dec. 23. nom
 LEXINGTON av., s. w. cor. 85th st., 32.2x87.3. Thomas Boese (Ref.) to Daniel R. Kendall. Dec. 28. 15,750
 MADISON av. (No. 513), n. e. cor. 53d st., 20.5x85. George J. Hamilton to William A. Dibble. (Mort. \$27,500.) Dec. 29. 50,000
 RIVERSIDE av., e. s., 76.1 n. 114th st., 25x100. Howard W. Coates to Herman T. Livingston. (Mort. \$5,267, taxes and assessments.) Dec. 1. 5,500
 1ST av., s. e. cor. 31st st., runs s. 49.4 x east 75 x south 34.8 x west 75 to 1st av. x south 24.8 x east 100 x north 98.9 to 31st st. x west 100 to point of beginning. }
 31ST st., s. s., 225 w. 1st av., 20x98.9. }
 John J. Burchell to John B. Harvey. (Subj. to Morts.) Nov. 15. 60,000
 1ST av., s. w. cor. 31st st., 24.7x75. John J. Burchell to John B. Harvey. (Subj. to all Morts. and Liens. Nov. 12. 20,000
 1ST av., w. s., 50.5 n. 59th st., 50x100. }
 2D av., e. s., 50.2 s. 52d st., 25x100. }
 Isaac V. D. Schuyler to John B. Harvey. (Morts. \$60,000.) 62,000
 1ST av., w. s., 25.5 n. 60th st., 25x100. Thomas Sullivan to Anthony Dugro. (Q. C.) Dec. 24. 900
 1ST av., n. e. cor. 76th st., 22.4x70. John J. Doring to William R. Clarkson. (Mort. \$13,500, taxes and assessments.) Dec. 29. nom
 1ST av., e. s., 22.2 n. 76th st., 20x70. John G. Doring to Ernest Ammon. Dec. 23. 16,000
 2D av., s. w. cor. 31st st., 20x77. Patrick H. Maguire to John Broderick. Dec. 27. nom
 SAME property. John Broderick to Mary E. wife of Patrick H. Maguire. Dec. 27. nom
 2D av., n. w. cor. 85th st., 26x75. William H. and Richard E. Johnston to John M. and Agnes Meyer. (Mort. \$15,500.) Dec. 28. 21,000
 3D av., s. e. cor. 35th st., 19.6x60. James J. Burns to Mary E. Burns, Boston, Mass. July 23. 8,000
 3D av., w. s., 20.5 n. 61st st., 20x90. Thomas Hagan to James Hagan. (Leasehold.) Dec. 23. 14,000
 4TH av., w. s., 40 s. 127th st., 20x75. Joseph Bissicks to Isaac N. Heberd. Aug. 28. 13,000
 5TH av., n. s., e. cor. 73d st., 103x100. }
 73D st., n. s., 100 e. 5th av., 50x102.2. }
 Charlotte A. wife of Philip G. Weaver to Chas. L. Tiffany. Dec. 1. nom
 SAME property. Lambert Suydam to Charles L. Tiffany. (1/2 part, subj. to 1/2 Mort. \$116,000 taxes and assessments.) nom
 5TH av., s. e. cor. 78th st., 25.8x100. Aaron Kamak to Max Kamak. (Subj. to Morts. \$40,000.) Dec. 24. nom
 10TH av., w. s., 40.5 n. 69th st., 20x65. James P. Ledwith (Ref.) to Harriet A. Graff. (Subj. to Morts. \$5,000.) Sept. 4. 100
 11TH av., w. s., 25 n. 71st st., 25x100. }
 70TH st., n. s., 350 w. 10th av., 125x100.5. }
 Cornelia R. Rhoades to John H. Rhoades. Nov. 2. 34,850
 11TH av., w. s., 50 n. 71st st., 25x100. }
 70TH st., n. s., 200 w. 10th av., 75x100.5. }
 70TH st., n. s., 225 e. 11th av., 50x100.5. }
 Cornelia R. Rhoades to Lyman Rhoades. Nov. 2. 34,800
 11TH av., w. s., 75 n. 71st st., 25x100. }
 70TH st., n. s., 275 w. 10th av., 75x100.5. }
 70TH st., n. s., 275 e. 11th av., 50x100.5. }
 Cornelia R. Rhoades to Joanna H. H. Rhoades. 35,150
 INTERIOR lot middle line of block bet. 52d and 53d sts., 100 e. 7th av., 19x22x19x24.2. James A. Striker to Felipa Hernandez Martinez. May 6. 900
 TWENTY-THIRD AND TWENTY-FOURTH WARDS.
 TAYLOR st., Lots 18 to 23 on Map of property belonging to David Mulgrew and William Holloway. John Broderick to Mary E. wife of Patrick H. Maguire. Dec. 27. nom
 SAME property. Patrick H. Maguire to John Broderick. Dec. 22. nom
 135TH st., n. s., 275 e. Willis av., 80x100. Isaac P. Olmstead to Abram B. Van Dusen. (Mort. \$7,000.) Dec. 18. 21,000
 CONCORD av., e. s., 125 n. Cedar st., 111.4x135. Elizabeth Ann O'Keefe to Mary E. O'Keefe. Oct. 23. 600
 FORDHAM av., w. s., 75 n. 6th st., 33x122. Mary wife of Baptiste Wehner to Theodore Ladd. (Mort. \$4,800.) 7,500
 MORRIS av., 30 s. Van Corlear st., 25x100. Jane Murtha to Charles H. Downes. Dec. 16. 500
 OPDYKE av., s. s., 300 w. 2d st., 25x100. William Barnard to Joseph J. Potter. Dec. 21. nom
 WASHINGTON av., e. s., 100 s. 166th st., 67.8x200. John M. Meyer to George Zaun. (Mort. \$3,000.) Dec. 28. 14,000

Lots 1,280, 1,281, 1,282 on Map of Central Mott Haven. Josiah C. Hannum to Oswald Miller. Dec. 28. 6,500

WESTCHESTER COUNTY, N. Y.

December 12 to 25—inclusive.

CORTLANDT.

GRANT av., Peekskill, w. s., 100 s. Richard Daggett's land, 50x118. Emile Jombe to Erolin F. Kunkel, Philadelphia. \$1,000
 HIGH st., Peekskill, e. s., 100 n. e. Howard st., irreg. Hamilton W. Mable (Ref.) to Mary F. Fairchild, Peekskill, N. Y. 10,000
 16 ACRES of land adj. land of Henry Romer and James Gandineer. James Bradley to Sarah Jane Bradley. 500
 BELDEN st., Peekskill, s. s., 50 w. of land of Wm. Stilwell, 50x93. Abram Volk to Mary F. Lawrence. 3,841
 CORNER of Brown and James sts., Peekskill, 30x104. Ziba Carpenter (Sheriff) to John W. Leverich of Yorktown, N. Y. 1,385
 THE James B. Travis Dock property in Peekskill, adj. land of Frederick W. Requa. Alexander Armstrong to William Armstrong et al., Peekskill. 8,000
 CRUMPHORN st., Peekskill, n. s., adj. land late of James Brown, deceased, 50x— George W. Briggs to James Dillon, Peekskill, N. Y. 625

EASTCHESTER.

14TH av., Mount Vernon, w. s., 50 n. Second st., abt. 100x250. Pelham S. McClelan (Ref.) to Nicola Parodi. 5,995
 4TH av., Central Mount Vernon, e. s., 50 n. Valentine st., 50.9x100. John Duffy to Bernard O'Hanlon, Eastchester, N. Y. 1,000
 MAIN st., Washingtonville, n. w. s., 150 s. w. Becker av., 50x100. Michael Schadt to Nicholas Winkler, New York. 300
 5TH av., Central Mount Vernon, e. s., 150 n. Valentine st., 100x100. John Duffy to Patrick Glancey, Eastchester, N. Y. 925
 6TH av., Mount Vernon, e. s., 300 s. 2d st., 50x105. Joseph S. Clark to John J. McGuire, Eastchester, N. Y. 1,000
 6TH av., Mount Vernon, e. s., 400 n. 3d st., 100x105. William A. Woodward to Joseph S. Clark, Eastchester, N. Y. 1,500
 6TH av., South Mount Vernon, e. s., 52 n. Plot No. 3 on Map, abt. 51x131. Sarah E. Crook to James Murtagh, New York. 350
 9TH av., Mount Vernon, e. s., 150 n. 3d st., 50x105. Ellie E. Fowler et al. to Grace E. Sandford, Eastchester, N. Y. 5,000
 SOUTHEAST cor. of 4th av. and 3d st., Mount Vernon, 50x105. Walter H. Manning to Hannah G. Simonson, Mount Vernon, N. Y. 10,000
 JEFFERSON st., East Mount Vernon, s. s., 62 w. Lot No. 44 on said Map, 25x100. Robert Drewry to James Blair, Mount Vernon, N. Y. 125
 4TH av., Mount Vernon, w. s., 300 n. 5th st., 80x210. James R. Doude to Mary E. Rusher, Rye, N. Y. 10,000
 8TH av., Mount Vernon, w. s., 200 s. 2d st., 100x105. Ziba Carpenter (Sheriff) to John McDonald, Staten Island, N. Y. 1,000
 SOUTHEAST cor. 5th av. and Bridge st., Central Mount Vernon, 100x100. Raymond C. Kayser to Thomas Murphy, Eastchester, N. Y. 360
 RAILROAD av., Northwest Mount Vernon, 200 n. e. Mount Vernon av., 100x100. Lewis W. Tappan to Annie Cameron, Richmond County, N. Y. 800
 MARIAN st., Washingtonville, n. w. s., 350 n. e. Westchester av., 50x100. Nicholas Winkler to Catharine Schadt, Eastchester, N. Y. 350

GREENBURGH.

53 275-1,000 ACRES on the Peter Bout or Hill road adj. land of Jacob Acker and others. Adeline P. Murphy et al. to George W. Stetson. (Q. C.) nom
 53 275-1,000 ACRES on the Peter Bout or Hill road, adj. land of Jacob Acker and others. George W. Stetson to Judson G. Wells, New York. 12,005
 53 275-1,000 ACRES on the Peter Bout or Hill road, adj. land of Jacob Acker and others. Judson G. Wells to Agnes Auld, New York. 21,000
 1 44-100 ACRES, s. s. Mantling av., 54 w. Lot No. 28 on Map of said land. Amasa A. Redfield to Fanny Albert, New York. 1,500
 NORTHEAST cor. of The Avenue and D st., Irving, 50x100.
 WALNUT st., Tarrytown, s. s., 325 e. Front st., 50x100.
 Alexander Greig to John Hunter, Irvington, N. Y. nom
 2 50-100 ACRES of land adj. land of Eliza A. Butler and others. Richard Taylor et al. to Eliza A. Butler, New York City. 250

MAMARONECK.

SOUTHWEST cor. Helena and Beach avs., Larchmont Manor. The Larchmont Manor Company to Thompson J. S. Flint, New York. 24,000
 FRANKLIN st., Washingtonville, opposite Madison av., abt. 63x103. Michael Cronin to Felix Battersby, Rye, N. Y. 100

MOUNT PLEASANT.

ONE-QUARTER of an acre on the east side of the road called the Upper Cross roads. Gerard G. Beekman to George W. Hutchins, New York. 100

POUNDRIDGE.

20 LOTS of land, 25x100 each, adj. land of John Miller. Edward Gallagher to Delia Woodruff, New York. 2,000

NEW ROCHELLE.

Two parcels of land s. s. of Cedar road, leading to Harrison's Dock, adj. land of Adrian Isello. Charles Hoffmeister to James A. Grenzebach, New Rochelle, N. Y. 12,000
 ONE-THIRD of an acre of land on the Turnpike road, adj. land of Conrad Roth. Charles Hoffmeister to Amelia Hoffmeister, New Rochelle, N. Y. nom
 MECHANIC st., e. s., adj. land of — Kollman, irreg. Frederick W. Kiind to Anna M. Bertine, New Rochelle, N. Y. 700
 125 FEET e. Franklin av., adj. land of David Harrison, 50x70. Adrian Iselin to Mary A. Loyd, New Rochelle, N. Y. nom
 18 LOTS on Av. A., 25x100 each, New Rochelle. }
 3 LOTS on cor. Union pl. and Union pl., abt. }
 70x410. }
 Jackson O. Dykman (Ref. to Philip R. Underhill. 12,400
 27 ACRES of land on a certain island known as Locust Island. Leopold Schmidt to John Cropper, New York. nom
 27 ACRES of land on a certain island known as Locust Island. John Cropper to Melinda Schmidt, Rockland County, N. Y. nom
 Cor. Franklin av. and Cedar road, New Rochelle Village, 100x100. Margaret Kene to Daniel Haley, New Rochelle, N. Y. 1,150

OSSINING.

LINDEN av., Sing Sing, w. s., adj. land of Minerva D. Merritt, 55x157. John B. Foster to David Blackledge, New York. 8,000
 MAIN st., Sing Sing, at the Farmer's Landing, adj. land formerly of Reuben Quimby. Samuel Watson (Ref.) to George A. Brandreth, Sing Sing, N. Y. 1,525
 30 ACRES of land, s. s., Briar's Cliff road, and opposite All Saints' Church. Francis Crawford to Margaret Crawford, New York. 6,000

PELHAM.

DITMAS st., City Island, s. s., 275 w. Main st., 25x100. Elizabeth R. B. King et al. to Isaac Van Allen, City Island. 150
 WASHINGTON av., Prospect Hill Village, s. s., 600 w. Union st., 200x200. Louis Beer to Solomon Fredericks, New York. 3,000

RYE.

3 2-100 ACRES, cor. Grand View av. and Broadway, Rye Park. Catharine M. Brown to Frederick J. Brown, Orange Co., N. Y. nom
 CEDAR st., Rye Neck Village, n. e. s., 300 n. w. Jefferson st., irreg. Patrick Kane to John Kane, Rye, N. Y. 450
 BOSTON road, Portchester, e. s., adj. land of Edwin Weeks, irreg. 1 41-100 acres, s. s. of Terrace av., Portchester. Gerard M. Stevens (Ref.) to Adolph Picant and others. 1,350
 32 ACRES, w. s. Hogpen Ridge road, adj. land of Wm. Slater and others. Joseph Merritt to Sarah M. Merritt et al., Rye, N. Y. 500
 WEST side of road leading to the Village of Milton, adj. land of Paul Hess, 40—. Wm. Gedney to Eliza Gedney, Rye, N. Y. 850
 IRVING av., Portchester, s. w. s., 101 n. w. Exchange st., 101x117. John E. Marshall to Jos. E. Egan, New York. 2,000

SOMERS.

157 ACRES on the road from Daniel Underhill's to Merritt Kipps, adj. land of Merritt Kipps. Wm. J. Horton to Amelia C. Purdy, Yorktown, N. Y. 4,000
 MAHOPAC av., w. s., adj. land of John Pinckney, 50x194. Isaac Conklin to George Vredenburgh, Somers, N. Y. 100

WESTCHESTER.

EAST side of the Turnpike road from Westchester to Williamsbridge, adj. land of Thomas Wilson, 40x174. Ira C. Reynolds to Lucie J. Wood, Lewisboro, N. Y. 18,000

YONKERS.

JEFFERSON st., w. s., 175 n. Vark st., abt. 25x95. Josiah Rich to Alice Geary, Yonkers, N. Y. 800
 HALLADAY av., Fort Field, n. w. s., 375 n. e. Fort Field av., abt. 25x209. Edward F. Brown to John Moore, New York. 800
 OAK Hill av., e. s., 217 n. Ashburton av., abt. 78x88. Albert A. Lings to John McCloskey, New York. nom
 WOODWORTH av., e. s., 250 n. Gold st., 50x100. Harvey B. Denison to Mary J. M. McFarland, Yonkers, N. Y. 3,250
 NORTH side of the road from Yonkers to Tuckahoe, adj. land of Caleb Smith. Jackson O. Dykman (Ref.) to Priscella Smith, Yonkers, N. Y. 8,300

6 260-1,000 ACRES, s. w. s. Kimball av., Sherwood Park. R. Carman Combs and others to Christopher Wemple, New York. (Q. C.) nom

YORKTOWN.

123 ACRES on the Highway and adj. land of William H. Purdy and others. Wm. J. Horton to Amelia C. Purdy, Yorktown, N. Y. 4,000

KINGS COUNTY, N. Y.

December 23d.

BALTIM st., n. e. s., 124 n. w. Bond st., 25x100. Robert White, Orange, N. J., to William Johnston. \$4,500
 BARTLETT st., n. w. s., 20 n. e. Throop av., 40x75, hs. & ls. Juliana wife of Joseph Maier, New York, to Alfred B. Costello, Jersey City. 8,000
 BRAXTON st., southerly cor. 7th av., 97.10x83. 7th av. s. e. s. 62.10 n. e. Prospect av., 20.2x101x—x99.6. Mary J. wife of Thomas McCormick to William Heissenbuttel. exch & 500
 BROADWAY, n. s., 80 e. Schaffer st., 20x100. Louisa wife of Henry Feltman to Maria C. wife of Alexander P. Kincaid. exch
 CEDAR st., s. s., 235 w. Evergreen av., 75x84x75.4 x91.11. Charlotte C. wife of William B. Davenport to Elizabeth W. wife of Jacob M. Stiger, Plainfield, N. J. 2,000
 CHAUNCEY st., n. s., 270 w. Lewis av., 20x100. Nathan T. Porter, Montclair, N. J., to William Johnston. 9,300
 COLLINS st., n. s., 404.6 e. Troy av., runs n. 182.4 x again north to south side Webster av. x east 262 x south 16 x east to west side Schenectady av. at point 12.10 s. Webster st. x south 187.2 to n. s. Collins st. x west 304.6, Flatbush. Nathan S. Morse, New York, to Benjamin Wood. (Q. C.) nom
 COLLINS st., n. e. cor. Troy av., runs e. 404.6 x north 182.4 x west to Troy av. x south 157.7, Flatbush. Nathan S. Morse, New York, to Benjamin Wood, New York. (Q. C.) nom
 COLLINS st., n. s., 404.6 e. Troy av., runs north 182.4 x again north to s. s. Webster av. x east 262 x south 16 x east to w. s. Schenectady av. at point 12.10 s. Webster av. x south 187.2 to n. s. Collins st. x west 304.6
 COLLINS st., n. e. cor. Troy av., runs e. 404.6 x north 182.4 x west to Troy av. x south 157.7, Flatbush. Mary E. Mayfield, New York, to Benjamin Wood. (Q. C.) 50,000
 GREEN st., s. s., 100 w. Oakland st., 25x100. Jennie wife of Jacob Shepard to Joseph Abrahams. 7,500
 SAME property. Joseph Abrahams to Meyer Chan, New York. 8,000
 HICKS st., e. s., 75 n. Cranberry st., 25x100. Elizabeth W. wife of Jacob M. Stiger, Plainfield, N. J., to Julius B. Davenport. 7,500
 HUMBOLDT st., s. e. cor. Withers st., 50x60, hs. & ls. Frederick H. Lutz to William Young. 5,000
 LOMBARDY st., n. s., 135 w. Morgan av., 20x130, h. & l. Rosa wife of John T. O'Neill to Patrick Kelly. 2,000
 MACON st., s. s., 180 e. Marcy av., 80x100. Effingham H. Nichols, New York, to Anthony Conk. 10,000
 MONROE st., n. s., 345 e. Nostrand av., 20x100, h. & l. Henry L. Slaght to James E. Slaght, Bound Brook, N. J. 3,001
 PRESIDENT st., s. s., 215 e. Hicks st., 20x100, h. & l. }
 18TH st., n. s., 155 w. 6th av., 20x100, h. & l. }
 Timothy Lane to Dinah Gillespie, New York. 11,000
 SAME property. Dinah Gillespie to Adelia Lane. 11,000
 UNION st., n. s., 155.8 w. Hoyt st., 19.4x90, h. & l. (Foreclos.) Gerard M. Stevens to John A. Merritt. 9,000
 UNION pl., e. s., 50 n. Clay st., 25x100. Dennis McNally to James W. Valentine. 1,200
 NORTH 2d st. (No. 350), s. s., 116.6 w. Union av., 32x100, h. & l. Eliza Johnson (widow) to Sarah E. wife of Charles Haslem. gift
 22d st., s. s., 193 w. 5th av., 18x100.2. (Foreclos.) Henry Snell to Alexander M. White. 2,000
 CARLTON av., e. s., 107.6 n. Lafayette av., 17.6x100, h. & l. Thomas H. Brush to Sophie C. Richardson. 12,000
 CLINTON av., w. s., 100.2 s. De Kalb av., 75x200 to Vanderbilt av., hs. & ls. Bernard Sheridan to Thomas Thompson. (Q. C.) All title. 108
 SAME property. Thomas Thompson to Charles N. Peed. 20,000
 CLINTON av., w. s., 100.2 s. De Kalb av., 75x115, h. & ls. Charles N. Peed to Benjamin Linikin. 20,000
 DIVISION av., s. s., 96.8 e. Wythe av., 119.10x38.6x123x67.7, hs. & ls. Timothy D. Lane to Dinah Gillespie, New York. 28,000
 SAME property. Dinah Gillespie to Adelia Lane. 28,000
 GATES av., s. s., 375 w. Ralph av., 50x200 to Monroe st. James H. Miniszek to Edward A. Lambert. (Moris. \$2,000) nom

HAMILTON av., e. s., 84 s. Rapelyea st., runs e. 48.3 x northeast 17.9 x southeast 21 x northeast abt. 13 to Rapelyea st. x northwest abt. 28 x southwest to point 46 e. Hamilton av. x 46 to Hamilton av. x south 20. James F. Malcolm (Assignee) to Conrad R. B. Krogsgard (Assignee).....nom

KNICKERBOCKER av., n. e. cor. Eldert st., centre lines, 130x265. Cornelia E. wife of James H. Miniszek to Edward A. Lambert. (Morts. \$2,169).....nom

LAFAYETTE av., s. s., 190 w. Reid av., 20x100, h. & l. Christian Hieber, New York, to Christian Hieber, Jr.6,000

283 LOTS, May and other's property, New Utrecht, lying on 3d, 4th and 5th avs., and 85th, 86th, 87th sts., &c. E. Louis Lowe (Ref.) to Edmund W. Cole, Nashville, Tenn.5,467

December 24th.

ATLANTIC st., s. s., 225 e. Smith st., 25x80, h. & l. }
 PACIFIC st., n. s., 225 e. Smith st., 25x100. }
 Wm. Weidenmann to Jacob B. Weidenmann, 1,000

CAMBRIDGE pl., w. s., 400 n. Gates av., 25x100.
 Martha E. wife of Henry T. Chapman, Jr., to
 Susanna E. C. wife of Walter C. Russell.3,860

CROWN st., northerly cor. Franklin av., 78x66.1x
 90x65. (Partition.) E. Louis Lowe to Ephraim
 Place.780

DEGRAW st., n. e. s., 100 n. w. Classon av., runs
 n. e. 100 x northwest 75 x northeast 31 x north-
 west 150 x southwest 131 to Degraw st. x south-
 east 225. E. Louis Lowe to Anna L. Steven-
 son, New York. (Partition.)3,300

DOUGLASS st., s. w. s., 300 n. w. Classon av., 25x
 131. Adelaide D. wife of James L. Phelps to
 Richard Taylor.500

FULTON st., s. s., 200 e. Stone av., 50x200 to
 Herkimer st. Cornelius B. Payne to George H.
 Grannis. (C. a. G.)nom

HALL st., w. s., 240 s. De Kalb av., 20x80. Sarah
 H. Wilkinson to Eliza G. wife of George D.
 Puffer.10,500

HEYWARD st., s. s., 332.1 w. Bedford av., 140x55
 x144.4x90 (7 ls. & hs.). Oscar V. Holcomb to
 Joseph Stout.31,000

HEYWARD st., s. s., 95 e. Wythe av., runs s. 55 x
 southeast 144.4 x north 90 to Heyward st. x
 west 140 (7 ls. & hs.). Joseph Stout to Oscar
 V. Holcomb.31,000

KOSCIUSKO st., s. s., 175 w. Reid av., 100x100.
 Oscar H. Stearns to John S. Gilbert.5,400

MONROE st., s. s., 300 w. Tompkins av., 25x100.
 Eugene Sullivan, New York, to Daniel B. Nor-
 ris and Ferdinand Sloat.1,650

PENN st., s. s., 81.8 w. Lee av., 20.8x100. Jacob
 Hentz to Helen J. Schott.9,650

STATE st., s. s., 75 w. Powers st., 15.1x100.
 Mary A. Brison, Orange, N. J., to Wm. Cole, 4,500

ST. FELIX st., w. s., 235 s. Lafayette av., 20x96.9.
 Caroline E. wife of Azariah H. Taft to Abraham
 S. Francis. (See Gates av.)10,000

VAN BUREN st., s. s., 265 e. St. James pl., 20x100,
 h. & l. John S. J. King and William Vause to
 Charles B. Eggert.10,000

VAN BUREN st., s. s., 285 e. St. James pl., 20x100,
 h. & l. John S. J. King and William Vause to
 Edwin R. and Theodore W. Sheridan.10,000

WASHINGTON pl., n. s., 150 w. Perry av., 150x200
 to Jefferson pl. (Foreclos.) Frank Reynolds
 to Elizabeth A. Ludlow.5,000

WYCKOFF st., s. s., 320 e. Bond st., 20x100. (Fore-
 clos.) David Barnett to Thomas Harward, 3,200

2d st., s. e. s., 50 n. e. North 11th st., 60x100, h.
 & l. Norman N. Littell, New York, to Isaac
 Littell, Westfield, Union County, N. J.9,000

NORTH 3d st. (No. 153), n. e. s., 36 n. w. 4th st.,
 22x85, h. & l. Frederick A. Conklin, New York,
 to Albert J. Sunderlin, N. Y.3,000

18th st., s. s., 125 e. 4th av., 25x100. Annie M.
 Lenox to John Lenox. (Q. C.)6,000

CLINTON av., e. s., 58.4 s. Gates av., 22x100.
 Sarah Steele to Charles P. Kingsbury.5,000

GATES av., n. s., 80 w. St. James pl., 20.3x103.
 Abraham S. Francis to Caroline E. wife of Aza-
 riah H. Taft. (See St. Felix st.)15,000

JOHNSON av., n. e. cor. Magnolia st., 200 to Lin-
 den st. x 100. Barbara wife of Frederick Nest-
 len to George F. Martens, New York.125

6TH av., s. w. cor. 8th st., 44x90x46x20.6x30x
 110.6. Martin Lindeman to Michael Reilly, exch
 6TH av., s. e. cor. 40th st., 100.2x100. Antoinette
 M. wife of John Wade to C. Brown McCul-
 lough.exch

December 27th.

ADAMS st., s. e. cor. Nassau st., 25x58. Samuel T.
 Champney to J. Morison Champney.2,000

ADELPHI st., e. s., 157.9 s. Fulton av., 40x100.
 (Foreclos.)nom

FULTON av., s. w. s., 168.5 s. e. Adelphi st.,
 runs s. w. 60 x south 49.7 x east 20 x north
 43 x northeast 53.5 to Fulton av. x northeast
 20. (Foreclos.)nom

Marshall Bell to Daniel Underhill (Exr.)12,160

DECATUR st., n. s., 110 e. Tompkins av., 577.3x
 113.8 to Brooklyn and Jamaica Pike x 571.11x
 — A. Orville Millard to Jesse C. Smith. (Morts.
 \$10,000.)nom

EWEN st., n. w. cor. McKibben st., 50x74.5. Geo.
 Winkler to Wyburn A. Smith. (See South
 4th st.)40,000

HAMBURG st., westerly cor. Palmetto st., 20x80.
 Edward Walsh to Thomas F. Ryan.600

HEWES st., s. e. s., 189.8 s. w. Harrison av., 22.4x
 100. Carrie W. wife of William H. H. Jones,
 Clinton, N. J., to Hannah wife of George H.
 McCoy.1,400

HEWES st., n. w. s., 100 s. w. Marcy av., 22.8x100.
 Carrie W. wife of Wm. H. H. Jones, Clinton, N.
 J., to John Wilson.1,550

KEAP st., s. s., 345 e. Marcy av., 20x100. John H.
 Hagerman to Hubbard Hendrickson.9,500

LEONARD st., e. s., 211 s. Nassau av., 18x100, h. &
 l. Francis N. Gove to Ann E. wife of John R.
 Leek.3,300

LUQUER st., n. e. s., 206 n. w. Hicks st., 25x100.
 Michael Neary to Edward Handbury.1,100

MADISON st. (No. 307 1/2), n. s., 216.8 e. Marcy av.,
 16.8x100. (Foreclos.) Robert Merchant to
 Theodore Berteling. (Morts. \$2,666)1,000

MADISON st. (No. 309), n. s., 233.4 e. Marcy av.,
 16.8x100. (Foreclos.) Robert Merchant to
 Theodore Berteling. (Morts. \$2,666)1,000

WALWORTH st., e. s., 325 n. Tillary st., 75x200 to
 Sandford st. Michael Kern, New York, to
 John Kern.5,400

WARREN st., s. s., 196.3 w. Nevins, 20.3x100, h. &
 l. John W. Staebener, New York, to Theodore
 Berteling.9,000

WASHINGTON pl., centre line, n. s., 355 w. Perry
 av., 150x285 to centre Jefferson pl. (Foreclos.)
 John L. Lefferts to John Lefferts, Flatbush, 2,500

2d st., s. s., 20 w. Bond st., 40x75. Henry Van
 Vorst to Phebe A. Williams, Putnam Valley,
 N. Y.1,200

85TH st., southerly cor. Bay 8th st., 24.3x110.7x
 11.7x113.3. New Utrecht. E. Louis Lowe to
 David R. Briggs. (Partition.)20

SOUTH 4th st., n. e. s., 20 s. e. 9th st., 20x71.3.
 Wyburn A. Smith to George Winkler. (See
 Ewen st.)8,150

BEDFORD av., w. s., 367 s. Vernon av., 60x250,
 Flatbush. (Foreclos.) Robert Merchant to
 Susan T. Pratt.500

LAFAYETTE av., s. s., 433.4 e. Lewis av., 16.8x100.
 George Cutler to Eliza G. Graburn, Greenport,
 L. I.9,025

LEXINGTON av., s. s., 100 e. Throop av., 125x100.
 (Foreclos.)nom

LEXINGTON av., s. e. cor. Throop av., 100x100.
 (Foreclos.)nom

Gerard M. Stevens to Daniel E. Donovan,
 Kingston, N. Y.5,600

UNION av., s. s., 50 w. Schenck av., 25x100.
 (Foreclos.) Augustine O'Neil to Hubert Fischer
 and Leonhard Eppig.300

WILLOUGHBY av., n. s., 150 w. Stuyvesant av.,
 36.7x100. Josiah T. Marean to Mary Phelan,
 New York.3,600

4TH av., n. w. s., 50.2 s. w. 18th st., 18x60. Alex-
 ander Liddell to John Gordon. (Morts.
 \$1,000)nom

SAME property. John Gordon to Jessie wife of
 Alexander Liddell.nom

December 28th.

ADAMS st., w. s., 100 n. Tillary st., 47.6x151.8x
 42.1x151.7. Henry N. Rogers, Boston, to And-
 rew L. Rogers.12,000

BALCHEN pl., s. s., 147.9 e. Smith st., 20x90, h. &
 l. Charles Dubois to Jacob Dubois, New
 York.nom

SAME property. Jacob Dubois, New York, to
 Emily A. wife of Charles Dubois.nom

BLEECKER st., s. e. s., 275 n. e. Evergreen av.,
 25x100. Lizzie E. Neale (Admrx.) to Thomas
 Walsh.121

SAME property. Same to same. (Q. C.)nom

BLEECKER st., s. e. s., 300 n. e. Evergreen av.,
 100x100. Lizzie E. Neale (Admrx.) to Patrick
 McGowan.464

SAME property. Same to same. (Q. C.)nom

BROADWAY, s. w. s., 215.4 n. w. Ellery st., 25x
 98.9x27x109.1. Henry Neustadter (Guard.) to
 John Schaffner. (3-9 part.)1,167

SAME property. Caroline wife of Henry Neus-
 tadter et al. to John Schaffner. (6-9 parts.) 2,333

DEAN st., s. s., 20 w. Powers st., 20x80. Philip
 M. Knight to John H. Lyon.5,000

SAME property. J. H. Lyon to Hannah J.
 Knight.5,000

FERNALD st., n. s., 200 e. Albany av., 60x100,
 Flatbush.nom

FERNALD st., n. s., 100 e. Albany av., 60x100
 Flatbush.nom

WEBSTER st., s. s., 340 e. Albany av., 40x100
 Flatbush.nom

Jacob Murr to Timothy A. Howe, New York, exch.
 GERRY st., n. s., 175 w. Harrison av., 25x100, h.
 & l. Samuel F. Cowdrey, New Rochelle, to
 Harry Cowdrey. (C. a. G.)1,000

GRAND st., s. s., 75 w. Ewen st., 25x100. (Fore-
 clos.) David Barnett to Charles A. and Wil-
 liam L. Dean.6,000

HAMBURG st. (No. 8), w. s., 50 n. Prospect st.,
 25x77.10. Mary Isham to Loretta wife of Ia-
 dowick H. Vincent.2,20

HOPKINS st., n. s., 43.1 e. Delmonico pl., 75x100.
 Asa W. Parker to Shepherd K. Mattison, New
 York. (Foreclos.)700

MACON st., s. s., 140 w. Yates av., 20x100. Tim-
 othy A. Howe, New York, to Jacob Murr. exch
 EAST 4th st., w. s., 340 s. Av. D. 318.1 to Lott's
 lane x 201 to East 3d st. x 405.2x200 to beginning,
 Flatbush. Barney Hinckley, Poughkeepsie, to
 William B. Wheeler.8,625

55TH st., s. s., 350 w. 2d av., 25x100.2. Albert
 Woodruff to Alexander Bell.600

Av. D, s. w. cor. East 4th st., 200x340, Flatbush.
 Barney Hinckley, Poughkeepsie, to Abraham
 D. Thomas, New York.3,625

BUSHWICK av., easterly cor. William st., 100x100.
 Gerard M. Stevens to Lydia B. Torrey. (Fore-
 clos.)1,325

EVERGREEN av., s. w. s., 50 s. e. Green st., 50x
 100.nom

CENTRAL av., s. w. s., 50 s. e. Bleecker st., 50x
 100.nom

RALPH st., n. w. s., 250 s. w. Central av., 125x
 100.nom

Lizzie C. Neale (Admrx.) to George W.
 May.1,340

SAME property. Same to same. (Q. C.)nom

LAFAYETTE av., s. s., 300 e. Grand av., 37.6x100.
 Stephen B. Conklin to David G. Paige. (C. a.
 G.)nom

LAFAYETTE av., s. s., 337.6 e. Grand av., 37.6x100.
 Stephen B. Conklin to Edwin Beers. (C. a.
 G.)nom

NORTH CAROLINA av., s. s., extending from
 Georgia av. to Sheffield av., 200x75. (Fore-
 clos.) John L. Lefferts to Maria Hopper, Flat-
 bush.18,000

SAME property. Maria Hopper to Joseph Henry,
 New Lots.30,000

14TH av., northerly cor. 84th st., 100x100. (Fore-
 clos.)nom

85TH st., n. e. s., 100 n. w. 14th av., 50x100.
 (Foreclos.)148

E. Louis Lowe to William Sweeney.148

December 29th.

BUSHWICK Boulevard, northerly cor. Bleecker
 st., 25x90.11x25x90.3.nom

CENTRAL av., s. w. s., 25 n. w. Ralph st., 75x100.
 RALPH st., n. w. s., 250 n. e. Evergreen av.,
 100x100.nom

BLEECKER st., s. e. s., 100 s. w. Central av.,
 50x100.nom

EVERGREEN av., easterly cor. Bleecker st.,
 150x100.nom

EVERGREEN av., southerly cor. Bleecker st.,
 75x100.nom

BLEECKER st., s. e. s., 150 s. w. Evergreen av.,
 75x100.nom

Lizzie E. Neale (Admrx.) to Samuel M.
 Meeker.4,031

SAME property. Same to same. (Q. C.)nom

BUSHWICK Boulevard, n. e. s., 25 n. w. Bleecker
 st., 100 x abt. 92.11.nom

BLEECKER st., w. s., 250 n. Evergreen av.,
 150x100.nom

RALPH st., w. s., 100 s. Central av., 50x100.nom

RALPH st., w. s., 83.3 n. Bushwick Boulevard,
 100x100.nom

BUSHWICK Boulevard, n. e. cor. Bleecker st.,
 150x84.7x150x88.8.nom

BLEECKER st., e. s., 100 n. Bushwick Boulevard,
 25x100.nom

BLEECKER st., e. s., 275 s. Central av., 100x100.
 Lizzie E. Neale (Admrx.) to Jacob Murr.6,245

SAME property. Same to same. (Q. C.)nom

BUSHWICK Boulevard, n. e. s., 50 e. Greene st.,
 25x94.3. Lizzie E. Neale (Admrx.) to John D.
 Caldwell.350

SAME property. Same to same. (Q. C.)nom

CHAUNCEY st. (No. 188), s. s., 76.4 w. Patchen av.,
 23.8x100, h. & l. Washington Sackmann to
 John Johnson.2,300

DEAN st., n. s., 320 w. Sackman st., 20x107.2.
 (Foreclos.) Bernard J. York to Frederick
 Cobb.2,200

GREEN st., s. e. s., 100 n. e. Evergreen av., 75x
 100.nom

GREEN st., s. e. s., 250 n. e. Evergreen av., 150
 x100.nom

RALPH st., n. w. s., 350 n. e. Evergreen av., 50
 x100.nom

RALPH st., n. w. s., 100 n. e. Evergreen av., 75
 x100.nom

Lizzie C. Neale (Admrx.) to Loftus Wood
 O'Berry.1,763

KEAP st., s. s., 345 e. Marcy av., 20x100. Hub-
 bard Hendrickson to Sarah wife of John H.
 Hagerman.9,500

MARION st., s. s., 50 e. Ralph av., 25x100, irreg.
 h. & l. Christopher Weber to George Lof-
 fler.5,000

MIDDLETON st., s. s., 113.2 e. Lee av., 82.11x100.
 MIDDLETON st., s. s., 229.3 e. Lee av., 16.7x100.
 MIDDLETON st., s. s., 245.10 e. Lee av., 33.2x100.
 Mary W. Herrick, Paterson, N. J., to Abby P.
 wife of Charles E. Brown, New York.exch

SAME property. Abby P. wife of Charles E.
 Brown, New York, to Valentine G. Hall.
 (Morts. \$15,960.)175

MORTON st., n. s., 176.3 e. Kent av., 62x—x86.5x
83.7. Thomas Lamb to John Leach. (Q. C.) 1,000
SAME property. John Leach to John Mollen-
bauer 6,944
RALPH st., n. w. s., 150 s. w. Central av., 100x
100.
BLEECKER st., s. e. s., 150 s. w. Central av., 125
x100
Lizzie C. Neale (Admrx.) to Arnold Rosen-
garden 1,133
SAME property. Same to same. (Q. C.) nom
RALPH st., w. s., 175 n. Evergreen av., 50x100. }
RALPH st., w. s., 400 n. Evergreen av., 50x100. }
Benj. L. Edes to Loftus Wood O'Berry 654
SUYDAM st., n. s., 317.4 e. Evergreen av., 17.2x95,
h. & l. Cath. M. wife of Clements Trimble to
Mary wife of Charles Bloom, New York 3,500
SOUTH 6th st., n. e. s., 45 n. w. 2d st., 80x91.3x40x
23x40x71.5. Samuel Smith to Alexander Burns.
(½ part.) nom
10th st., n. s., 100 e. 6th av., 100x100. Mary J.
wife of Thomas McCormick to Ira A. Kimball
and De Witt C. Daniels 10,000
BUSHWICK av., n. w. cor. Jefferson st., 51x28x—
86.6. Abraham Vandervoort to Thomas J.
Morrell nom
SAME property. Thomas J. Morrell to Sarah D.
Vandervoort nom
MYRTLE av., s. s., 325 e. Nostrand av., 125x100.
WITHERSPOON st., n. s., 200 e. Nostrand av.,
25x100.
WITHERSPOON st., n. s., 575 e. Nostrand av.,
50x100.
WILLOUGHBY st., n. s., 100 e. Nostrand av., 100x
100.
WITHERSPOON st., s. s., 100 w. Marcy av., 125x
100.
WILLOUGHBY st., s. s., 450 e. Nostrand av., 25x
100.
NOSTRAND av., n. e. cor. Hart st., 25x100.
HART st., n. s., 200 e. Nostrand av., 75x100.
HART st., s. s., 325 e. Nostrand av., 100x100.
MARCY av., w. s., 75 s. Hart st., 25x100.
PULASKI st., n. s., 100 e. Nostrand av., 125x100.
PULASKI st., s. s., 100 w. Marcy av., 100x100.
WILLOUGHBY st., n. s., 318.9 w. Marcy av., 18.9x
100.
LAFAYETTE av., s. s., 150 e. Throop av., 50x100.
WILLOUGHBY st., n. s., 325 e. Nostrand av., 75x
100.
NOSTRAND av., e. s., 50 n. Willoughby st., 50x
100.
HART st., n. s., 125 e. Nostrand av., 25x100.
HART st., n. s., 325 e. Nostrand av., 25x100.
MARCY av., s. w. cor. Hart st., 50x100.
MYRTLE av., s. e. cor. Nostrand av., 25x100.
Folkert R. Boerum and Charles H. Vanderveer
(Exrs.) to Susan Vanderveer nom
MYRTLE av., s. s., 400 e. Nostrand av., 50x100.
WILLOUGHBY av., n. s., 325 e. Nostrand av., 75
x100.
NOSTRAND av., e. s., 50 n. Willoughby st., 50x
100.
WITHERSPOON st., s. s., 100 w. Marcy av., 100x
100.
HART st., n. s., 125 e. Nostrand av., 25x100.
HART st., n. s., 200 e. Nostrand av., 25x100.
HART st., n. s., 325 e. Nostrand av., 25x100.
HART st., s. s., 325 e. Nostrand av., 50x100.
MARCY av., s. w. cor. Hart st., 50x100.
PULASKI st., n. s., 175 e. Nostrand av., 50x100.
PULASKI st., s. s., 100 w. Marcy av., 50x100.
LAFAYETTE av., s. s., 175 e. Throop av., 25x100.
MYRTLE av., s. e. cor. Nostrand av., 25x100.
Susan wife of Charles H. Vanderveer to T. Rap-
elwy Boerum. Dec. 3. nom
WASHINGTON av., s. s., 250 e. 3d st., 50x100.
Robert Beresford, Parkville. L. I., to Mary J.
Bowman, Flatbush 2,100

MORTGAGES.

REAL ESTATE.
NEW YORK.

December 23, 24, 27, 28, 29.
Abell, F. A., to Samuel W. and Lewis B. Halsey
and Thomas B. Needham (Exrs.) 37th st., n.
s., 388 w. 5th av., 16x98.9. Dec. 28, instals. \$6,750
Baker, Frederick, Brooklyn, to Mary A. Stafford
(widow). 10th av., e. s., 50.3 s. 45th st. P. M.
Dec. 13, due April 7, 1876. 600
Bannen, John, to Samuel Willetts (Exr.) 47th
st., n. s., 350 w. 2d av., 25x85.9. Dec. 24, 5
years. 3,000
Same to same as Treasurer. Same property.
Dec. 24, 5 years. 5,000
Same to Samuel Bowne, Baltimore, Md. Same
property. Dec. 24, 5 years. 2,000
Beach, Lewis, Cornwall, N. Y., to Sophia E. and
Susan J. and Emily Beach. Bowery, e. s., near
Stanton, premises formerly owned by Lewis
Beach (dec'd), indef. (1-6 part.) Jan. 1,
1872. 12,000

Barretto, Julia F., to Claudius Gignoux, Nice,
France. Eastern Bay av., e. s., 205 south of
centre line Prospect st., runs west 1,419.10 x
southeast 171.5 x east 1,340.7 to Eastern Bay
av. x north 150; Barretto av., cor. Maxwell st.,
centre lines, runs north 205 x east 133.9. Dec.
20, 3 years. 5,000
Same to Harriet Gignoux, Nice, France. Maple
st. centre line, inter section e. s. Meadow av.,
runs n. 250 x west 832.6 to centre Coster av. x
south 250 to centre line Maple st. x east 832.6;
Hilside av. cor Maxwell st. centre line, runs n.
205 x west 133.9. Dec. 20, 3 years. 5,000
Bieling, Henry, to Conrad Flecke. Spring st., n.
s., 101 w. Bowery, 25.3x107.9x24x114. Sept. 28,
3 years. 9,000
Boor, Peter, to Henry W. Bookstaver. 16th st.
(No. 332 West), s. s., 375 w. 8th av., 25x48.6x
25x50.10. Dec. 23, 1 year. 500
Borger, Max, to Louis N. Pecare. 48th st., s. s.,
114 e. 3d av., 20x100.5. (Leasehold.) June 30,
due Jan. 1, 1876. 2,000
Brown, Jeremiah, to Lemuel B. Clark. 86th st.,
s. s., 100 w. 2d av., 92x204.4 to 85th st. Feb.
7, 1874, 5 years. 35,000
Same to same. 86th st., s. s., 192 w. 2d av., 43x
204.4 to 85th st. Feb. 7, 1874, 5 years. 18,500
Babcock, Hamlin, to Alfred G. Compton. 4th
av., s. w. cor. 13th st., 99.11x140; 133d st., n.
s., 90 w. 4th av., 50x99.11; 2d av., e. s., 25.7 n.
78th st., 25.7x100. Aug. 15, 3 years. 4,500
Boettigheimer, Charles, to Ernst Gabler. Riv-
ington st., s. s., 75.7 w. Ridge st., 25x102.11.
Dec. 29, 3 years. 10,000
Carty, Robert, to Robert Carty, Jr., 24th st., s. s.,
219.7 w. 2d av., 24.5x98.8. Dec. 1, 3 years. 700
Coffin, Sarah E., wife of Charles E., to Patrick
Donahue. 115th st., n. s., 72 e. 4th av., 18x75.
Dec. 28, 3 years. 1,500
David, Jacob, to Max Danziger and Henry Lip-
man. 47th st., n. s., 300 w. 2d av., 25x100.5.
Dec. 9, due Feb. 1, 1876. 1,000
Dillon, Edward, to Margaret A. Lloyd. Riving-
ton st., n. s., 59.7 w. Mangin st., 19.9x81.3. Dec.
22, 2 years. 1,000
Dixon, Elizabeth A., wife of Thomas, to Anna
Shay, Brooklyn. 138th st., n. s., 625 e. Willis
av., 25x100. Dec. 24, due Jan. 1, 1878. 3,600
Drucker, Ephraim, to Leopold King. 34th st.
P. M. Dec. 27, 2 years. 4,500
Davies, Rowland, to James Davies. 8th av., s.
e. cor. 113th st., 100.11x125. Oct. 1, 3 yrs. 16,000
Eaton, Louis, Elizabeth, N. J., to Frances Cronk-
right, Brooklyn. Clinton st., e. s., 250 s. Grand
st., 52.6x45x70x100; Grand st., n. s., 50 w. Suf-
folk st., 25x100; Attorney st., w. s., 100 s. Grand
st., 37.6x100, all title. Dec. 1, 1 year. 1,500
Fanning, William, to the New York Life Insur-
ance and Trust Company. 10th st., s. s. (No.
364 East), 268 e. Av. B, 25x92.3. Dec. 27, 3
years. 6,000
Ferris, Edwin, Montclair, N. J., to the General
Synod of the Reformed Church in America.
Dey st. (No. 68), n. s., 35.4 e. Washington st.,
22.1x39.1x22.6x38.9. Dec. 27, 1 year. 10,000
Same to same. Washington st. (No. 183), e. s.,
20.10 n. Dey st., 20.5x46x19.1x40.6. Dec. 27, 1
year. 10,000
Fitzgibbon, Gerald, to Julius Langenbahn. De-
lancey st., n. s., 25 e. Essex st., 25x51. Dec.
23, due Jan. 1, 1877. 1,370
Genzel, Maria, to Benedickt Fischer and George
R. Lansing. 36th st., n. s., 125 e. 9th av., 16.8
x98.9. Dec. 23, 1 year. 775
Haag, George L., to Henry Hinck. 9th av., e. s.,
100.5 s. 55th st., 22.6x100.9x34.11x100. (Lease-
hold.) Dec. 27, due Jan. 1, 1878. 1,000
Hill, John, Jr., to Daniel and Elias Herbert and
Oscar T. Mackey and Wm. B. Mitchell. Bouie-
vard, s. w. cor. 76th st., 47.5x—x54x112.6.
Dec. 21, note. 1,436
Holtan, Edward, to Alexander J. Shields. 9th
av., w. s., 66.2 s. 17th st., 21.5x100. Nov. 25,
2 years. 5,000
Hunt, Magdalene (widow), and Emily and Susan
H., to Cornelia A. Schureman. 21st st., s. s.,
375 w. 8th av., 24.9x92. Dec. 10, 3 years. 3,000
Humphreys, Frederick, to James McCall. 39th
st., s. s., 325 w. 5th av., 22x98.9. Sept. 20,
notes. 8,000
Hanigan, James J., to Egerton L. Winthrop
(Guard.) Av. C, w. s., 47.4 s. 11th st., 23.8x93.
Dec. 14, 5 years. 3,500
Hauser, George E. and Mary A. (by Mary Hauser,
Guard.), to the Pacific Fire Insurance Co., New
York. Stanton st., s. s., 50 w. Willet st., 25x
75. Dec. 29, due Feb. 25, 1879. 1,500
Kane, Lawrence S. and Edward A. and James F.,
to Walter Durack, Brooklyn. 3d av., n. w. cor.
52d st., 25.5x106.4. Dec. 17, due May 1,
1878. 1,500
Kaufman, Adolph, to Ferdinand S. M. Blum.
Crosby st., e. s., 42 s. Spring st., 72x100. (½
part.) Dec. 8, notes. 10,000
Kendall, Daniel R., to the New York Life Insur-
ance Co., Lexington av., s. w. cor. 85th st.,
22.2x67.3. Dec. 28, 1 year. 15,000

Klaber, Simon, to William P. Earle. 57th st. P. M.
M. Dec. 24, 3 years. 20,000
Klaber, Simon, to Frederic A. Kursheedt. 57th
st., n. s., 100 w. Lexington av. P. M. Dec. 24,
due April 30, 1876. 2,500
Levy, Bertha, wife of Philip, to Sarah Levy. 41st
st., n. s., 366.8 e. 2d av., 50x98.9. Oct. 4, 1
year. 5,000
Livingston, Mortimer and Henry W., to Mari-
schal K. S. Frith, Derbyshire, England. 14th
st., s. s., 71.6 e. 7th av., 28.6x103.3. Dec. 27, 5
years. 5,000
Livingston, Mortimer and Henry W., to Henry
Spear. 14th st., s. s., 71.6 e. 7th av., 28.6x
103.3. Dec. 27. Additional security, indemnity, &c.
Lloyd, Ellen L. (widow), Brooklyn, to the Mutual
Life Insurance Co., New York. Lexington av.
(No. 288), w. s., 49.5 s. 37th st., 24.6x84. Dec.
3, due Jan. 1, 1877. 10,000
Looke, Moriah A., to George G. De Witt and
Jacob K. Lockman (Trustees). 44th st., n.
s., 80.3 e. Broadway. 21x100.5. Dec. 23, 5
years. 15,000
Loughran, William, Jr., to James M. Smith. 24th
st., s. s., 268.5 e. 3d av., 24.5x98.9. (Lease-
hold.) Dec. 22, instals. 3,000
Lynd, James G., to the German Savings Bank,
New York. 54th st., n. s., 120 e. 6th av., 16.8x
100.5. Dec. 27, 1 year. 15,000
Same to same. 54th st., n. s., 136.8 e. 6th av.,
16.8x100.5. Dec. 27, 1 year. 15,000
Same to Thomas B. Kerr. 54th st., n. s., 120 e.
6th av., 16.8x100.5. Dec. 24, 3 years 3
days. 3,000
Same to Hamilton R. Kerr. 54th st., n. s., 136.8
e. 6th av., 16.8x100.5. Dec. 24, 3 years 3
days. 3,000
Lewis, Henry, Philadelphia, to the Mutual Life
Insurance Co., New York. White st. (Nos. 21
and 23), s. s., 100.1 w. Church st., 48.11x100.5;
Franklin st. (No. 102), n. s., 99.4 w. Church
st., 25.8x100.5; strip off of this piece on e. s.,
78.6 north Franklin st., .8x21.11. Oct. 2, due
Dec. 1, 1876. 100,000
Livermore, Benjamin M., to Caroline H. Liver-
more. Morris pl., s. w. cor. Helen st., 115x225.
Dec. 27, due July 8, 1876. 6,000
Loughran, Thomas, to Henry A. Blyth, George
Esselstyn and Daniel B. Halstead (Exrs.) 56th
st., s. s., 230 w. 1st av., 61x100. Dec. 1, 3 yrs. 5,000
McClatchy, Anna (widow), to James Stafford,
Brooklyn. 9th av., w. s., 25.8 n. 99th st., 25x
100. Aug. 31, due Nov. 1, 1879. 1,200
McClenahan, Robert, to John H. Rhoades, Caro-
line M. Child, and Elizabeth G. Wheelwright
(Exrs.) 39th st., n. s., 350 e. 11th av., 25x98.9.
Dec. 21, due Jan. 1, 1881. 6,000
Mullen, Daniel, to Maria Aimee. 25th st., n. s.,
575 e. 9th av., 25x98.9. Dec. 23, 5 years. 2,000
Murphy, Margaret (widow), to John Haddock
and Thomas B. Langdon. 9th st., n. s., 188 w.
Av. A, 25x92.3. Dec. 23, 1 year. 730
Murray, John A., to Robert Benner, Long Island
City. 116th st., n. s., 233.6 e. 2d av., 16.6x
160.11. Dec. 23, 3 years. 2,000
McCloskey, John, to the Emigrant Industrial
Savings Bank. 36th st. (Nos. 135, 137, 139
West), n. s., 314.7 e. 7th av., 61x98.9; 37th st., s.
s., 71.8 w. Broadway, 123.4x98.9. March 23, 1
year. 117,000
McCloskey, John, to John Ross. 36th st. (Nos.
135, 137, 139), n. s., 314.7 e. 7th av., 61x98.9;
37th st., s. s., 71.8 w. Broadway, 123.4x98.9.
Dec. 14, 1 year. 5,000
Meade, Esther, wife of Thomas, to Bernard
Earle, Hicksville, L. I. Kingsbridge road, w.
s., 125 n. Madison av., 50x173x42x146. Dec.
29, 2 years. 200
Miller, Oswald, Southfield, S. I., to Josiah C.
Hannum, Lots 1,280, 1,281, 1,282, Map Cen-
tral Mott Haven. P. M. Dec. 28, due July 15,
1880. 4,125
Neuhaus, Wilhelm, to Willett Bronson. Av. A,
n. e. cor. 82d st., 81.5x98. Dec. 24, demand. 500
Noe, William F., Brooklyn, to Adolph P. Preterre.
West Broadway, s. e. cor. Walker st., 18.9x60.
Dec. 21, due May 1, 1879. 8,000
O'Keefe, James, Fordham, to D. Phoenix Ingra-
ham. Valentine av., n. w. cor. 1st st., 50x225.
(Security for brick.) Dec. 21. 2,300
Plonsky, Henry, to William Ross. 31st st. (No.
124 East), s. s., 370 w. 2d av., 20x98.9. Jan. 28,
1874, 1 year. 1,000
Poznanski, Morris, to James A. and Theodore
Roosevelt (Exrs.) Church st. (No. 185), e. s.,
75.2 s. White st., 25.1x75. Dec. 22, 5 years. 25,000
Same to Aaron Cohn. Same property. Dec. 22,
instals., 1 year 9 days. 3,000
Purcell, John, to the Emigrant Industrial Savings
Bank, New York. Broome st., s. s., 288.8 e.
Hudson st., 22x68. Dec. 23, 1 year. 3,500
Rogers, Margaret, wife of William C., to Henry A.
Rogers. Houston st., s. e. cor. Laurens st., 50.3
x65. Feb. 17, note 3 months. 5,000
Ruck, Martha, to Nathan W. Smith. 62d st., n.
s., 125 e. 10th av., 25x100.5. Dec. 15, 3
years. 5,000

Scofield, Charles W., Brooklyn, to Jacob F. Wyckoff. 74th st., n. s., 260 e. 5th av., 20x102.2. Dec. 24, 2 years. 7,500
 Same to same. 74th st., n. s., 280 e. 5th av., 20x102.2. Dec. 24, 2 years. 7,500
 Seaman, Mary E., wife of James M., to Joseph S. Barron. 78th st., n. s., 222 w. 2d av., 13.10x102.2. Dec. 18, 2 years. 650
 Sharkey, James, to Thomas Corcoran. Lexington av., n. e. cor. 77th st., 102.2x70. Dec. 24, due March 1, 1876. 3,600
 Shearen, Henry, to Patrick Sheran. 1st av., e. s., 52.2 n. 78th st., 25x94; 76th st., n. s., 275 e. 2d av., 50x102.2. Jan. 15, 1 year. 1,138
 Stafford, Mary A. (widow), to Miles A. Stafford. 10th av., w. s., 25.1 n. 45th st., 25x100. Dec. 17, due April 1, 1876. 3,203
 Stevens, John W., to S. S. Constant. 58th st., s. s., 116.8 w. 9th av., 16.8x100.5. Nov. 1, 1 yr. 1,000
 Sinclair, Fanny C., wife of John, to Helen O. wife of Cornelius D. Wood, Brooklyn. Madison av., e. s., 80.5 n. 53d st., 20x85. Dec. 29, 5 years. 20,000
 Sinnott, John. Pike Co., Penn., to Maria Neutwick. Spring st. (No. 107) and Mercer st. (No. 81). (Lease.) Dec. 20, 1 year. 600
 Strobel, John, to Jacob Travis, Brooklyn. 48th st. P. M. Dec. 16, due Dec. 23, 1880. 9,000
 Same to Peter Schmidt. West 12th st. (No. 266), s. s., 375.9 w. Greenwich av., 16.8x85.9. Dec. 28, 2 years. 2,000
 Same to same. 48th st. (See Cons.) Dec. 28, 2 years. 3,000
 Tamajo, Jane A., Naples, Italy, to Clarence Warden, Bath, Maine. 43d st., s. s., 158 e. 5th av., 20.6x100.5. Dec. 27, 5 years. 12,500
 Same to same. 43d st., s. s., 178.6 e. 5th av., 20.6x100.5. Dec. 27, 5 years. 12,500
 The Congregational Church, Harlem, to George Ehret. 2d av., n. w. cor. 125th st., 99.11x130. Dec. 23, 5 years. 11,500
 The Rector, &c., Church of the Epiphany, New York, to the German Savings Bank, New York. 50th st., s. s., 250 w. 2d av., 100x90.9x66.9x33.11x100.5. Dec. 21, 1 year. 15,000
 Traubert, John, to Abigail E. Rich, Eastchester, N. Y. 3d av., or Morse av., n. w. s., Lot 287, Map Melrose, 22x100. Dec. 15, 3 years. 1,000
 Van Dusen, Abram B., to Catharine Murphy, Brooklyn. 135th st., n. s., 275 e. Willis av., 80 x100. Dec. 18, due April 1, 1879. 5,000
 Vanderpoel, Jacob, to the Bowery Savings Bank. Cherry st., n. s., 208.7 e. New Bowery, runs n. 65.4 x east 1 x north 64.8 x east 46.11 x south 14.2 x east 59.4 x east 5.8 x south 64.3 x south 5.7 x south 79.3 to Cherry st. x west 74. Oct. 29, 1 year. 25,000
 Wallace, Mary O., to Mary Ann Hunt, Detroit, Mich. Plot on Boston or Post road and West Farms to Hunt's Point road, 24th Ward, 4 chains, 83 links on former, and 2 chains, 20 links on latter road and extending from road to road. Oct. 20, 1 year. 611
 Walsh, Michael, to Louis A. Da Cunha. 37th st., s. s., 325 e. 9th av., 25x98.9. Dec. 15, 1 yr. 2,000
 Westall, William, Brooklyn, to Adam Lubegatt. 83d st., n. s., 258.4 e. 9th av. P. M. Nov. 18, due Nov. 1, 1876. 5,000
 Zadig, Alexander, to Julius Strauss. 3d av., e. s., 83.3 n. 53d st., 17.2x100. Dec. 23, 2 years. 3,000
 Zadig, Alexander, to Julia wife of Philip Wiener. 3d av., e. s., 83.3 n. 53d st., 17.2x100. Dec. 23, 1 year. 8,000
 Zinsser, Frederick, to James Wiggins. 28th st., n. s., 143.3 e. 6th av., 21.4x98.9. Dec. 23, due May 1, 1880. 15,000
 Zukschwerdt, Christian, to Joseph Maloney (Trustee). Kingsbridge road, e. s., Lot 84. R. Bogardus's property near Fort Washington, 25.3x123.8x25x127.5. Dec. 27, due Jan. 1, 1879. 2,500
 Zann, George, to John M. Mayer. Washington av. P. M. Dec. 28, due Jan. 1, 1879. 1,000

KINGS COUNTY, N. Y.

December 23d.

Comerford, Mathew, to Ellen C. Terry, Orient, L. I. Dean st., n. s., 205 e. Troy av., 20x107.2. Dec. 23, 3 years. 5,500
 Caulfield, Thomas, New Lots, to John F. Grage. New Lots. Hale av., e. s., 50 n. force tubes, 25 x100. Dec. 20, 3 years. 300
 Cronk, Anthony, to Sally P. wife of Joseph R. Andrews, Weston, Conn. Macon st., s. s., 180 e. Marcy av., 40x100. Nov. 1, 2 years. 2,500
 Same to Joseph Perry, Somers, Westchester Co., N. Y. Macon st., s. s., 240 e. Marcy av., 20x100. Nov. 1, 3 years. 5,000
 Same to Eleanor M. Bradley, Fairfield, Conn. Macon st., s. s., 220 e. Marcy av., 20x100. Nov. 1, 3 years. 5,000
 Downing, Edward F., to Maria Van Keuren. Sackman st., n. w. cor. Dean st., 35.10x80. Dec. 20, 1 year. 600
 Furman, Elizabeth (widow), to Jacob W. Erregger. Broadway, southerly cor. Conway st., 200 x180x202x125. Dec. 23, 3 years. 3,000

Holmes, Joseph A., to John Gianella, New York. Classon av., w. s., 300 n. DeKalb av., 25x397.11. Dec. 10, 2 years. 1,000
 Hughes, Edward, to Stephen Taber, Brooklyn. 3d av., w. s., 20.4 n. 9th st., 19.11x75. Nov. 20, 5 years 10 days. 4,000
 Linikin, Benjamin, to Giddings H. Pinney. Greene av., n. s., 50 w. Grand av., 20x100. Dec. 20, 1 year. 2,000
 Moxon, Nathaniel, to the Williamsburg Savings Bank. Maujer st., s. s., 127 e. Union av., 75x125. Dec. 23, 1 year. 6,000
 Osborn, Francis P., New York, to Charles H. and Albert M. and Franklin H. Kalbfleisch (Exrs.) Portland av., e. s., 149.8 n. Portland av., 21.6x200 to Oxford st. x 21.6x200. Dec. 23, 1 yr. 9,000
 Peed, Charles N., to the Farmers' Loan and Trust Co., New York (Trustees). Clinton st. (See Cons.) Dec. 20, 5 years. 10,000
 Same to same. Clinton st. (See Cons.) Dec. 20, 5 years. 7,000
 Rostron, Mary, wife of Joseph, to the Williamsburg Savings Bank. 4th st., westerly cor. North 10th st., 22x100. Dec. 23, 1 year. 3,500
 Sparks, William J., to John H. Powell. Irving st., n. e. s., 100 n. w. Columbia st., 25x100. Dec. 18, due Jan. 1, 1879. 500
 Stiger, Elizabeth W., wife of Jacob M., Plainfield, N. J., to William B. Davenport. Cedar st. P. M. Dec. 1, 6 months. 172
 Sullivan, Hannah, wife of Philip, to William J. Sayres, Jamaica, L. I. Patchen av., n. w. cor. Chauncey st., 25 x irreg. Dec. 20, 3 years. 2,000
 Wood, Benjamin, New York, to William F. Hastings, Collins st. (See Cons.) Dec. 19, 1 year. 7,000
 Wyckoff, William H., to George Ricard. De Kalb av., s. w. cor. Skillman st., 200 to Franklin av. x 79.8x200x79.8. Dec. 9, 1 year. 5,400
 Young, William, to Frederick H. Lutz. Humboldt st., s. e. cor. Withers st., 50x60. Dec. 21, 5 years. 5,000

December 24th.

Brayton, Anna W., wife of Daniel C., to the Williamsburg Savings Bank. Greene av., n. w. s., 300 n. e. Division av., 50x100, error. Dec. 23, 1 year. 3,000
 Brevoort, Elizabeth D., wife of James C., to Catharine and James D. Lynch (Exrs.) Franklin av., e. s., 198.1 s. Fulton st., runs s. to Atlantic av. x southeast to Bedford av. x north 255.11 x west 230 x north 100 x east 230 to Bedford av. x north to Fulton st. x northeast 379.8 x southwest 128 x west to beginning. Dec. 20, additional security for 3 previous mortgages
 Brown, Henry J., to the Williamsburg Savings Bank. Putnam av., s. s., 180 e. Nostrand av., 80x60.4x80x68.4, h. & l. Dec. 24, 1 year. 10,000
 Brush, William A., to Eli Robbins. Fort Green pl., 90 s. Hanson pl., runs w. 22.6 x north 90 to Hanson pl. x west 21.10 x south 90 x west 43.8 x south 10x50 x south 49.5 x northeast 45.2 x southeast 26 x east 92.7 to Fort Green pl. x north 60, h. & l. Dec. 24, 5 years. 15,000
 Crowell, Susannah E. (widow), to Charles H. Miller. De Kalb av., n. s., 250 w. Marcy av., 25x100. Dec. 20, 1 year. 1,000
 Desmond, Cornelius, to Mary E. wife of Dennis J. Dwyer, New York. Bridge st., e. s., 42 s. York st., runs e. 75 x south 80 to Tallman st. x west 25 x north 17 x west 50 to Bridge st. x north 63. Dec. 18, 3 years. 2,000
 Ewalt, Wendel, to John K. Underhill, New York. 6th av., s. e. s., 56.2 n. e. 18th st., 14x70. Dec. 15, due Jan. 1, 1879. 500
 Gilbert, John S., to Oscar H. Stearns. Kosciusko st. P. M. (6 Morts.) Oct. 15, 3 years. 12,600
 Hickox, Julia A., wife of William C., Cleveland, Ohio, to the Wheeler & Wilson Manufacturing Company, Bridgeport, Conn. Witherspoon st., n. s., 240 w. Lewis av., 125x100. Dec. 11, secures credit. 3,000
 Hobart, David R., to Fannie J. Searles. New York. Stuyvesant av., s. e. cor. Kosciusko st., 16.8x76. Dec. 23, 1 year. 500
 Kern, John, to George H. Roberts and N. Park Collin. Walworth st., e. s., 325 n. Tillary st., 75x200 to Sandford st. Dec. 22, 1 year. 531
 Nolan, Mary, wife of James, to William Wilson. De Kalb av., n. s., 250 w. Stuyvesant av., 75x100. Dec. 23, due Jan. 1, 1877. 1,342
 Same to James R. Klots. Same property. Dec. 23, due June 23, 1876. 575
 O'Shea, Mary A. (widow), and Robert G. Thomas, Elizabethport, N. J., to Catharine Schoonmaker. Nassau st., w. s., 1,525 n. 1st st., 125x150. Dec. 22, due June 1, 1878. 600
 Roeger, Christian, New York, to Rachel N. Rees. 6th av., s. e. s., 72.2 s. w. 17th st., 16x70. P. M. April 14, Instals. 600
 Russell, Susanna E. C., wife of Walter C., to Martha E., wife of Henry T. Chapman, Jr. Cambridge pl., w. s., 400 n. Gates av., 25x100. Dec. 22, due June 1, 1876. 1,260
 Smith, Elizabeth, wife of Michael, to William M. Fless, New York. Carroll st., n. e. s., 220 n. w. Columbia st., 20x100. Dec. 22, 3 years. 400
 Stout, Joseph, to Oscar V. Holcomb. Heyward st. P. M. Dec. 21, 3 years. (7 Morts.) 14,000

Stevenson, Anna L., wife of Vernon K., New York, to Benjamin W. Bonney, Rye, N. Y. De-graw st. P. M. Dec. 8, 3 years. 3,000
 Thompson, Frances, wife of John, to the South Brooklyn Savings Institution. Conover st., s. e. s., 100 n. e. Dikeman st., 25x100. Dec. 24, 1 year. 5,000
 Vaughan, Eleazar S., Flatbush, to the Long Island Savings Bank, Brooklyn. Bond st., w. s., 24.8 s. 1st st., 20.7x86.8. July 1, 1 year. 2,000
 Wyckoff, Eliza J. (widow), to Andrew Boardman, John Falconer, and Henry I. Butterfield. Bond st., n. w. cor. Livingston st., 20x63. Dec. 22, due April 1, 1879. 3,320
 Wyckoff, William H., to Frederick Wood (Trustee). De Kalb av., s. e. cor. Franklin av., 200x79. Dec. 21, 3 years. 10,000
 Zipp, Emma L. (widow), to Smith E. Hendrickson. Fillmore pl., s. s., 188 w. 6th st., 20x60. Dec. 23, due Jan. 1, 1879. 1,000

December 27th.

Jaques, Zipporah D., to John Dikeman and John D. Pray (Trustees). Lafayette av., s. s., 51 w. Nostrand av., 17x100. Dec. 27, due Nov. 1, 1876. 350
 Nolan, Mary, wife of James, to Kate White. De Kalb av., n. s., 250 w. Stuyvesant av., 75x100. Dec. 27, 4 months. 400
 Patterson, Catharine (widow), to John Rueger. Broadway, w. s., 51.4 s. Walton st., runs s. 57 x south 60.7 x northerly 29.4x—x87.8 to Throop av. x north 50 x east 120.6. Dec. 24, due Nov. 1, 1878. 2,400
 Richmond, Charles, to John KcKenn. Conover st., near Van Dyke st., 20x80. (This description is so erroneous that it is not possible to locate the lot; description runs it into Van Dyke st.) Dec. 23, 5 years. 500
 Smith, Wyburn A., to George Winkler. Ewen and McKibben sts. P. M. Dec. 6, due Nov. 10, 1880. 11,000

December 28th.

Acker, Mary A. (widow), Greenwich, Conn., to Peter Acker, Jr., Ridgefield, N. J. Ewen st., e. s., 50 s. Ainslie st., 25x100. Dec. 10, 3 yrs. 750
 Bosch, Henry, to William Wellenberger. Bushwick av., s. e. cor. Devoe st., 53.5x88.2x15.2x96.5. June 29, due July 1, 1880. 10,000
 Brown, Henry J., to the Williamsburg Savings Bank. Putnam av., s. s., 240 e. Nostrand av., 20x60.4x20x62.4. Dec. 24, 1 year. 2,500
 Same to same. Putnam av., s. s., 220 e. Nostrand av., 20x62.4x20x64.4. Dec. 24, 1 year. 2,500
 Same to same. Putnam av., s. s., 200 e. Nostrand av., 20x64.4x20x66.4. Dec. 24, 1 yr. 2,500
 Same to same. Putnam av., s. s., 180 e. Nostrand av., 20x66.4x20x68.4. Dec. 24, 1 yr. 2,500
 Courlis, Jacob O., to Ann Vanderveer, New Lots. Adelphi st., w. s., 261.10 s. Park av., 25x100. Nov. 23, due Nov. 1, 1880. 1,560
 Good, William, to Julia and George R. Lockwood and William Peet (Trustees). Grand st., s. s., 100 e. 7th st., 25x77. Dec. 1, 5 years. 5,000
 Henry, Joseph, to Maria Hopper. North Carolina av. P. M. Dec. 14, due Jan. 1, 1877. 8,000
 Same to same. North Carolina av. P. M. Dec. 25, due Jan. 1, 1877. 7,457
 Hoyt, Timothy, to H. Colvin, Gleas Falls, N. Y. Montauk av., e. s., bet. Atlantic and Liberty avs., 9 lots, each 25x100; Morse av., e. s., bet. Atlantic and Liberty avs., 9 lots, each 25x100. April 7, 2 years. 5,000
 Jacobus, Mary D. (widow), to George E. Ward. Atlantic av., n. s., 225 e. Hoyt st., 25x80. Dec. 28, 3 years. 10,000
 Kern, John, to Michael Kern, New York. Walworth st., e. s., 325 n. Tillary st., 75x200 to Sandford st. Dec. 22, 2 years. 1,200
 Kugler, Caroline W., to Jacob L. Van Pelt, New Utrecht. Herkimer st., s. e. cor. Buffalo av., 50x100. Nov. 17, due Nov. 1, 1878. 450
 Magilligan, John, to James Brady. Carlton av., e. s., 539.11 s. Fulton st., 16.8x100. Dec. 24, due May 1, 1879. 2,000
 McCauley, Ellen, wife of Charles, Elizabeth, N. J., to Thomas McCauley, Hackettstown, N. J. Macomb st., n. e. cor. Fiske pl., 21x50. Nov. 1, due July 1, 1880. 500
 Mehling, Michael, to Philip Gerlach, New York. Montrose av., n. s., bet. Leonard and Lorimer sts., 25x100; Starr st., s. e. s., 200 s. w. Johnson av., 50x100. Dec. 27, 1 year. 5,966
 Nolan, Mary, wife of James, to Underhill J. Covert and James W. Lamb. De Kalb av., n. s., 250 w. Stuyvesant av., 75x100. Dec. 28, 4 months. 630
 Plumber, Jerome S., to Edwin F. Knowlton. Atlantic av., s. s., 175 w. Bond st., 25x90. Dec. 20, due June 20, 1877. 8,000
 Remsen, Jacob H., to George Remsen, Clarks-town, N. Y. Cumberland st., w. s., 27.10 s. Fulton av., 25x60, irreg. Dec. 22, 3 years. 4,500
 Schaffner, John, to Henry Neustadter (Guard.) Broadway. P. M. Dec. 14, due Dec. 28, 1877. 1,750
 Zink, Frederick, to Mary S. wife of Charles R. Baker. Staggs st. P. M. Dec. 17, 2 yrs. 800

December 29th.

Albrecht, Johann Philip, to John Baierlein. North 2d st., s. s., 30.3 9th st., runs s. 75 x southeast 19.6 x north 84 to North 2d st. x west 19.6. Dec. 16, due Jan. 1, 1879. 1,500
 Arnold, Konrad, to Clements Leppert. Hopkinson av., e. s., 150 s. McDougal st., 25x100. Dec. 22, due Oct. 1, 1878. 200
 Autenreith, Anna and Jacob, to William Kohlmeier. South 2d st., s. w. cor. 9th st., 36.8x60. Dec. 22, due Jan. 1, 1879. 2,000
 Cobb, Frederick, to John Turner. Dean st. P. M. Nov. 15, due Jan. 1, 1879. 2,000
 Cooper, Nicholas, to the Brooklyn Trust Co. Lafayette av., s. s., 412.6 w. Throop av., 18.9x100. Dec. 29, 1 year. 2,500
 Gilmartin, Daniel, to the Park Savings Bank, Brooklyn. 3d av., n. w. s., 81.4 s. w. 18th st., 18.9x100. Oct. 6, 1 year. 2,250
 Same to same. 3d av., n. w. s., 62.7 s. w. 18th st., 18.9x100. Oct. 6, 1 year. 2,500
 Same to same. 3d av., n. w. s., 43.10 s. w. 18th st., 18.9x100. Oct. 6, 1 year. 2,250
 Same to same. 3d av., n. w. s., 25.1 s. w. 18th st., 18.9x100. Oct. 6, 1 year. 2,500
 Hart, Mary E., wife of Patrick, to the Williamsburg Savings Bank. Devost st., n. s., 137.10 e. Bushwick av., 25x100. Dec. 28, 1 year. 2,500
 Kirshenhenter, George, to John Berges, Sea. Bushwick av., w. s., 30.5 s. Montrose av., 23.2x77x25x84.3. Dec. 29, 3 years. 600
 Nolan, Mary, wife of James, to Henry and Louis Bossert. De Kalb av., n. s., 250 w. Stuyvesant av., 75x100. Dec. 28, 1 year. 976
 Schad, Heinrich, to Anton Fleischmann. Walton st., s. s., 175 w. Harrison av., 25x100. Dec. 27, due Jan. 1, 1881. 500
 Strauss, Janetia, wife of Harman, to Samuel Goodstein. Sackett st., s. s., 275 w. Hoyt st., 21x90. Dec. 28, 1 year. 3,000
 Wyckoff, William Isaac, Flatlands, to Caroline wife of George G. Herman. 45 acres on n. s. Mill lane, adj. Van Emburg and Emmons et al. Flatlands. Dec. 21, 3 years. 6,000

ASSIGNMENTS--MORTGAGES

NEW YORK.

December 23 to 29--inclusive.

Alden, James M., to George Roll. \$3,000
 Andrews, Benjamin, to George G. Andrews. 23,000
 Barron, Joseph S., to George D. Bayard and Gustave F. Perrenond. nom
 Beringer, Leopold, to Andres Dold. 2,000
 Beyer, George H. and John A., to Timothy D. Pelton. 2,400
 Borger, Max, to Louis M. Pecare. 1,800
 Bradley, Edward W., Flushing, to Ed. A. Hammond. 10,000
 Castree, John, and Isaac Odell, and Susan C. Currie (Exrs.), to Susan C. Shotwell. 7,000
 Chatillon, John P., to Catharine Chatillon and Herman Funke. 4,000
 Constant, Samuel S., Charles R. Christy and Henry J. Chapin (Exrs.) to Samuel S. Constant and Charles R. Christy (Trustee). (4 Assts.) 42,300
 Same to Charles R. Christy. (2 Assts.) 15,159
 Same to Eliza A. Christy (widow). (3 Assts.) 35,442
 Corcoran, Thomas, to Catharine M., wife of Charles W. Durant, Jr. nom
 Dillon, Jane T. and Louisa A. O'Donohue and Joseph Riley (Exrs.) to Mary C. Murphy. nom
 Same to Louisa A. O'Donohue. nom
 Same to John H. Murphy. nom
 Same to Jane T. Dillon. nom
 Same to Jane T. Dillon and Louisa A. O'Donohue (Guards.) nom
 Fairchild, Benjamin P., to William A. Cauldwell. 2,000
 Farley, Terence, to the Grand Central Bank, New York. 3,500
 Same to same. 3,500
 Fletcher, William B., to Iwan H. Simonis, Verviers, Belgium. consid. omit
 Gillender, Augustus T., to George Bliss. 1,006
 Haskin, John B., to Julia A. Murdock. nom
 Herbert, D. and E., and Mackey & Mitchell, to William Herbert. 1,436
 Hinch, Thomas J., to Nelson M. Powell. 2,000
 Hunting, James H., to William Cunningham. 4,500
 Keher, George, to Barbara Keller, West Farms. 2,500
 Kirchner, Frederick, and Michael F. O'Neill, Brooklyn, and Matthew J. Keely (Assignee) to Richard Shapter, Brooklyn. nom
 Knox, James, to Marie wife of Ernst Ammon. 7,000
 Ammon, Ernst, to James Knox. 7,000
 Levi, Dinah L., to Anne Levi. nom
 Link, Frederick and Charles W., to Augustus C. Beckstein. (2 Assts.) 11,000
 McCall, James, to Frank Armstrong, Bridgeport, Conn. 8,000
 McShane, William, to Henry and John McShane, Baltimore, Md. nom

Meeker, Samuel M., and John G. Jenkins (Exrs.) to Angus Ross. 4,000
 Merritt, Mary C. (Guard.), to Mary M. Henderson, Rockland Co., N. Y. nom
 Netter, Rosalie, wife of Isaac, to Charles Kaupman. 2,300
 Norrie, Adam and James B., and John T. Johnson (Trustees) to Josiah S. Leverett and Mary E. and Theodosia D. Lockwood (Trustees). 4,500
 Noser, August L., to Anthony Ernst. 3,157
 Price, James (Trustee), to Elizabeth A. Leiby. 5,000
 Rhoades, Cornelia R. (widow), to Lyman Rhoades. 12,593
 Rhoades, Cornelia R., to Johanna H. H. Rhoades. 34,000
 Rossman, Simon (President), to Abraham Oetlinger and Hezekiah Kohn. 1,079
 Staebener, Frederike, wife of John W., to August Hartwig. 1,000
 Stafford, Mary A., to John M. Canda. 600
 Stollmeyer, Henry, to Sarah A. Robbins. 8,271
 The Continental Life Insurance Co. to the World Mutual Life Insurance Company. 40,000
 The Security Savings Bank, New York, to Anna A. Morss. 10,500
 The Security Savings Bank, Brooklyn, N. Y., to the Homeopathic Mutual Life Insurance Company, New York. 5,000
 The Trustees of the Sands Fund, New York, to the Arctic Fire Insurance Company. 1,558
 Same to same. 1,558
 Uhl, Herman, Receiver, to Margaretha Muller. 700
 Van Schaick, Henry, to Augustus T. Gillender. nom
 Waldron, Walter B., to John G. Paynter. 6,000
 Same to Francis L. Underhill, Westchester County, N. Y. 5,500
 Wiggins, James, to Edward J. Bergh, Rhinebeck. 5,000
 Wilson, William, to Samuel Wilson. 2,500
 Wonderly, Joseph H., Grand Rapids, Mich., and A. T. Nichols, Williamsport, Penn., to James M. Alden. 3,000

KINGS COUNTY, N. Y.

December 22 to 29--inclusive.

Bedell, Silvanus C., Red Bank, N. J., to Asher S. Parker and Francis Chadwick, 1856. \$103
 Boerum, Folkert B., and Charles H. Vanderveer (Exrs.) to Susan Vanderveer. 51,758
 Buxton, Kennard, to J. Theodore Brush et al. Same to Catharine Cornell (individ.) and Peter C. Cornell (Exr.) 2,650
 Clement, Henry, and John Nostrand and Peter C. Schoonmaker (Exrs.) to Emma W. Broome, New York. nom
 Davis, Joshua F., to Martha C. Davis. 2,000
 Davis, Martha C., Northfield, Vt., to Joshua F. Davis, Northfield, Vt. 2,217
 Downing, Edward F., to Maria Van Keuren. 2,500
 Eldert, Gillian, New Lotts, to Nicholas R. Stillwell, Gravesend. 3,000
 Gray, James S., to John McKenna. 3,150
 Howard, Almira A., and Louisa C. Millard to Sidney V. Lowell. 4,500
 Ingraham, William M., to Adrian V. Martense, Flatbush. 6,200
 Jackson, Thomas B., and Noah and Elbert (Exrs.), to Jacob Ryerson, Flatlands. 3,015
 Johnson, R. M., and E. C. Fisher to Travelers' Insurance Company, Hartford, Conn. nom
 Kroeger, August, to Martin Lindeman. 500
 Martens, George F., New York, to Charles Lindermann. 2,000
 Melick, Balthazar A. (Guard.), to Garretta L. Melick. 1,422
 Melick, B. A. and Matthias Clark (Admrs.), to B. A. Melick (Guard.) 1,422
 Miller, Charles H., to Juliette Allen. 1,000
 Morgan, James, to Jane O. P. Findlay. 5,000
 Nafis, William H., to William Johnston. 2,450
 Oakley, Ezra, Huntington, L. I., to Thomas Guille. 4,000
 Osborn, Edward M. (Admr.), to Martha W. Osborn, Southold, L. I. 6,000
 Parker, Asher S. and Francis Chadwick, to Peter Acker, New York. Dec., 1869. 198
 Roe, Alfred (Guard.), New York, to Benjamin W. Bonney. 3,883
 Sanger, Joseph T., Yonkers, to the Continental Life Insurance Co. 3,800
 Scofield, Amanda M., wife of Charles W., to Timothy M. Cheeseman (Exr.) 3,500
 Smith, Deborah, to Henry Knight. 3,700
 Spence, William, to James A. Dunworth. 3,000
 Strong, Elizabeth C. (Extr.), to Jacob L. Van Pelt, New Utrecht. 1,000
 The Dime Savings Bank, Brooklyn, to William D. Veeder (Surrogate). consid. omit
 Tompkins, Joseph M. and Howard V. (Exrs.), to John Turner. 500
 Same to same. 500

Vanderveer, Susan, to Folkert B. Boerum. consid. omit
 Willis, Joseph D., to Enoch Folsom. 6,000

CHATELS.

BROOKLYN.

BEARD, SYLVESTER M. 10 Bedford av. Wm. A. Cummings. Furniture, &c. \$5,000
 BERGMANN, JOSEPH. 37 Scholes st. Rudolph Lipsius. Saloon. 200
 BROSHART, ERNESTINA. Cor. Ten Eyck and Leonard sts. Kilian Arnold. Lager Beer Saloon. 200
 CASSIDY, PATRICK. Plymouth st. near Jay st. A. B. Warner & Sons. 5 Steam Boilers. 1,009
 CASSIDY, PATRICK. 27 to 35 Bridge st. n. w. cor. Jay and Plymouth sts. J. Leonard. Steam Pumps, Machinery, &c. 13,000
 CASSIDY & MILLER. 59 and 61 Maiden lane, New York. Charles H. Dennison. Bindery. 1,500
 COATES & CURRAN. 113 Bridge st. Howard & Fuller. Saloon. 632
 DAMES, JOHN. 636 Pacific st. J. F. Mason. Carpet. 49
 DIMON, CHARLES C. 226 and 228 6th st., New York. Guy C. Hotchkiss, Field & Co. Wagons, &c. 275
 DOUGAN, ANTHONY. 446 Fulton st. H. K. & F. B. Thurber & Co. 1,000
 DRACHMAN, MATILDA. 453 Fulton st. Israel Bernstein. Store Fixtures. 250
 FAUROT, OLIVER. Brooklyn. Martin Fullerton. Furniture. 87
 FELDMAN, WILLIAM. Cor. 8th av. and 58th st. Richard Rippe. Horses, Wagon and Farming Implements. 300
 FERCHLAND, CHARLES. 301 9th st. S. T. Willets et al. 2 Horses, Phaeton, &c. 300
 FERGUSON, GEORGE. Cor. Atlantic and Troy avs. George A. Payne. 2 Horses and Truck. 60
 FORSTL, MARTINA. 117 Meeker av. Fred. Jacobi. Bakery. 564
 FRADENBURGH, G. A. Brooklyn. Brandenburg & Co. Truck. 65
 FRANK, HENRY. 2 Hope st. Fred. Jacobi. Bakery. 497
 FRITZ, FRANK. 2 and 3 Ferry pl. Thomas Bushell. Dining Saloon, &c. 5,000
 GALLGHER, CASSIE. 492 Adelphi st. John F. Mason. Carpet. 44
 GLACKEN, EDWARD. Cor. 1st st. and Gowanus Canal. John Lockitt. Horses, Trucks, Sleighs, &c. 2,000
 GRUSCHENSKIE, HANNAH. 255 Smith st. Peter Simons. Hat, Cap and Gents' Furnishing Store. 613
 HEIN, WENDELL. 166 Franklin st. Jacob Hagar. Saloon. 300
 HIMMLER, WM. 160 Central av. Warren Foote & Son. Bakery. 300
 HORNER, JACOB. 20 Bainbridge st. Alfred C. Cornwall. Carpenter's Shop. 175
 KRUGER, MARIA. 11 Willoughby st. Flora Manasse. Lager Beer Saloon. 525
 LITTELL, R. E. 13th st., n. 5th av. Thos. E. Pearsall. 3 Wagons, 1 Mare, and Harness. 414
 HOLMES, ELIZABETH. 119 Henry st. A. Lowenbein. Furniture. 210
 LUHRN, HERMAN. Cor Wytke av. and Keap st. Henry Otgen. Grocery and Liquor Store. 400
 MACKIE, JANE AND JOSEPH. Pacific st., East New York. Daniel J. Phelan. Furniture, &c. 125
 MARSH, WHITE & Co. Foot North 4th st. David Dows. Floating Mill, Elevator, Machinery, &c. 60,000
 MARSHALL, CATHERINE E. AND WILLIAM H. 393 Fulton st. Jonas G. Stead. Oyster House. 437
 NASH, THOMAS. 11 Boerum st. Anderson & Brather. Three Horses, eight Carts, &c. 431
 PALMER, ANSON S. AND THOMAS, JR. 66 and 68 Duane st., New York. Mercantile Trust Co. Steam Engine, Boiler, Machinery, &c. 24,000
 PENDLE, WILLIAM. 416 Broadway. Alfred George. Stationery, Fancy Goods, &c. 200
 RAU, WILLIAM. 40 Moore st. and n. e. cor. 8th st. and Broadway. C. Thyson. Horse, Wagon and Furniture. 300
 REMSEN, JACOB H. 314 Cumberland st. George Remsen. Horse, Wagons, Harness, &c. 4,000
 REMSEN & WHITE. 344 Cumberland st. David B. Dunham. Coupe. 725
 SAMUEL, SYLVESTER L. 49 Dey st. and 57 Cedar st., N. Y. Fanny M. Samuel. Furniture, Machinery, &c. 1,000

Table listing names and addresses such as TAPPING, CHARLES W. New York... Robert E. Tapping. Horses and Wagons. 200

BILLS OF SALE.

Table listing bills of sale such as GRIMMLING, NICHOLAS. 113 Walton st.... Elise Schmidt. Bakery. 550

JUDGMENTS.

NEW YORK.

Table listing judgments in New York such as Dec. 22 Allen, James F.—C. H. Evans.... \$25 70

Table listing judgments in New York (continued) such as 28 Burgess, Alexander—The Fourth National Bank of the City of New York. 50,667 13

Table listing judgments in New York (continued) such as 22 Egan, John—J. T. Hobart.... 365 19

22 Hermann, Simon—James Stewart....	829 07	28 Keating, Timothy—Peter Lang.....	249 26	22 O'Hara, Howard and Frank—J. R. Penfold.....	42 19
22 Heitzel, C. F.—Benj. Tatham.....	90 46	29 Kessler, John—J. W. Tutbill.....	165 00	24 O'Neill, Michael F.—Richard Shapter.....	106 27
22 Heubach, Gustavus E.—Chas. Sturtz.....	922 29	29 Krauss, Mr.—Joseph Weil.....	85 80	27 Onorato, Joseph—W. H. Hume.....	198 42
22 the same—Albert Schroeffer.....	1,022 00	29 Kohner, Joseph—L. and N. Moses.....	1,211 33	23 Opet, William—Louis Schwarz.....	257 28
22 the same—the same.....	1,322 60	29 the same—J. and M. Weil.....	529 36	22 Peters, Joseph—Bradley & Currier.....	165 34
22 the same—the same.....	1,523 00	29 the same—Mayer Schutz.....	1,002 51	22 Phillips, L. J., Isaac and Henry—M. L. Steigitz.....	2,879 22
22 Haskins, Benj. F.—Bull's Head Bank.....	122 98	29 Kopff, Sixt. L. and Sixt. Carl—W. H. Colwell.....	484 93	22 Place, George—G. W. Sturges.....	385 81
22 Hazard, Egbert—A. A. St. Amand.....	345 99	29 the same—the same.....	482 18	22 Phelan, George E.—H. L. Powers.....	640 68
22 Hutchings, Robert C.—Catharine M. Jones (Admrx.).....	179 48	29 Knoepfel, Henry W.—J. D. Hunter.....	373 29	23 Porter, Horace—Citizens' Savings Bank.....	3,031 17
23 Hewitt, William H.—C. M. Henderson (Admrx.).....	10,302 17	22 Levy, Julius A.—Jacob Basch.....	1,634 33	23 Platt, Albert H. { David Levy.....	201 86
23 Holmes, Philip W.—Citizens' Savings Bank.....	3,031 17	22 Lyddy, Daniel R.—G. A. Leavitt.....	233 75	23 Picard, Isaac—Samuel Schiffer.....	69 60
23 the same—the same.....	3,031 17	22 Lalor, Wm.—John Downey.....	11,797 53	23 Pierz, August—James Muldoon.....	256 55
23 Henderson, George A.—J. W. Caldwell.....	1,141 88	22 Levy, John—Joseph Gould.....	334 04	23 Pieria, Russell—L. M. Bates.....	332 53
23 Hastig, Ernest—H. C. Burnap.....	79 00	23 Lottich, Daniel—Wm. Schomberg.....	1,473 32	23 Padget, James C.—J. L. Hazen.....	234 20
23 Harway, John W.—E. A. and D. Packer.....	1,087 62	23 Long, Wm. H.—A. L. Ranney.....	156 30	24 Park, Andrew J.—C. and R. Poillon.....	6,040 64
23 Howland, B. J.—Isaac H. Bailey (Receiver).....	21,731 96	23 Lynch, John—Benj. Lieber.....	350 94	24 Poillon, Cornelius and Richard—Peter Kenny.....	395 94
23 Hull, Charles H.—Manhattan Co.....	553 69	24 Lackey, Bernard—A. L. Myers.....	89 66	24 Pape, Henry—Frederick Pape.....	4,125 75
23 Hinman, Oscar J.—J. P. Sanxay.....	1,854 29	24 Lawson, Thomas—Charles Shultz.....	73 69	24 Penny—A. A. Tarbox.....	153 06
23 Holmes, Arthur—J. M. Taylor.....	296 32	24 Livingston, Joseph H.—C. & R. Poillon.....	6,040 64	24 Parks, John J.—Augustus Marsh.....	317 81
23 Hill, Darwin E.—W. W. Gage.....	95 24	24 Low, Henry R.—W. F. Osborn.....	110 97	24 Perrin, Martha M.—J. M. Davies.....	331 68
23 Harvey, John B.—David Torrens.....	1,155 16	24 Looram, John—Adoniram Clark.....	572 47	24 Price, Joseph T.—C. M. Harrison.....	445 95
23 Harit, Charles—Solomon Marx.....	77 80	24 Levy, Jacob—H. H. Hamlin.....	270 66	27 Palmer, Thomas, and Thomas Jr.—Marshall Barber.....	463 61
23 Hallistor, William—J. & H. Stall.....	47 93	28 Leach, Eliza S. and H. S.—F. H. Amidon.....	787 30	27 Pfeiffer, Jacob—John Schlotterer.....	171 60
23 Hayes, James—J. G. Hamilton.....	100 51	28 Lynch, Edward—West, Bradley & Carey Manufacturing Co.....	122 59	27 Pine, Charles II.—Eliza Woods.....	229 20
24 Hood, W. P.—Joseph Sawyer.....	589 69	28 Leonard, Jane M.—J. H. Brower.....	2,795 35	27 Pearsall, Treadwell—Furnia Cousinery.....	4,579 83
24 Henbach, G. Emil—Max Goebel.....	173 74	28 Lather, William—Robert Irvin.....	240 92	28 Prigge, Gerert—Henry Muhler.....	184 75
24 Hartmann, Samuel and Jacob—J. N. Koster.....	158 37	28 Looram, John—Marinus Willett.....	797 18	28 Persch, John P.—Frere Edey.....	2,400 09
24 Harvey, John B.—J. H. McCarthy.....	1,664 73	29 Lissenden, William—J. A. Tucker, Jr.....	600 67	29 Phillips, Jacob L.—The Security Bank.....	2,217 42
24 Hover, George A.—Daniel Sanford.....	248 88	29 Lombard, Charles L.—F. and L. B. Reed.....	165 89	23 Quinn, Hugh—The Fort Stanwix National Bank of Rome.....	303 80
24 Halstead, Ebert C.—Augustus Marsh.....	317 84	29 Leon, Isaac—M. M. Belding.....	317 60	22 Rhodes, James A.—H. B. Claffin.....	1,257 19
24 Haug, Carl F.—J. F. Gleason.....	150 81	29 Luderig, Frederick—Joseph Sulzbacher.....	237 01	22 Rhoady, Cordelia A.—Elizabeth B. Phelps.....	325 68
27 Hallet, Ann E.—G. A. Cambres.....	522 45	29 Longfellow, — John Frazer.....	142 64	22 the same—the same.....	224 19
27 Henbach, Gustavus E.—J. J. Nichols.....	345 82	22 Mallory, William H. et al.—The Merchants' Exchange Bank.....	1,761 21	22 the same—the same.....	121 61
27 Honloser, Catharine—William Neely.....	289 28	22 the same—the same.....	1,826 30	22 Ryan, John H.—Herman Kochler.....	321 60
27 Husted, Peter V.—Charles Jackson.....	273 59	23 Moran, John—Manhattan Company.....	483 72	22 Rossi, Constantino Talama—Jno. La Barbier.....	111 91
27 Halle, Ferdinand C.—Eberhard Flues.....	1,131 15	23 Maerz, Charles—Henry Bischoff, Jr.....	620 54	22 Ritter, Charles A.—D. S. Vail.....	87 28
27 Hollock, Jesse R.—J. A. Dermody.....	404 76	23 Messmer, Fritz—A. F. Cross.....	649 68	23 Rosenberg, Simon C.—Samuel Rosenberg.....	132 79
27 Howard, Joseph—W. H. Middleton.....	81 33	23 Mylius, Charles—Peter Alies.....	677 92	23 Reynolds John—Samuel Streit.....	316 22
27 Hanley, Martin M.—H. M. Spyer.....	252 70	23 Marston, E. W.—T. S. Hayward.....	185 21	24 Randel, Samuel, et al.—G. A. Fellows.....	956 59
28 Haughwout, Charles—Henry Drisler, Jr.....	101 07	24 Moritz, Edmund H.—T. D. S. Levandoski.....	35 50	24 Russell, Henry R.—C. H. Noyes.....	90 62
28 Herring, J. W.—G. & D. Ephraim.....	113 95	24 Maitland, John S.—A. S. Robbins.....	201 54	27 Runkel, Eva—The Continental Life Insurance Company of New York.....	109 10
28 Harrington, Susan R.—Josiah Partridge.....	182 13	24 Mott, John O.—T. Q. A. Butler.....	455 02	27 Raynor, Amanda—J. A. Dermody (as Admrx.).....	412 03
28 Hayes, Thomas F.—Margaret C. Stidolph.....	1,328 52	24 Meagher, Mary J.—James Armstrong.....	242 62	27 Rauth, Israel W.—Joseph Briefner.....	1,376 92
28 Hodges, Wesley—Fourth National Bank.....	87 90	24 the same—Daniel Curry.....	834 95	27 Reed, Aaron E.—A. H. Nichols.....	204 79
28 Hunt, William F.—J. A. Johnson.....	263 12	24 Morgan, William R.—Joseph McGraw.....	113 51	27 Ray, D.—T. J. Campbell.....	103 06
28 Ham, William M.—J. W. Caldwell.....	1,449 96	24 Myers, George—J. M. & R. R. Davies.....	331 68	28 Rinestein, A.—John Frisbee.....	807 38
28 the same—the same.....	1,537 60	24 Moral, David and Myer—S. A. Lyon.....	875 94	28 Risedorf, Edwin—R. R. Roe.....	217 67
28 Hines, H. A. C.—August Gotting.....	851 11	24 Mitchell, John—Charles Ingebrand.....	168 82	28 Rosenblatt, Sarah—M. H. Good.....	310 75
28 Haughton, Malcolm G.—Ferdinand Spangenberg.....	70 92	24 Morrissey, Edward—A. T. Decker.....	255 45	29 Rosenbaum, Abraham—Isaac Schener gold and cur.....	4,207 84
28 Haviland, Thomas H.—E. R. Merrill.....	125 92	27 Miller, W. I.—M. Mooney.....	306 68	29 Rogers, Mary Jane (Admrx., &c.)—I. C. Purdy.....	158 39
28 Himan, Adolph—Tobias New.....	114 62	27 Moses, Judah { S. W. Knevals.....	553 30	22 Schroeder, Henry—H. M. Meyer.....	494 53
28 Haverty, Patrick M.—M. H. Haggerty.....	206 00	27 Mayer, Abraham { S. W. Knevals.....	553 30	22 Swan, Foster (impld.)—J. Armstrong.....	5,148 17
29 Hohmann, John G.—Frederick Kohertz.....	7,087 39	27 Maguire, John—H. K. Thurber.....	102 00	22 Singer, Joseph and Anton—Clarkson Crollus.....	438 89
29 Hitchcock, John—William Renick.....	5,546 26	27 Murray, John—P. T. McCarrin.....	115 70	22 Sinsheimer, Harriet—W. H. Higgins.....	223 55
29 Hadley, H. H. and S. H.—J. C. Bergstresser.....	85 89	28 Merrifield, Wm.—Margaret L. Russell.....	965 65	22 the same—Charles Roussel.....	195 95
29 Haas, Frank—Simon Ulrich.....	197 75	28 Messenger, Everett—Fourth National Bank.....	87 90	22 Schlichtmann, D.—Ernst Von Pentz.....	75 28
29 Hill, William R.—R. D. Hatch.....	135 33	28 Mack, Charles W.—Ninth National Bank.....	1,871 89	22 Showl, S.—Gustave Lippman.....	179 86
29 Holmes, Arthur—Henry Herrmann.....	31 81	28 Masemann, Henry—Marcas Fleischer.....	556 23	22 Schneider, George B.—David Mayer.....	76 43
29 the same—the same.....	193 73	28 Moran, John—Manhattan Co.....	483 72	22 Schen, Jacob W.—Charles Sturtz.....	922 29
29 Imhorst, Heinrich—R. L. Williams.....	615 81	28 Mott, John—Matthias Knoop.....	94 71	22 the same—Albert Schroeffer.....	1,022 60
29 Ingram, W. H.—D. & W. B. Steiner.....	87 98	28 Morgan, Wm. F.—August Scherzer.....	69 86	22 the same—the same.....	1,322 60
29 Jarvis, George H.—A. & D. Lehman.....	73 05	28 Mager, Martin—Ludwig Conrad.....	102 75	22 the same—the same.....	1,523 03
29 Juch, William A.—John Laurence.....	326 78	28 Meyer, Frederick—Frederick Meyer.....	116 48	23 Spicer, George—Bull's Head Bank.....	776 24
29 Jackson, Richard B.—William Lowe, Jr.....	128 98	29 Mackay, John M. and John M., Jr.—Joseph Gillett.....	7,570 90	23 Stevens, S. S.—T. J. McCahill.....	1,141 72
29 the same—the same.....	296 46	29 May, Morris—Isaac Scheuer, gold and cur.....	4,207 84	23 Seegen, Emanuel—Jacob Basch.....	1,634 33
29 Joslyn, O. W.—Arnold, Constable & Co.....	365 40	29 Moran, M. C.—H. A. Highley.....	203 72	23 Sherman, W. Watts—Iguacio Marescal.....	13,229 62
29 Joslyn, Orlando W.—J. & W. C. Bates.....	144 16	29 Mallory, Wm. H.—Union National Bank, Troy.....	7,132 83	23 the same—Union Bank, Halifax.....	35,355 65
29 Jarvis, George H.—George Beaumont.....	126 73	29 Myers, William and John—J. H. Jackson.....	216 71	23 the same—John D. Wing.....	1,416 00
29 Juck, William A.—C. H. Reynolds.....	652 07	29 Martin, Christopher—R. P. Percy.....	884 64	23 the same—F. & F. G. Brown gold and cur.....	1,127 31
28 the same—William Hall & Sons.....	565 40	22 McMullin, John—D. L. & W. R. R. Co.....	655 68	23 the same—Richard Chadwick.....	281 47
29 Janton, Henry J.—Walter Goodman.....	389 78	23 McLaughlin, Mary—E. C. Gates.....	127 29	23 Schorb, Delilah—Richard Chadwick.....	281 47
29 Johnson, William H.—J. D. Garrison.....	306 23	24 McDowell, William O.—B. Sherman.....	938 67	23 Schofield, Jonathan L.—First National Bank, Brooklyn.....	202 36
29 Judd, Mortimer N.—A. O. Headley.....	359 35	24 McConnell, William and E. A.—Chas. Ingebrand.....	168 82	23 the same—L. H. Childs.....	134 72
29 Keller, Mary C.—C. C. Orcutt.....	150 08	24 McKiever, James—W. T. McGrath.....	2,243 40	23 Salomon, Samuel N.—F. D. Story.....	687 39
29 Kelly, William J.—Harlem Bank.....	449 36	24 McClave, John—New York and Yonkers Fire Insurance Co.....	1,150 21	23 the same—H. R. Griffin.....	677 39
29 Kelly, James W.—Benjamin Lieber.....	461 14	27 McOmoe, George E.—A. C. Rand.....	6,262 64	23 Stanton, Lottie—John Morris.....	534 94
29 Kempf, George—Katharine Kempf.....	112 56	27 McLaughlin, Hugh—P. J. McCarrin.....	115 70	23 Strauss, Joseph—Herman Schumann.....	88 37
29 Korneimann, Henry A.—Wm Schomberg.....	1,473 32	28 McKenney, James—D. McKeohler.....	178 43	23 Sinsheimer, Harriet—Caroline Gronan.....	68 10
29 Ksinsky, Joseph—H. V. Rothschild.....	375 36	29 McArthur, Charlotte E. A. (Extr.)—Sarah J. M. Bradley.....	2,857 15	23 Steinmetz, John H.—Tobias New.....	172 39
29 Kohner, Joseph—Michael Graham.....	153 27	24 Neal, J. W.—E. J. King.....	1,963 20	23 Stone, M.—William Mulry.....	71 50
29 Karcher, Frederick—Lazarus Ach.....	144 73	23 Nichols, W. H.—R. E. Deane.....	110 88	23 Staren, Hall T.—J. H. H. Cushman.....	93 50
29 Koehler, David M. { A. M. McAuliffe.....	210 80	24 Northrup, —A. A. Tarbox.....	153 06	23 Stoutenbergh, John A.—Broadway Bank.....	173 40
29 Kupfer, Bernard { A. M. McAuliffe.....	210 80	28 Nussbaum, Henrietta—Margaret C. Stidolph.....	1,328 52	24 Simmons, E. W. (Admrx.)—James Armstrong.....	242 62
29 Keirnan, Charles—D. M. Koehler.....	1,526 85	28 Nye, Francis C.—Pottier & Stymus Manufacturing Co.....	329 68	24 the same—Daniel Curry.....	834 95
29 Keilner, Frederick—Richard Shap-Keely, Matthew J. ter.....	106 27	29 Neilson, John—Joseph Gillett.....	7,570 09	24 Seymour, John F., Robert W. and Joel—G. A. Fellows.....	956 69
29 Kaltwasser, Jacob—J. F. Gleason.....	75 83				
29 Kneeland, S. F.—William Gould.....	115 82				
29 Kirch, Henry—David and Rose Fox.....	251 60				
29 Konig, Margaretha—Lorenz Konig.....	666 43				
29 Kopp, William—John Roemmelt.....	130 81				
29 Kron, Nicholas—H. Von Keller.....	146 08				
29 Keating, F. T.—L. M. Hurd.....	97 55				

Table listing real estate transactions in Kings County, N.Y., including names like Sonneborn, Frederick W., Scheu, Jacob W., and various other individuals and companies with associated values.

Table listing real estate transactions in Kings County, N.Y., including names like The Mayor, Aldermen, &c., The Peekskill Iron Co., and various other individuals and companies with associated values.

KINGS COUNTY, N. Y.

Table listing real estate transactions in Kings County, N.Y., including names like Dec., Arnold, Arthur J., Abrahams, Joseph M., and various other individuals and companies with associated values.

Table listing real estate transactions in Kings County, N.Y., including names like Dickinson, William N., the same James Spicer, and various other individuals and companies with associated values.

28 St. John, Charles A.—B. R. Meyer	146 43
28 the same—the same	117 29
28 Schneider, John—L. Conrad	102 75
28 Stanton, Catharine—D. A. Murphy	161 72
21 The Long Island Railroad Company— R. L. Valentine	708 71
21 Thompson, Larrison H.—T. B. Wool- sey	23 25
22 Thompson, James M.—J. B. Rensen	98 35
23 The Administrators of Mary A. Spar- row—W. A. De Jong	312 11
24 The Executor of C Hieronimus—Deb- orah C. Becar	75 75
24 Tomsey, Alexander (impld.)—Rose Goodman	1,189 96
27 The Flushing and North Shore Rail- road—D. Graham	75 00
28 The Executor of Patrick Murphy—D. Mayer	156 21
29 Toomey, James—T. H. Gerraty	243 98
23 Vanderveer, John A.—J. B. Murray	107 74
27 Van Olinda, Garret M.—Emma Light	205 65
28 Vandehssen, C. H.—J. Breit	221 44
21 Winter, George—Sanderson Bros. & Co.	178 27
22 Walker, William—A. W. Packard	167 53
22 Weyer, George—Chas. Tracy	374 10
23 Wheeler, Wm. S.—Ann T. A. Kirt- land	241 83
24 Wagner, Philip—Jas. Chambers	260 26
24 West, George P.—J. W. Hyde	92 92
28 Walker, John C.—Patrick Heffernan	233 95
29 Wells, Theodore W.—W. H. Blooming- dale	124 77
29 Wernert, John—J. Bertges, Jr.	46 19

SATISFIED JUDGMENTS, N. Y.

December 22 to 29—inclusive.

Altmayer, Aaron & Mayer—Samuel T. Knapp. (1874)	\$560 04
Appleton, Walter S.—Catherine Donovan. (1875)	496 59
Benedict, Russell C.—C. W. Bean. (1874)	2,854 15
Same—same. (1875)	105 69
Banks, Samuel A.—H. A. Gouge & Co. (1875)	492 25
*Balch, Ebenezer H.—Henry Brewster. (1875)	475 00
*Burditt, Augustus P.—Henry Whittemore. (1873)	391 38
Beck, Leonard—Gustave Huerstal. (1875)	238 94
Same—Walter M. Brown. (1875)	73 47
Brown, Benjamin—James M. O'Donnell. (1871)	189 23
Same—same. (1871)	838 50
Connolly, Washington A.—Henry D. Felter. (1875)	247 31
Coyle, Peter—Joseph M. Koehler. (1866)	1,639 37
Crosby, Seth O.—James Reilly. (1874)	334 77
Demarest, William E.—William H. Wickham, etc. (1875)	107 54
Same—same. (1875)	70 79
Same—same. (1875)	48 31
†Davis, Chas. H.—Henry Brewster. (1875)	475 00
Diossy, George S.—W. R. Vermilye. (1875)	3,399 23
Darragh, Thomas—Benjamin Adams. (1870)	317 49
†Ehrhardt, William—Henry Brewster. (1875)	475 00
Egbert, Joseph—G. M. D. Litteie. (1875)	98 62
Fraser, Louisa } Samuel T. Knapp. (1874)...	560 04
Francis, Nancy }	
Fairchild, Benjamin P.—Catherine M. Jones, Admr. (1875)	1,840 69
Gardner, Mary J.—Samuel T. Knapp. (1874)	560 04
*Guernsey, William B.—Henry Whittemore. (1873)	391 38
Hart, Josh—Joseph Guy. (1875)	300 10
Henbexar, Charles E.—Addison S. Diossy. (1875)	239 10
Hutchings, Robert C. and Mary J.—Cath- arine M. Jones (Admr. &c.) (1875)	1,840 69
Haight, Andrew and Jacob—Edward A. Kelly. (1875)	600 20
Johnson, Nathaniel—Collins Allison. (1872)	73 15
Kirkpatrick, Thomas—Justin Baldwin. (1875)	1,356 30
Looran, John—Murtha Fleming. (1875)	319 40
Lande, Aaron—David Elsbach. (1875)	1,807 87
Loeke, Mariah A. and Lametta—August Koesch. (1874)	289 44
Muller, Gustav—Henry Klein. (1875)	266 09
Mooney, James—William Jose. (1875)	337 07
Moles, James H.	
Montabo, Walker } Samuel T. Knapp. (1874)	560 04
McDermott, John W.—Joseph R. Frith. (1875)	894 69
*McGuiggin, Terence—William Loughran. (1875)	838 51
Matthews, Edward—William H. Bucknam. (1872)	314 42
McCready, James—Benjamin Adams. (1870)	317 49
Nichols, Thomas—Samuel T. Knapp. (1874)	560 04
*O'Rourke—Grocers' Bank of New York. (1875)	5,196 09
Reilly, Patrick—Ann Shields. (1874)	78 00
Reynolds, Hiram—Frank Carpenter. (1875)	89 33
*Rhodes, James A.—Horace B. Clafin. (1875)	1,257 19
Reilley, James F.—Edward H. Benjamin. (1870)	111 15
Reid, Jacob—James Reilly. (1874)	334 77
Phyll, John D.—Abram Wakeman. (1875)	245 65
†Pell, Abijah and Charles S.—Daniel Young. (1870)	2,934 98
Same—Robert Sewell. (1870)	470 14
Smith Gustave Sands, David H. } Samuel T. Knapp. (1874)	560 04
Smith, David—James M. Raymond. (1875)	168 29
Stephen, Peter—Jacob Ebling. (1875)	52 75
Stilman, Albert E.—Addison S. Diossy. (1875)	239 71

Slevin, Joseph—Moses Newburger. (1875)	133 34
The New York and Harlem Railroad Co.— Robert Knowlton. (1873)	733 90
The Clinton Fire Insurance Co.—John Abs- bals. (1875)	2,766 67
*Tilden, Henry A. and Moses Y.—Mortimer Rogers. (1875)	2,223 08
Waldorph, Stephen—Chas. S. Archer. (1858)	160 07
Williamson, John C.—Albert Bodine. (1874)	228 08
Toner, Patrick—Wm. H. Wickham. (1875)	107 54
Same—same. (1875)	70 79
Same—same. (1875)	48 31
Thomas, Mary J.—Samuel J. Knapp. (1874)	560 04
Thomson, Joseph—Abraham R. Welch. (1875)	329 55
Taylor, John D.—Charles W. Taylor. (1875)	136 16
Torrey, James D.—Edward A. Kelly. (1875)	600 20
Same—Abraham Simm. (1875)	1,258 32

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

MECHANICS' LIENS.

NEW YORK.

Dec.	
29 Beach st. (No. 17). Michael Welsh and four others agt. Trades Savings Bank and A. M. Lesley, owner	\$28 70
24 Cannon st. (Nos. 103 and 105.) Richard Shapter agt. Mrs. Anna Meade	619 28
28 Central av., e. s., bet. 162d and 163d st. (Continued to 1876.) John Peimser agt. W. H. Florence	150 00
29 Clarke st., e. s., Grammar School No. 38. Francis Callahan agt. E. W. Hayes and City New York	250 00
23 Eighteenth st., n. s., 110 e. Broadway. (Con- tinued to 1876.) Martha F. Chadbourne agt.—Reilly	106 80
29 Eighty-fifth st., s. s., 67.4 from Lexington av. Bernard Fitzsimmons agt. Edward Fitz- gerald and Charles McCloskey	32 25
24 First av., n. w. cor. 5th st., 4 hs. Sullivan Bros. agt. Joseph M. Koehler	300 00
27 First av., e. s., Bellevue Hospital, Edmund Alt. agt. John Elder, Jr., and City New York	600 00
27 Fifty-second st., n. s., 100 e. 10th av. L. A. Dearing agt. Henry Naas	1,813 87
29 Forty-seventh st. (No. 349 West). Joham Bantz agt. J. W. Pelmatier	20 00
29 Forty-fifth st. (Nos. 236, 238 and 240 East). John Ficken agt. N. W. Smith and David Jones	40 00
29 Forty-second st. (Nos. 557 and 559 West). William Michel agt. Louis Sager and H. Hart	31 25
29 Same property. John Fries agt. same	34 75
29 Same property. John Hohn agt. same	32 50
30 Fifty-second st., n. s. (Nos. 49, 51 and 53 West). Casper Strobel agt. Henry Naas and August Lohr	158 00
29 Madison av., s. w. cor. 66th st., 7 buildings. Jacob Biegler & Co. agt. Hugh Meehan and Thomas Keller, Jr.	7,500 00
23 Ninety-third st., s. s., 250 e. 4th av. Arnold & Co. agt. J. M. & E. W. Thorp and J. H. Benning	290 26
24 One Hundred and Sixteenth st. (Nos. 176 and 178 East). John Hughes agt. Kiersted & Smith	79 80
24 Same property. Same agt. same	40 00
11 Sheriff st., w. s. (Nos. 67 and 69). John Alexander agt. Joseph Leavy and Alex. McCue	16 52
11 Same property. Same agt. Thomas Cork and Alex. McCue	252 00
11 Same property. James McLoughlin agt. Joseph Leavy and A. McCue	325 50
23 Seventy-ninth st., s. s., 250 e. 10th av., 6 hs. Frank Jageman and Frank Weber agt. John McDermott and W. S. Alzer	223 00
28 Seventy-eighth st., n. s. (No. 343 East). (Continued to 1876.) Daly & Mead agt. Wm. E. Meade	515 40
28 Second av., w. s., 25 s. 54th st., 4 hs. Tooker, Arnold & Co. agt. J. F. Riley, Pe- ter Kiernan and M. Rinaldo	4,256 73
29 Same property. Robert Ormiston agt. same	1,770 00
29 Sixtieth st., n. s. (Nos. 171, 173 and 175 West). Michael Kelly agt. W. H. and Mary Al- drige	138 50
29 Sixty-eighth st., bet. East River and 1st av. (Street Lien.) Daniel Loonie agt. Edward Donnelly	120 50
24 Tenth av., w. s., bet. 151st and 152d st. Wil- liam Ross agt. Mathew Coggey	26 25
24 Thirty-eighth st. (Nos. 435, 437 and 439 West). Brune Mindermann agt. Martha Ruck	440 00
27 Tenth av., 25 n. 45th st. L. A. Dearing agt. Henry Naas and Mrs. Stafford	837 83
29 Third av. (No. 1,028), s. w. cor. 61st st. Cook & Radley agt. Daniel Walford and T. Horn	66 78

30 Grove st. (No. 74), s. s. William Mullon agt. E. C. Hagard and—Slocum	350 00
30 Madison av., s. w. cor. 66th st., 7 hs. Wa- trous & Wilson agt. Wanwosker & Noonan and Hugh Meehan and Aaron Van Volken- burg	1,832 91

KINGS COUNTY, N. Y.

Dec.	
27 Kosciusko st., n. s., 100 e. Marcy av., 20x100. W. H. Rushmore & Co. agt. William Uris and John Bunce	\$593 00
28 Ninth st. (No. 451), s. e. s., 132.10 s. e. 7th av., 20x100. Albro J. Newton agt. Benjamin and Frances Banks	350 89
24 Bushwick av., n. e. s., cor. Woodbine st., 100x80. John J. McCrum agt. Eva and John Fortune	800 00
27 Van Buren st., n. s., 200 e. Stuyvesant av., 50x100. Charles Schwenk agt. John Fa- gan	92 90
27 Broadway, s. s., bet. city line and G. P. Bloomer's, in New Lots. King & Adams agt. Chas. Horn and Elizabeth Furman	503 40
23 Madison st., n. s., 140 e. Patchen av., 59x100. John A. Sopher and W. J. Dawkins to Thomas A. and Kate Hall	220 00
29 Madison st., n. s., 154 w. Patchen av., 100x 100. James McCue agt. Thomas Hale	46 50
24 Twenty-second st. (No. 168), s. w. s., 75 s. e. 4th av. August Rucho agt. William Mat- thias and Ottelia Lennsen	27 00
24 Bushwick av., Boulevard, n. w. cor. Cedar st., 50.7x110.10x48.9x97.8. Anthony Wan- ner agt. Marius and Julia Lang	1,003 42
28 Jefferson st. (No. 712), s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNutt	22 50
27 Gates av., n. s., 100 w. Reed av., 20x100. W. H. Rushmore agt. William Uris and Wm. Schneider	500 00
28 Margaretta st., s. s., 140 e. Broadway, 20x 100. Alexander R. Robb agt. John and Mrs. Shannon	50 00
24 Prospect av., w. s., 336 n. Greenwood av., 100x150. Peter J. Heffron agt. William J. Nichols and the Trustees of School No. 3 of Flatbush	269 13
27 Willoughby av., n. s., 198 on Willoughby av. and 114 on Classon av. and running through to Graham st. H. F. and Wm. Burroughs and Marvin Cross agt. Angel & Blake, Wm. Doris, Chas. Collins, and the Convent of the Sisters of Mercy	227 95
27 Penn st., w. s. (No. 235), bet. Harrison av. and Marcy av. Vincent & Moore agt. Thomas H. Stanley and Hiram Williams	285 00

BUILDINGS.

PROJECTED, N. Y.

PLAN 809.—Lincoln av., w. s., 75 s. 135th st., one four-story brick tenement, 25.3x50; cost, \$6,000; owner, Patrick Kavanagh, Lincoln av., cor. 135th st.; architect, Edward Gustavson.	
PLAN 814.—Manhattan st., s. w. cor. New st., one three-story frame store and public hall, 16 and 49x 70; cost, \$3,000; owners, W. H. Barnes and G. H. Greene, 160 East 127th st. and 10th av. cor. 180th st.; architect, C. Baxter.	
PLAN 815.—Forty-third st., n. s., 175 e. 10th av., one four-story brown stone flat, 20x65; cost, \$13,000; owner, Samuel McMillen, 559 West 43d st.; architect, J. I. Howard; builder, Samuel McMillen.	
PLAN 816.—Sixth st., n. s., 200 w. Av. C, one four- story brick storage, 50x90.10; cost, \$9,000; owner, David Jones; architect, P. Tostevin; builders, Ra- bold & Tostevin.	
PLAN 817.—Forty-second st. (No. 210 West), one three-story brick and freestone dwelling, 20x62; cost, \$10,000; owner and architect, N. E. Cornwall; builder, Hugh Dolan.	
PLAN 818.—Fiftieth st. (Nos. 433 and 435 West). two four-story brick tenements, 25x48; cost, \$6,000; owner, James F. Smallen, 782 8th av.; builder, N. L. Demarest.	

PROJECTED, BROOKLYN.

BAINBRIDGE st. (No. 34), s. s., 320 from Yates av., one two-story frame dwelling, 20x35; owner, Samu- el Huxham; architect, J. W. Snedeker; builder, J. Dickinson.	
FULTON st., s. s., 40 e. Brooklyn av., one three- story brick store and tenements, 20x50; owner, B. T. Lynch, 391 Fulton st.; architect, Carl F. Eisen- ach.	
JEFFERSON st., s. s., 270 from Bushwick av., one two-story frame dwelling, 16x27; owner and ar- chitect, G. W. Snedeker; builder, J. Dickinson.	
LEONARD st., w. s., 40 from Nassau av., one three- story brick tenement, 20x45; owner and architect, J. Drodge.	

LYNCH ST., n. s., 100.8 e. Lee av., one two-story house; owner, Hugh M. Knight, 4th and 12th st.

NELSON ST., 80 from Smith st., six three-story brick tenements, 20x45; owner, Charles P. Baldwin, 119 Broadway, New York; architect, W. H. Morrell; builders, Donnelly & Co.

FIFTEENTH ST., s. s., 285 w. 7th av., three two-story frame dwellings, 16.8x36; owner, Lavinia E. Blott, 295 14th st.; builder, Benjamin Blott.

FIFTY-FIFTH ST., s. s., 300 e. 3d av., one two-story frame dwelling, 18x30; owner and architect, George W. Brandt, cor. 55th st. and 3d av.; builders, Fifth & Van Pelt.

GREEN AV. (No. 543), one three-story brown stone dwelling, 22x45; owner, John Gruman, 543 Green av.; builder, James W. Ternan.

SKILLMAN AV., s. w. cor. Ewen st., one three-story frame tenement, 25x28; owner, Catharine Pemberton, 129 Jackson st.; builder, E. Wade.

ALTERATIONS, N. Y.

Bowery (No. 65), walls from left shaft taken out. &c.; cost, \$300; owner, Geo. Ruckert; builder, Julius Poerschke.

Division st. (No. 27 $\frac{1}{2}$), front altered; cost, \$500; owner, E. Drucker; builder, Jas. Hamel.

East Broadway (No. 171), raised one story, interior alterations; cost, \$2,000; owner, Julius Rosenberg; architect, Edward Kenney.

Eighth av. (No. 291 and 293), one story to rear extension, interior alterations, &c.; cost, \$2,500; owner, William West.

Eleventh av. (No. 226), front altered; cost, \$200; lessee, Martin Becker Son & Co.

Forty-seventh st. (No. 138 West), raised one story, interior alterations; cost, \$2,000; owner, Louis Lowenstein; architect, J. B. Snook.

Thirty-second st. (No. 240 West), front altered; cost, \$200; owner, Charles Granewater; architect, &c., J. A. Miller.

Third av. (No. 419), extension, 4.8x50, front altered, &c.; cost, \$2,000; owner, William H. Morrison.

MISCELLANEOUS.

REVIEW OF THE REAL ESTATE MARKET.

The last week of 1875 differed in one particular from the preceding weeks of the year that it left all those interested in the Real Estate market in a more hopeful mood, looking forward to the new year with confidence and anticipating renewed activity. This revival is looked for at low prices, it is true; but, nevertheless, a healthier market is regarded as sure to follow the transactions of the year, which now has passed into history; while a year ago all was uncertainty, with abundant signs of coming disaster, no one daring to risk an opinion as to actual values. To-day, at least, there is positiveness about the Real Estate market that can only lead to better times. The time of deceit and false calculations has passed, and from all sides there are indications that outside investors will shortly make up their minds that the time to buy has at last arrived. Even the few sales which engaged the attention of auctioneers during the past week were accompanied by somewhat more of spirit, and the sale, especially of West Seventieth street lots, near Eighth avenue—a street not yet graded—was considered a slight improvement upon prices obtained two months previous. Mr. Harnett's sale, on the southwest corner of the same street and Eighth avenue, especially the street lots at \$8,000 and \$7,000, was also considered fair, when all the circumstances of the market are taken into consideration. True, in both instances the plaintiffs bought in the property, but there were bona fide bids of \$7,500 and \$6,750 for these street lots, and \$11,250 for the lot on the avenue, purchased by the plaintiff for \$12,000.

It has been noticed with satisfaction that of late the auctioneers have become quite explicit in their statements before offering property under foreclosure. This is as it should be, and no one then runs any risk in bidding at these sales. In this connection we call the attention of those interested in foreclosure sales to the decision of the Court of Appeals, printed in another column, bearing directly upon matters of great moment just now. It will be seen that the impression this decision had heretofore was entirely erroneous, and that, on the contrary, no buyer at a foreclosure sale need to accept anything but a good title.

BUREAU FOR THE COLLECTION OF ASSESSMENTS.

Assessment lists affecting property named below are now in the hands of the Board of Assessors for examination by parties interested.

The Commissioners of Estimate and Assessment in

the matter of the application relative to the opening of One Hundred and Tenth street, from Second avenue to Harlem River, give notice to all persons interested to present their objections at their office, Room 24, No. 57 Broadway, on or before Feb. 7, 1876. The limits embraced by the assessment are as follows:

Second av., e. s., 100.11 s. 110th st., running east to w. s. Av. A x north to 110th st. x west to 2d av. x south to beginning. Grading 148th st.

The Commissioners of Assessment appointed to assess the expenses of regulating and grading One Hundred and Forty-eighth street, from St. Ann's avenue to Mill Brook, will receive objections by parties interested at the office of Meyer Butzel, 93 Nassau street, on January 6, 1876.

THE WORKMANSHIP ON THE BUCKINGHAM HOTEL.

The completion of the Buckingham Hotel, on the corner of Fiftieth street and Fifth avenue, constitutes an event in the building trade of New York well worthy the attention of all readers of THE REAL ESTATE RECORD. Owners of property desirous of building can do no better than pay a visit to that hotel as it stands to-day, and examine the honest and thorough workmanship which has been bestowed upon the interior of this building, so that they may know what can be done in New York under proper supervision, and when work is entrusted to skillful hands. Of course the first credit belongs to Mr. George Kemp, the liberal owner, and his efficient assistant Mr. Jones, under whose personal superintendence this building has been brought to completion, fitted and furnished in a manner, so far as solidity is concerned, far surpassing any structure of the kind in the city. Put in order that our property owners may know who have done the work on this unique building, we will tell them who did the lion's share of the labor bestowed upon the interior fittings of the hotel.

The entire interior decoration and furnishing were entrusted to the Messrs. Marcotte & Co., of Union square, and they have acquitted themselves nobly of the great task. They have made the Buckingham unique in all its various appointments, and especially attractive to those who desire privacy, comfort and repose. The grand dining-room has been furnished by them, in the early Gothic style, in oak, relieved with inlays of moro wood and tracings of color on gold ground. The firm has aimed to be massive throughout in the form and color of their work, and they have recognized the honest principle of substantial ornamentation in all its various details. The side walls are hung with a rich embossed leather, in the manner of the old stamped hangings of baronial antiquity. The ladies' parlors, comprising three rooms, have been decorated in delicate shades of straw color, white, lilac, gray and gold, in the style of Louis XVI. The decoration of the vestibule, as well as the rooms just named, shows that elegance and taste have been secured, not mere gaudy ornamentation. Of course it is but natural that the selection of the carpets and the furpiture was also entrusted to this firm, and in the designs furnished by them, especially in the heavy Axminster carpets, they have carried that same principle of artistic taste which has guided all their operations through every nook and corner of the building. In connection with this we ought to state that the head of the firm of L. Marcotte & Co. is now in New York, and that the Paris house, at 15 Avenue De Villers, is the branch office. Their principal house is now in this city, where for years past they have worked themselves quietly and steadily to an eminence in their branch of trade not excelled by any other house. By reference to our own files it will be seen that the firm intends shortly to extend their Union square establishment through to Eighteenth street, in the rear, the plans of alteration having been recently approved by the Department of Buildings.

In passing along the first floor of the Buckingham one cannot help admiring the beautiful mantels of pure white statuary marble. All the mantels throughout the hotel, numbering about one hundred and fifty, have been furnished by A. Klaber, Esq., the owner of the extensive marble works in East Eighteenth street. And he may well be proud of the manner in which he has fulfilled his contract. The rooms fronting on Fiftieth street all contain double column white Italian vein mantels, while those towards Madison avenue are of single column. The marble for the furniture has also been prepared at Mr. Klaber's works. Particular attention must also be directed to the Italian white

vein tiles, and especially to the mosaic tiling furnished by Mr. Klaber for the vestibule on Fifth avenue and Fiftieth street. The purity of the marble is something that strikes the ordinary observer at once, showing that in this particular branch extraordinary care and artistic labor have been bestowed upon work that adds greatly to the beauty and solidity of the interior fittings of the hotel. Mr. Klaber points with satisfaction to his work at the Buckingham, as well as at the Windsor, and a visit to his works in Eighteenth street must convince owners and builders that there is nothing to be had in the shape of marble that Mr. Klaber cannot furnish to the satisfaction even of the most fastidious.

The well-known firm of Conover, Woolley & Co., 368 Canal street, has furnished the grates and fenders for the hotel, and they are in the very best of style, especially those in the parlors, where the comfortable, cosy surroundings are all in accord, not only with the mantels, but the exquisite designs of the grates. The number of grates furnished to the Buckingham by this firm reaches about one hundred and fifty, and it really appears as if all the leading houses in the country could not get along without the grates from Conover, Woolley & Co. No less than eight hundred grates have been placed by them in the Palace Hotel, at San Francisco; and the Windsor, the Rossmore and Grand Union Hotels, as well as the apartment houses the Altany and Saratoga, have been supplied by them.

The embossed glass at the Buckingham is the work of Joseph Cartisser, the well known glass ornamentor at the corner of Eighth avenue and Fourteenth street. His work throughout the hotel, from the entrance-door, where the word "Buckingham" is beautifully displayed, on to the dining-room and the entire building, shows conscientious labor throughout. Though the glass contains only ordinary designs, his entire work has been finished in accordance with the style of the house. Mr. Cartisser is virtually the originator of this embossing business in this country. Eighteen years ago he brought the art of embossing glass over with him from France, and by demonstrating that it is far superior to cut-glass, in so far as it can be made to represent better figures and show finer lines, he has succeeded in securing for himself the patronage of leading property owners and builders. Aside of the Buckingham, one only need to go through the Equitable Life Insurance Building, through the Clearing House, the Western Union Building, and the new Court House to see the beautiful work which Mr. Cartisser places before his customers.

The least showy, and, nevertheless, most important work at the Buckingham—we allude to the plumbing and gasfitting—has been skillfully attended to by Mr. Joseph A. Macdonald, the well-known plumber, of 296 Sixth avenue. Day after day he personally superintended the intricate work entrusted to his care, and everything pertaining to this department, from the cellar to the top of the building, has been conscientiously and honestly completed. There will be no escapes of gas, no bursted pipes in the work done by Mr. Macdonald, who has taken excessive care that the pipes, slops, faucets, cocks, and everything pertaining to his department are not only judiciously laid and fastened, but made of the very best material the market affords. The care he bestows on the iron (imported) lamps gracing the Fiftieth street entrance are alone sufficient evidence of the manner in which all his work is performed, as those property owners can also testify to who have given their contracts to Mr. Macdonald for a number of years.

The steam heating apparatus is the work of Bramhall, Deane & Co., well known to all of our readers. It is as perfect as the best hygienic skill could make it, and reflects great credit on that eminent firm. In place of carrying the steam up to the several rooms, the coils are concentrated in huge piles and inclosed in substantial brick-work. Pure cold air is brought in, and, after passing about the hot pipes, is conveyed to the rooms by Scotch vitrified tile pipes built in the heavy walls of the building. Each register has a separate pipe from one of the heating chambers. There is no possibility of the cellar air getting into the register pipes, and only the purest heated air can ascend.

After a thorough examination of this beautiful building, and descending into the main hall, the visitor cannot fail to admire the construction of the grand stairs of the hotel. They are the work of Messrs. C. Graham & Sons, whose heads and pedestals have only been recently noticed in these columns. Like all the rest of those who have contributed their share towards the work on the Buckingham Hotel, the Messrs. Graham need not be ashamed of having their stairs thoroughly examined by those who contemplate building.

BUSINESS CHANGES.

ASSIGNMENTS.—BENEFIT CREDITORS.

Barry, John... Assigned to Daniel Buckley.
Chippely, Henry J. } Assigned to Robert B. Gardner.
Collins, Joseph N. }
Dale, Eli G... Assigned to Samuel S. Dale.
Solinger, David... Assigned to Max L. Meyer.
McCleery, James G... Assigned to Matthew J. Wall.
Jackson, James S. } Assigned to Almadus Wilkinson.
Jackson, James H. }
Hess, John D... Assigned to Henry Welsh.

IN BANKRUPTCY.

Vogt, John H. } Referred to Register Dwight.
Diezel, George }
Mallary, William H. } Referred to Register Fitch.
Butterfield, Edwin L. }
Baxter, Archibald } Referred to Register Dayton.
Ralston, Duncan E. }

DISCHARGES.

Jessup, Stephen W.
Barnum, Joseph J.

ADVERTISED LEGAL SALES.

REERERS' SALES TO BE HELD AT THE EXCHANGE SALESROOM, 111 BROADWAY.

NEW YORK.

Madison av., s. w. cor. 77th st., 102.2x100, by Rich. V. Harnett. (Foreclos. sale.) Jan. 3
Ninth st., s. s., 181.5 w. 2d av., runs south 75 x west 42 x north 10 x east 21 x north 65 to s. s. Ninth st. x east 21, by E. A. Lawrence & Co. (Foreclos. sale.) Jan. 3
One Hundred and Sixteenth st., n. s., 260 w. 1st av., 100x100.11. (Foreclos. sale.) Jan. 3
One Hundred and Nineteenth st., s. s., 263 w. Av. A, 75x100.10. (Foreclos. sale.) Jan. 4
by E. H. Ludlow & Co. (Foreclos. sale.)
Home av., s. w. cor. 138th st., 100x150. (Foreclos. sale.) Jan. 4
Home av., n. w. cor. 137th st., 100x150. (Foreclos. sale.) Jan. 4
by James M. Miller. (Foreclos. sale.)
Third av., s. w. cor. 127th st., 49.11x100, by A. H. Muller. (Foreclos. sale.) Jan. 4
Seventeenth st., s. s., 80 w. 1st av., 20x46, by Howard W. Coates. (Foreclos. sale.) Jan. 4
Thirtieth st., s. s., 65 w. 2d av., 17.6x88.5, by E. A. Lawrence & Co. (Foreclos. sale.) Jan. 4
Thirty-sixth st., s. s., 375 w. 8th av., 100x98.9, by William Kennelly. (Foreclos. sale.) Jan. 4
One Hundred and Twentieth st., n. s., 138.4 w. 1st av., 16.8x100.11, by James M. Miller. (Foreclos. sale.) Jan. 4
Monroe st. (No. 9), 25x100, by James M. Miller. (Foreclos. sale.) Jan. 4
Clinton st., w. s., 200 n. Stanton st., 25x100, by Francis H. Davies. (Foreclos. sale.) Jan. 4
Willet st. (No. 57), 25x100, by James M. Miller. (Foreclos. sale.) Jan. 4
Thirty-sixth st., s. s., 375 w. 8th av., 100x98.9, by Wm. Kennelly. (Foreclos. sale.) Jan. 4
Eighteenth st., n. s., 215 w. Av. A, 25x99, by E. A. Lawrence & Co. (Foreclos. sale.) Jan. 4
Sixth av., w. s., 74.1 s. 24th st. runs w. 68 x north .01 x west 17 s. south 1 x west 40 x south 20.9 x 125 to w. s. north 24.8, by Rich. J. Garretson. (Foreclos. sale.) Jan. 5
Nichols pl., s. s., 183.4 w. Prescott av., runs s. w. 51 x southeast 202 to Prescott av. x east along Prescott av. 54.3 x northwest 230.5 to Nichols pl., by E. A. Lawrence & Co. (Foreclos. sale.) Jan. 5
Forty-fifth st., n. s., 260 w. 6th av., 20x100.5, by E. A. Lawrence & Co. (Foreclos. sale.) (Leasehold.) Jan. 5
Mulberry st. (Nos. 130 and 130 1/2), n. e. cor. Hester st., 75x25 (1/2 part), by Rich. V. Harnett. (Foreclos. sale.) Jan. 5
One Hundred and Thirty-ninth st., n. s., 100 e. 10th av., 150x99.11, by Howard W. Coates. (Foreclos. sale.) Jan. 6
Thirty-ninth st., s. s., 300 w. 10th av., 25x98.9, by Howard W. Coates. (Foreclos. sale.) Jan. 6
Forty-seventh st., n. s., 275 w. 2d av., 12.6x79.11, by E. H. Ludlow & Co. (Foreclos. sale.) Jan. 6
Plot bounded on south by Helen st. 175.3, east by Morrisania av., north by Ella st., west by Lewis st., by V. E. Stevenson, Jr. (Foreclos. sale.) Jan. 6
Boulevard, n. e. cor. 63d st., runs north 33.4 x again north 71.7 x east 75 x south 100.5 to 63d st. x west 58.3, by Steeles & Carter. (Foreclos. sale.) Jan. 6
Second av., w. s., 50.5 n. 45th st., 50x100, by Wm. Kennelly. (Foreclos. sale.) Jan. 7
Seventh av., e. s., 75.7 n. 42d st., runs e. 37.5 to Broadway x north 25.1 x west 30.5 to 7th av. x south 25, by James M. Miller. (Foreclos. sale.) Jan. 7
Ninth st., s. s., 158 w. Av. C, 25x96, by James M. Miller. (Foreclos. sale.) Jan. 7
Third st. (No. 300), 27.7x106, by Rich. V. Harnett. (Trustees' sale.) Jan. 7
Second av., s. e. cor. 94th st., runs south 50.8 x east 100 x south 50 x east 50 x north 100.8 to 94th st. x west 150, by A. J. Bleeker. (Foreclos. sale.) Jan. 7
Forty-sixth st. (No. 313 West), 22x100.5, by Hugh N. Camp. (Foreclos. sale.) Jan. 7
Eighty-sixth st., s. s., 266 e. 3d av., 34x102.2, by Rich. V. Harnett. (Foreclos. sale.) Jan. 7
Eighty-sixth st., s. s., 247 e. 3d av., 15x102.2, by Rich. V. Harnett. (Foreclos. sale.) Jan. 7
Eighty-third st., n. s., 241.8 e. 9th av., 16.8x102.2, by A. J. Bleeker. (Foreclos. sale.) Jan. 7
Thompson st. (No. 150) } Thompson st., e. s., 125
Laurens st. (No. 155) } s. Houston, runs
s. 20.4 x southeast 197.6 to w. s. Laurens;
Laurens st. x northeast 20.4 x northwest
197.6, by W. O. Hoffman. (Foreclos. sale.) Jan. 7
Thompson st. (No. 144) } Thompson st., e. s.,
Laurens st. (No. 149) } 181.1 s. Houston st.,
runs s. w. 20.4 x southeast 197.6 to Lau-
rens st. x northeast 20.4 x northwest 197.6, by
W. O. Hoffman. (Foreclos. sale.) Jan. 7

Thompson st. (No. 148) } Thompson st., e. s.,
Laurens st. (No. 153) } 140.4 s. Houston st.,
runs southwest 20.4 x southeast 197.6 to w. s.
Laurens st. x northeast 20.4 x northwest 197.6,
by W. O. Hoffman. (Foreclos. sale.) Jan. 7
Third av., e. s., 43.2 s. 83d st., 20x80, by M. A. J.
Lynch. (Foreclos. sale.) Jan. 8
Fifth av., n. e. cor. 61st st., 84.9x100, by Rich. V.
Harnett. (Foreclos. sale.) Jan. 8

BROOKLYN.

Portland av., e. s., 320 s. Hanson pl., 30x85, by
Geo. W. Dikeman (Ref.), at Commercial Ex-
change. (Foreclos. sale.) Jan. 3
Pacific st., n. s., 295.4 e. Carlton av., 19.6x84, by
L. Laffin Kellogg (Ref.), at 389 Fulton st. Jan. 3
Central av., s. w. cor. Ivy st., 40x100, by G. L.
Fox (Ref.), at 45 Broadway. (Foreclos. sale.) Jan. 5
Eighteenth st., n. s., 400 e. 10th av., 20x100.2, by
Francis T. Johnson (Ref.) at Court House. Jan. 6
Freeman st., n. s., 166.4 e. Oakland st., 22x100,
by Andrew J. Provost (Ref.), at Peck slip
Hotel. (Foreclos. sale.) Jan. 6
Third av., n. e. cor. 56th st., 100.2x325, by R. B.
Greenwood (Ref.), at Commercial Exchange. Jan. 6
Court st., n. e. cor. Wyckoff st., 18x90.9, by Rob-
ert Merchant (Ref.), at Cole & Murphy's. Jan. 7

RECORDED LEASES.

NEW YORK.

Broome st. (No. 159) PER YEAR.
Attorney st. (No. 43) }
Catharine Berg to Jacob Wall, 7 years \$600
Canal st. (No. 201), upper part. Wm. H. Lock-
wood to George Floyd, 5 years 1,100
Canal st. (No. 243), billiard saloon and tables.
Earle Brothers to Hiram Heulin, 3 years 2,200
East st., 62 n. Grand st., lumber yard. John
Garvey to W. A. Holmes & Co., 6 years and 9
months 1,200
"Fordham Restaurant," opposite 10th Judicial
District Court House. John B. Haskin to
Thomas Kearns, 15 years 750
Fulton st., 3d store w. from n. w. cor. Fulton
and William st. A. J. Kirwin to James M.
Montgomery, 5 years 4,500
Willet st. (No. 121), store floor. Jacob Luft to
Henry Liegel, 3 years 540
Fourteenth st., s. s., 375 e. 5th av., 25x103.3.
Mary S. Van Buren to Latimer Bailey and J.
H. Hinton (Exrs.), 21 years 2,000
Fifty-eighth st., s. s., 195 w. 3d av., frame build-
ing and furniture. Henry Weil to C. R. Gor-
rioitz, 1 year 340
Fifty-ninth st. (Nos. 237 and 239 East). R. New-
berger to William Wolff, 1 year 2,200
College av., s. e. cor. Fordham and Pelham av.,
35.6x100. John B. Haskin to Thomas Kearns,
15 years taxes and 350
First av. (No. 487), store floor. Selim Marks to
Adolph Becker, 5 years from Dec. 13, 1875. 720
First av. (Nos. 741, 745, 747, 749, 753, 755, 757, 759,
761), bet. 42d and 43d sts. Joseph B. Lichten-
stein to Michael Schwartz, 1 year from Jan 1,
1876. 4,200
Third av. (No. 45). Jacob Cohn to Gustav
Schneider, 3 years and 4 months. 2,550
Third av. (No. 708), store floor and basement and
3 rooms in second story. Fred. Wohlfort to
Geo. Ehrhardt, 5 years. 1,450
Third av. (No. 994), bet. 59th and 60th sts., store,
basement and first floor. Loring Hoffman to
Benj. Stearns, 5 years. 1,200
Tenth av., e. s., 60.5 n. 56th st., 20x80. Henry
Yeungs to Hugh Hardman, 1 year 443

FORECLOSURE SUITS.

NEW YORK.

One Hundred and Thirty-third st., n. s., 260 w.
7th av., 40x89.11. Esther Williams agt. Lewis
Hopner. Dec. 22
Fifty-third st., s. s., 150 w. 6th av., 75x100.5. Wil-
liam P. Earle agt. Cornelius J. Farley. Dec. 22
Seventieth st. and 4th av., n. e. cor., 105x75.5.
Ezra T. Gale agt. Terence Farley. Dec. 22
Eighty-fourth st., s. s., 100 w. 11th av., 100x102.2.
Alvin J. Johnson agt. George Bainton. Dec. 23
Madison av. and 71st st., n. e. cor., 100x102.2.
James Lenox agt. William Lalor. Dec. 23
Seventy-first st., n. s., 100 e. Madison av., 100x
102.2. Same agt. same. Dec. 23
Seventy-first st., n. s., 200 e. Madison av., 100x
102.2. Same agt. same. Dec. 23
Seventy-first st., n. s., 300 e. Madison av., 100x
102.2. Same agt. same. Dec. 23
Seventy-second st., s. s., 300 e. Madison av., 100x
102.2. Same agt. same. Dec. 23
Seventy-second st., s. s., 200 e. Madison av., 100x
102.2. Same agt. same. Dec. 23
Seventy-second st., s. s., 100 e. Madison av., 100x
102.2. Same agt. same. Dec. 23
Madison av., e. s., 102.2 n. 71st st., 102.2x100.
Same agt. same. Dec. 23
Forty-third st., s. s., 140 e. 10th av., 20x100.5.
Julia Whitechurch agt. T. Corwin Gittinger. Dec. 23
Same property. Same agt. same. Dec. 23
Fifteenth st., n. s., 245.6 e. Av. A, 25x103.3. Mer-
ritt Trimble (Exr., etc.) agt. Henry Krause. Dec. 23
Eighteenth st., n. s., 135 e. 6th av., 25x92. Ste-
phen S. Hoe agt. Justus Coope. Dec. 23
One Hundred and Twenty-fifth st., n. s., 80 e. 3d
av., 25x99.11. Emmeline Scarff agt. D. C.
Deadly. Dec. 23
Baxter st., e. s. (Nos. 33, 35, 35 1/2, 37, 37 1/2, 39 and
39 1/2). Rosine Lynch (Exr., etc.) agt. Samuel
Crump. Dec. 23

Ninety-seventh st., n. s., 275 w. 11th av., 25x
100.11. Arctic Fire Insurance Co. agt. Abraham
Maize, Jr. Dec. 24
Ninety-seventh st., n. s., 300 w. 11th av., 25x
100.11. Same agt. Wm. H. Maize. Dec. 24
St. Nicholas av., w. s., 50.7 s. 41st st., 50.8x
121.8. Newton W. Hoff (Trustee, &c.) agt.
Charles Sullivan. Dec. 24
St. Nicholas av., w. s., 364.7 s. 41st st., 50.8x
143.9. Same agt. same. Dec. 24
Fifty-fifth st., n. s., 375 w. 6th av., 50x100.5.
Leander Stone agt. Elias Kahn. Dec. 24
Delancey st., n. s., 75 e. Pitt st., 27x100. Phillip
J. Seiter agt. Isidor Falk. Dec. 24
Fifteenth st., n. s., 245.6 e. Av. A, 25x103.3.
Henry Krause agt. Henry Jacoby. Dec. 27
Boulevard, e. s. (see Mort. Lib. 998, p. 549).
John D. Lemingwell agt. Lewis J. Phillips. Dec. 27
Ninety-third st., n. s., 180 e. 3rd av., 20x100.8 1/2.
Anton Christian agt. James Dowd. Dec. 27
One Hundred and Twenty-second st., s. s., 275
w. Av. A, 16.8x100.11. John B. Haskin agt.
George Meyer. Dec. 27
Seventy-fourth st., s. s., 150 e. 5th av., 22x102.2.
Adolph Heilbrun agt. Patrick Fox. Dec. 28
Eighty-first st., s. s., 160 w. 4th av., 20x102.2.
Manhattan Life Ins. Co. agt. John McCool. Dec. 28
Fifth av. and 86th st., s. e. cor., 25.8x100. New
York Life Ins. Co. agt. George Hoffman. Dec. 28
Eighty-third st., n. s., 625 e. 5th av., 25x102.2.
Samuel Faale agt. Michael Reardon. Dec. 28
Second av., w. s., 80.4 n. 55th st., 20x66. Henry
Siebert agt. Moses Stern. Dec. 28
One Hundred and Sixth and 107th sts., 3d and
Lexington av. August Belmont agt. Thomas
J. Creamer. Dec. 28
Second av., w. s., 50.5 n. 45th st., 50x100. John
Warnsdorfer agt. Isaac M. Lichtenstein. Dec. 28
Fifteenth st., n. s., 245.6 e. Av. A, 25x103.3. Henry
Crane agt. Wolf Aaron. Dec. 28
Eighty-sixth st., s. s., 192 w. 2d av., 43x102.2.
Eighty-fifth st., n. s., 192 w. 2d av., 43x102.2.
Lemuel B. Clark agt. Jeremiah Brown. Dec. 28
Eighty-sixth st., s. s., 100 w. 2d av., 90x102.2.
Eighty-fifth st., n. s., 100 w. 2d av., 92x102.2.
Same agt. same. Dec. 28
Fifth av., e. s., 62.2 n. 84th st., 20x125. Mutual
Life Insurance Company agt. Benjamin J. H.
Trask. Dec. 29
Fifth av., e. s., 42.2 n. 84th st., 20x125. Same agt.
same. Dec. 29
Fifth av., e. s., 32.2 n. 84th st., 20x125. Same agt.
same. Dec. 29
Lexington av., w. s., 82.11 s. 71st st., 17.6x60.
Josiah E. Davey agt. Harriett Read. Dec. 29
Fifty-fourth st. and 9th av., s. w. cor., 25.1x80.
Francis Blessing agt. John Reilly. Dec. 29
Thirty-sixth st., n. s., 75 e. 7th av., 20x98.9. Lew-
is Curtis (Exr.) agt. Abraham Brown. Dec. 30
Forty-fifth st., s. s., 240 e. 6th av., 20x100.5. Wm.
H. Macy (Exr.) agt. Homer Franklin. Dec. 30
Thirtieth st. and 1st av., s. e. cor., 74x100. Anne
A. Morss agt. Alfred Russell. Dec. 30
Avenue A and 74th st., n. e. cor., 22.10x98. Eliz-
abeth Clarke agt. Patrick McKenna. Dec. 30
One Hundred and Seventeenth st., s. s., 175 e.
4th av., 20x100.11. William Demuth agt. Meyer
Goodkind. Dec. 30
One Hundred and Seventeenth st., s. s., 195 e.
4th av., 20x100.11. Same agt. same. Dec. 30
Eighty-fourth st., s. s., 415 w. 8th av., 20x102.2.
Mary Buhler agt. James H. Havens. Dec. 30
Macdougall st., w. s., 50.5 8th st., 25x102.11. Mina
Simon agt. Kaufman Simon. Dec. 30
Fifty-fourth st., s. s., 100 w. 8th av., 25x175.6 1/2.
Irving Savings Institution agt. Thos. Dicke. Dec. 30
Tenth av., w. s., 49.5 s. 35th st., 24.8x100. Sarah
M. Rawlinson agt. John Cody. Dec. 30

LIS PENDENS.

KINGS COUNTY, N. Y.

Dean st., n. s., 312.6 e. New York av., 37.6x114.5.
The Brooklyn Life Insurance Company agt.
John J. Lowden. Dec. 21
Butler st., n. s., 200 e. Hoyt st. (Nos. 119, 121,
123, 125, 127, 129). 100x100. Dec. 21
Butler st., n. s., 125 e. Hoyt st., 50x100. Dec. 21
Valentine G. Hall agt. Anson M. Stratton. Dec. 21
Union st., n. s., 192.3 e. 5th av., 100x95. Char-
lotte A. Ayres agt. Henry T. McCown. Dec. 21
Bushwick av., w. s., 94.11 s. Troutman st., runs
w. 61.6 x south 35.5 to Myrtle av. x east 50 x
north 45.10 x northeast 20.10 to Bushwick av.
x west 25.6. Henrietta Adams agt. Christian
Kraft. Dec. 21
Lafayette av., s. s., 183.4 w. Nostrand av., 16.8x
100. William Mackin agt. Margaret A. Cronk-
right. Dec. 21
Monroe st., s. s., 220 w. Ralph av., 20x100. Gil-
bert Thompson agt. Samuel Sweet. Dec. 21
Smith st., e. s., 98 s. President st., 19.6x77.4x
19.6x78.2. George Bliss agt. Helen M. Mor-
gan. Dec. 22
Smith st., e. s., 58.10 s. President st., 19.7x
73.10x19.6x74.8. Charles S. Parnell agt. Helen
M. Morgan. Dec. 22
Smith st., e. s., 117.6 s. President st., 19.8x76.6x
19.8x77.4. Same agt. same. Dec. 22
Smith st., e. s., 137.2 s. President st., 19.7x75.8x
19.7x76.6. Same agt. same. Dec. 22
Degraw st., n. s., 242.9 w. Bond st., 17.9x100.
Emma T. Kernaghan agt. William Burrows. Dec. 23
Myrtle av., s. s., 222.7 e. Yates av., 21x100.
David Bergen agt. William H. Gardner. Dec. 23
Putnam av., n. s., 100 w. Tompkins av., 25x100.
John P. D. Angus agt. Cath. C. Frederick. Dec. 23
Bedford av., w. s., 600 n. Park av., 18.9x90.
George Mahon agt. Jessie M. Balthaus. Dec. 23

Smith st. e. s., 50 s. Debevoise st., 25x75, also being No. 80 Humboldt. Caroline Bertina agt. Michael Bertina.....	Dec. 23
Boerum st. s. s., 50 e. Lorimer st., 25x100. The German Savings Bank, Brooklyn, agt. Magdalena Pfundstein.....	Dec. 24
Nostrand av., w. s., 20 s. Putnam av., 20x100 William Sudlum agt. Ida B. Roberts.....	Dec. 24
Bedford av., w. s., 80 n. Penn st., 20x75. William H. Fry agt. Frederick C. Vrooman.....	Dec. 24
Albany av., n. e. cor. Herkimer st., 20x100. Adrian De Bevois agt. Allen H. Beebe.....	Dec. 24

LEGAL NOTICES.

FABRI & CHAUNCEY.—WE, ERNESTO G. FABRI, Frederick Chauncey, Egisto P. Fabri, George J. Foster, Charles V. Riley, John Knower, Augustus C. Richards, Henry Chauncey, Joseph W. Alsop, Henry S. Prevost and John W. Cater, being desirous of forming a Limited Partnership for the transaction of the mercantile business hereinafter described, under and pursuant to the provisions of the Laws of the State of New York in that behalf provided, and especially of the provisions of Article First of Title First of Chapter Fourth of Part Second of the Revised Statutes of the State of New York, entitled "Of Limited Partnerships," and of the Acts of the Legislature of said State additional thereto or amendatory thereof, for the purposes aforesaid, and in pursuance of said laws, do make and sign and acknowledge this certificate, and do hereby certify, as follows:

First—The name of firm under which such partnership is to be carried on is "FABRI & CHAUNCEY."
 Second—The general nature of the business intended to be transacted by such partnership is the general Shipping and Commission business; and the principal place of business of the said copartnership is the City, County, and State of New York.

Third—The names of all the general and special partners interested in such partnership are Ernesto G. Fabri, Frederick Chauncey, Egisto P. Fabri, George J. Foster, Charles V. Riley, John Knower, Augustus C. Richards, Henry Chauncey, Joseph W. Alsop, Henry S. Prevost and John W. Cater.

The general partners are the said Ernesto G. Fabri and Frederick Chauncey, who severally reside in the City of New York, in the State of New York; and the special partners are the said Egisto P. Fabri, George J. Foster, Charles V. Riley, John Knower, Augustus C. Richards, Henry Chauncey and Joseph W. Alsop, who severally reside in the City of New York, in the State of New York, and Henry S. Prevost, who resides at the city of Lima, in Peru, in South America, and John W. Cater, who resides in London, England.

Fourth—The amount of capital which each special partner has contributed to the common stock, is as follows:

- Egisto P. Fabri has so contributed one hundred thousand dollars (\$100,000).
- George J. Foster has so contributed one hundred thousand dollars (\$100,000).
- John Knower has so contributed seventy-five thousand dollars (\$75,000).
- Augustus C. Richards has so contributed seventy-five thousand dollars (\$75,000).
- Joseph W. Alsop has so contributed seventy-five thousand dollars (\$75,000).
- Henry S. Prevost has so contributed seventy-five thousand dollars (\$75,000).
- Henry Chauncey has so contributed fifty thousand dollars (\$50,000).
- Charles V. Riley has so contributed fifty thousand dollars (\$50,000).
- John W. Cater has so contributed two hundred thousand dollars (\$200,000).

Fifth—The period at which such partnership is to commence is the first day of January, in the year one thousand eight hundred and seventy-six, and the period at which it will terminate is the thirty-first day of December, in the year one thousand eight hundred and seventy-eight.

In witness whereof, we severally make and sign this certificate this twenty-ninth day of December, in the year one thousand eight hundred and seventy-five.

(Signed)

- ERNESTO G. FABRI.
- FREDK. CHAUNCEY.
- EGISTO P. FABRI.
- GEO. J. FOSTER.
- CHARLES V. RILEY.
- JOHN KNOWER.
- A. C. RICHARDS.
- HENRY CHAUNCEY.
- By Jos. W. ALSOP, Atty.
- JOS. W. ALSOP.
- HENRY S. PREVOST.
- By Jos. W. ALSOP, Atty.
- JOHN W. CATER.
- By Jos. W. ALSOP, Atty.

STATE OF NEW YORK, CITY AND COUNTY OF NEW YORK, ss.:

Be it known that, on this twenty-ninth day of December, in the year 1875, at the City of New York, before me personally came Ernesto G. Fabri, Frederick Chauncey, Egisto P. Fabri, George J. Foster, Charles V. Riley, John Knower and Joseph W. Alsop, all known to me to be the same persons described in, and who signed and executed the foregoing certificate, and they severally acknowledged to me that they had made and signed and executed the same, and for the purposes therein mentioned; and at the same time before me personally came Joseph W. Alsop, the attorney of Henry Chauncey, Henry S. Prevost and John W. Cater, known to me to be the individual described in, and who, as such attorney, executed the foregoing certificate, and acknowledged that he executed the same as the act and deed of Henry Chauncey, therein described, and for the purposes therein mentioned, by virtue of a power of attorney duly executed by the said Henry

Chauncey, bearing date the eighteenth day of November, one thousand eight hundred and seventy-five, and that he executed the same as the act and deed of Henry S. Prevost, therein described, and for the purposes therein mentioned, by virtue of a power of attorney duly executed by the said Henry S. Prevost, bearing date the third day of November, one thousand eight hundred and seventy-five, and that he executed the same as the act and deed of John W. Cater, therein described, and for the purposes therein mentioned, by virtue of a power of attorney duly executed by the said John W. Cater, bearing date the fifteenth day of November, one thousand eight hundred and seventy-five.

In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year first hereinabove written.

H. M. HAIGH (90),
 [Seal.] Notary Public N. Y. Co.

CITY AND COUNTY OF NEW YORK, ss.:

On this 30th day of December, in the year 1875, at the City of New York, before me personally appeared Augustus C. Richards, known to me to be the same person described in and who executed the foregoing certificate, and acknowledged to me that he had made and signed and executed the same, and for the purposes therein mentioned.

H. M. HAIGH,
 Notary Public N. Y. Co.

NOTICE IS HEREBY GIVEN BY THE subscribers that, in pursuance of the provisions of the Statutes of the State of New York, regulating limited partnerships, they have renewed and continued for the term of three years from the thirty-first day of December, eighteen hundred and seventy-five, the limited partnership heretofore formed by them in pursuance of said Statutes, under the firm name of HOWLAND & ASPINWALL, and which by its terms was to commence on the thirty-first day of December, one thousand eight hundred and seventy, and to terminate on the thirty-first day of December, one thousand eight hundred and seventy-five.

That the name or firm under which such renewed and continued partnership is to be conducted is HOWLAND & ASPINWALL; the general nature of the business intended to be transacted is commercial, mercantile and commission business; the names of all the general and special partners interested therein are Lloyd Aspinwall and Gardiner G. Howland, both of whom reside in the City of New York, who are the general partners, and Meredith Howland, who resides in the City of New York, who is the special partner; the amount of capital which the said Meredith Howland, the special partner, has contributed to the common stock of said limited partnership so renewed and continued is One Hundred Thousand Dollars, which has been actually and in good faith paid in cash; such contribution and payment of the special partner was made at the commencement of said original copartnership, and no part of the sum so contributed by the special partner has been withdrawn by him or paid or transferred to him in the shape of dividends, profits or otherwise, but such amount, remaining invested in the said limited partnership, is contributed by the special partner as capital to the common stock of said renewed and continued co-partnership. The said renewal and continuance of said partnership is to commence on the thirty-first day of December, eighteen hundred and seventy-five, and will terminate on the thirty-first day of December, eighteen hundred and seventy-eight.

Dated New York, Dec. 31, 1875.
 LLOYD ASPINWALL,
 GARDINER G. HOWLAND, } General Partners.
 MEREDITH HOWLAND, Special Partner.

FAY, HAZEN AND COMPANY.—THE undersigned, desirous of forming a limited partnership under the Laws and Statutes of the State of New York, do hereby certify:

First—That the name or firm under which such partnership is to be conducted is FAY, HAZEN AND COMPANY.

Second—The general nature of the business to be transacted by such partnership is the buying, selling, and dealing in Dry Goods, in what is commonly known as the Dry Goods jobbing business.

Third—The names and respective places of residence of all the general partners and of the Special partner interested in said partnership are as follows: The general partners are Edmund B. Fay, residing in Brooklyn, N. Y.; Horace C. Hazen, residing in Brooklyn, N. Y.; Albert G. Ellis, residing in the City of New York; Gustavus D. Julien, residing in Brooklyn, N. Y.; Daniel C. Curran, residing in the City of New York; John Hamilton, Jr., residing in the City of New York; William H. Wilson, residing in the City of New York; John C. Lay, residing in Rahway, N. J.; Solomon H. Martin, residing in Brooklyn, N. Y.; and the name of the special partner is Hugh M. Curran, residing in Brooklyn, N. Y.

Fourth—The said Hugh M. Curran, the Special partner, has contributed as capital to the common stock the sum of Fifty Thousand Dollars.

Fifth—The period at which the said partnership is to commence is the first day of January, in the year eighteen hundred and seventy-six, and the period at which the said partnership will terminate will be the thirty-first day of December, in the year eighteen hundred and seventy-eight.

In witness our hands to this certificate on the thirtieth day of December, in the year eighteen hundred and seventy-five.

- EDMUND B. FAY.
- HORACE C. HAZEN.
- ALBERT G. ELLIS.
- GUSTAVUS D. JULIEN.
- DANIEL C. CURRAN.
- JOHN HAMILTON, JR.
- WM. H. WILSON.
- JOHN C. LAY.
- S. H. MARLIN.
- HUGH M. CURRAN.

MARKETS.

In the pervading flat condition of affairs throughout the entire commercial community, it would be difficult to find any one line of specialties showing a greater absence of vitality than building materials proper. Indeed, since the commencement of this journal, no year has closed upon markets so thoroughly prostrate in a general way as those of 1875. Looking back over the past season, we find that all the leading articles enumerated from week to week in our columns have been slowly, but surely shrinking in value even during periods which had heretofore been considered as the most stimulating, and that even the sudden close of navigation and the shutting-off of supplies has failed thus far to afford a basis for any positive improvement. A sort of dry rot, in short, has been gradually eating away the support of war prices, and the cost of building material, though about the last to succumb of all leading articles of merchandise, appears finally to have reached somewhere in the vicinity of hard-pan. In the transition a number of dealers have been compelled to step down and out, and a great many have been badly scorched; but this was inevitable, and we think, as a whole, the Trade have passed through the ordeal in a manner reflecting well upon their business tact and general financial condition. The most successful operators have been those who, instead of sitting idle and bewailing the bad state of affairs, were on the constant lookout for business, and kept stocks moving on every opportunity. Always accepting a fair profit, frequently selling at about cost, and occasionally a trifle less, there has certainly been no remarkably attractive margins; yet those who failed to adopt this policy are still looking at their stocks, with the evidence plain that they must pocket the loss of the entire shrinkage, with the additional expense of carrying. The aggregate of supplies accumulated here is not large by any means, but is well assorted, and could satisfy a fair outlet. In fact, a scarcity of stock has at no time been complained of during the past year, but rather an abundance, and, in many cases, the surplus of previous reckless productions has added weight to the depressing influences, though we think not altogether to the extent generally supposed. Any kind of a fair, steady demand would have exhausted many of the offerings, unless facilities for replacing were better than we know of, and it is a well established fact that buyers have remained quiet in a large number of cases more through a want of use for goods than because they considered the cost as high. We do not wish to be classed among those who consider the fall in values as unnecessary or unavoidable—indeed, our feelings are quite to the contrary—but write as above simply in evidence of two salient features developed during the year. First, we find that production has in nearly all cases overlapped consumption, and not only is the present surplus to be disposed of, but in future the two controlling elements—production and consumption—must be more judiciously gauged to each other. Second, the spirit of general speculation forcing illegitimate values upon goods, through the aid of combined capital, has been pretty thoroughly banished; and the close economy of buyers, both as to cost of supplies, and in calculating prospective wants, has and will continue to afford a marked contrast to the reckless and extravagant mode of conducting affairs—to which many of our business men have allied themselves for years.

So much for the past and present. As to the future, we do not propose to venture into any positive predictions just now. We have for some time, through our editorial columns, been showing up many of the besetting evils under which real estate has staggered, and if all or even a portion of the load can be removed, and capital again find sufficient confidence to commence the improvement of property, there is every reason to suppose that material will recover a healthy and cheerful tone. Performance values have receded to a point nearly or quite equal to ante-war rates, and through causes as set forth above are not likely to react, while with a corresponding reduction in labor, and trade union and strike leaders apparently gone in search of "fields and pastures new," building operations can certainly be conducted very low, comparatively. Whether a profitable return can be obtained on cost, however, is another question subject to so many contingencies of the future, near-by and distant, that we simply prefer to adopt the policy of most of the Trade, and quietly await developments with as much cheerfulness and hope as the circumstances will admit.

BRICKS.—Since our last the market for hards has been somewhat irregular, with the gain in favor of the

seller. As before noted, the offering was very closely cleaned up, leaving the market for several days almost bare of stock; and when buyers came forward, the one or two cargoes available excited so much competition an advance was simply a matter of course, and sales reached \$6.50 for bay brick, with \$7 afterwards asked, though not positively paid, that we could learn of. The addition to value, however, and the more open weather, drew out stock from several points, and quite a fair amount came down river towards the close of the week, causing a shading off on bids, and rendering exact values somewhat nominal. Thus far the supplies from the "Bay" have not been seriously interfered with by the ice; but we understand the shipments to be in the main from sources compelled to realize, the larger and stronger holders carrying stocks. No sales have come to hand that we could learn of. There is an absence of offering thus far from Long Island; but, with the prospect of higher prices here, one or two manufacturers were in town "looking around," and if an advance is fully established it is likely they will send in some stock. Fronts have been dull for the week, but in a general way are wanted, and at full figures. We quote: Pale, $\frac{3}{4}$ M, \$3.00; Jersey, \$5.50@6; Long Island, \$6; Up-river, \$5.00@6; Haverstraw Bay, \$6@6.50; Fronts, Croton—brown, \$11@12; dark, \$12@13; red, \$13@14; Philadelphia, \$28@30; Baltimore, \$46@52. Yard prices, delivery included, \$2@3 higher.

COMPARATIVE PRICES, JAN. 1.

	1873.	1874.	1875.	1876.
Pale.....	\$6.00@	\$4.00@	4.50@	\$3.00@ 3.50@
Long Island...	@	@	7.00@	8.00@
New Jersey...	9.50@10.50	@	6.25@	6.50 4.50@ 6.00
North River...	12.00@	6.25@ 8.75	6.50@ 8.00	4.50@ 6.50
Croton Fronts.	12.00@16.00	14.00@17.00	12.00@14.00	11.00@14.00
Phila. Fronts...	40.00@45.00	28.50@33.50	28.00@32.00	28.00@30.00
Balt. Fronts...	@	150.00@53.00	50.00@58.00	46.00@52.00

CEMENT.—For the week demand has been light, and in the main confined to parcels from yard. There is said to be a little stock still afloat in first hands, but it is very sparingly offered, and mostly held for a higher figure. Exact rates, however, are a matter of some doubt, and we quote on a wide range of 1.25@1.40, according to brand, quantity, etc., with even higher claimed in some cases. During the past year no general combination of manufacturers has taken place, and the result was favorable to the buying interest. After some irregular fluctuations, the rate settled down to \$1.20 for the top—a figure placed upon a few of the leading brands, and tenaciously adhered to up to the period when the ice closed the "crack" and put a stop to further deliveries. In the meantime, however, some first-rate stock was available at \$1.15, with now and then a drop to \$1.10, on open offerings, and, in a quiet way, even a shade easier. Sales were also made as low as \$1 per bbl to a considerable extent, but said to be of inferior quality. The general local consumption has been reduced, but the shipping movement to the Eastward, etc., was fair. On foreign there is a reduction in cost of 75c @ \$1 per bbl as compared with one year ago, and also a falling-off in the demand. The shrinkage in the call, however, has been only in proportion to that on other materials, and this class of goods seems to be thoroughly in favor for many classes of work to which it has been found simply impossible to adopt the domestic. Importers have managed with such care as to prevent any great accumulation of supplies during the year, but could always order out by cable on short notice. Lately there was a little more at hand than could readily be disposed of, and sales ex-ship were made at inside figures. We quote from pier and yard, and according to brand, as follows: Portland, \$3.50@4; Roman, \$3.50@4; Keene, \$3@3.50 for coarse, and \$12@12.50 for fine; Martins, \$7@7.50 for coarse, and \$11@11.50 for fine.

COMPARATIVE PRICES, JAN. 1.

	1874.	1875.	1876.
Rosendale, per bbl.	\$1.75@	\$1.30@	\$1.25@ 1.40
English, per bbl...	5.25@5.75	4.25@4.50	3.50@4.00
Roman, per bbl...	5.00@5.50	4.00@4.50	3.50@4.00

DOORS, SASH AND BLINDS.—In common with all other kinds of merchandise, the articles covered by our heading have been subject to the gradual shrinking process during the past year. Manufacturers have from necessity and policy followed the gradual reduction in the cost of material and labor until prices reached an unusually low level; but since about early Fall there has been no great variation. The city trade has amounted to almost nothing; indeed, at times, came to a complete standstill; not so much because buyers objected to cost, as to the fact that goods were not wanted. Exporters have been buying a little at various times, but seldom until called upon by positive orders, as the foreign markets afforded very doubtful encouragement for free shipments. Sellers, however, who have kept their eyes open and watched all opportunities for placing stock, and at the same time made rates attractive, were enabled to do a pretty good trade throughout the open season with various points in New Jersey and other near-by domestic outlets. The call was of a pretty general character, though a noticeable feature was the large distribution of hot-bed sash. The general Southern inquiry has been very fair, and in proof of the old adage "This an ill wind that blows nobody good," the terrible cyclones at Galveston and Indiana destroyed a large amount of property in the line of the articles upon which we are writing, and which was mostly replaced from this point. Stocks have at no time been excessive, but frequently pretty full, as the necessity for retaining the services of skilled workmen kept the production going, when, under ordinary circumstances, it would have been very materially curtailed or shut off altogether. The feeling appears to be at present that values now ruling are pretty near hard-pan and white. The scrutiny of credits frequently gives a first-class buyer an advantage, and especially so for cash. No further very decided reductions are predicted. In short, the leading manufacturers know that they can sell fairly out of town at quotations,

and are reasonably confident that the demand will improve at an early day.

DRAIN AND SEWER PIPE.—Local consumption has required very little stock, but a fair shipping trade has been done, especially to suburban towns; and, though values were necessarily kept low, manufacturers managed to keep production going. A nominal sort of value has prevailed, buyers with prompt cash or assured credit getting much better terms than those who were at all shabby.

FIRE BRICK.—There is not much to say for this market. Foreign grades have sold fairly, of late a little more freely, and rule about steady at quotations. American have shown no great amount of animation and few salient features. Manufacturers ask about former rates, and as a rule gauge the production closely to the consumption.

FOREIGN WOODS.—For the week there has been nothing doing worthy of note. During the year the general market has participated to a very decided extent in the prevailing dull condition of commercial affairs, and as a rule importers have been quite discouraged. At times cedar has done very well, and would even advance in cost on small supplies, but subsequent arrivals would be pretty sure to carry values back again. Lignumvita has held its own fairly. Mahogany and rosewood, however, were in a very unsettled condition, and could seldom be sold unless offered on very attractive terms, with the quality running fine. Extravagant expenditure in the fitting-up of dwellings and offices, and a reduced sale of furniture and cabinet work generally, have greatly interfered with the market for fancy woods.

HAIR.—Matters, as usual, on this market are more or less cloudy, and it seems difficult to get at any very close quotation. About 18@21c. per bushel respectively for cattle and goat are named as approximating figures, but must be looked upon as merely nominal. During the year some sales have been made under pressure to realize at a remarkably low figure, and we know of stocks to-day in jobbers' hands, bought for prompt cash, which, at the above rates, will net about three hundred per cent. profit.

GLASS.—The inquiry for French window is moderate and mainly of a jobbing character, with no particularly new features to advise. Discounts remain at 50 and 5@50 and 7½ per cent. For American the market also shows a quiet tone, with plenty of stock available for the present outlet. Prices are somewhat unsettled, the credit of buyers having much to do with the fixing of cost, but the average discount may be placed at about 60 and 15 and 5 per cent. The year's business has been only fair.

HARDWARE.—The demand from all quarters just now is extremely limited, and we hear of no business doing except in the way of ordinary mail orders, etc. Stocks are moderate, as usual at this season, but will be gradually replenished as spring approaches. Values, as a rule, still seem to favor the buyer. The reduction on strap and T hinges noted in our last has been adopted by all the leading manufacturers. Boynton's Lightning Cut cross saws are reduced to 50 per cent. discount; one man do., 40 and 5; buck, patent X bar frames, \$8.50 per doz.; billet webs, \$5.70 net; Boynton's patent saw sets, \$12 per doz., 30 and 5@40 per cent. discount; do. cant files, for his lightning saws, 5-inch, \$2.25 net, and 10-inch, \$4.20 net; and ordinary files, \$5 to 6 currency, less 20 and 5 per cent. The revision on wrought butts is as follows: Bright iron—narrow and table, discount 30 and 5 per cent; loose pin (reversible), discount 30 and 5 per cent; loose joint, 40 and 5 per cent. Patent faced iron, bright and smooth—narrow, discount 20 and 5 per cent.; light narrow, discount 20 and 5 per cent.; light inside blind, discount 40 and 5 per cent.

LATH.—The ruling position of the market is almost a counterpart of the corresponding period last year, except in the matter of price, and that is rather lower. The supply is very small, the arrivals composed mainly of parcels previously sold, and a few buyers are quite anxious to secure stock, with a probability that \$1.65 would be paid, though we have not heard that better than \$1.60 is established by actual sale up to the writing of this report. There has been no violent fluctuation during the year, but the sales will average lower than last year, and mostly in the neighborhood of \$1.45@1.50, from which there has been a slow recovery to present figures. It is claimed that the reduction in the cost of lath was not in proportion to the decline on lumber; but receivers have managed supplies judiciously, and held the position about as above noted. There is nothing piled out here, in first hands, and the jobbing dealers generally are scantily supplied.

COMPARATIVE PRICES JAN. 1.

	Cargo Rate.	Yard Rate.
1866, Eastern, per M.....	\$5.00	@
1867, Eastern, per M.....	3.25	@
1868, Eastern, per M.....	3.00	@
1869, Eastern, per M.....	3.00	\$3.25 @3.50
1870, Eastern, per M.....	2.50	2.75 @3.12½
1871, Eastern, per M.....	3.00	3.12½@3.25
1872, Eastern, per M.....	3.50	3.62½@3.75
1873, Eastern, per M.....	2.60	2.72 @2.85
1874, Eastern, per M.....	2.12	2.35 @
1875, Eastern, per M.....	2.05	2.30 @
1876, Eastern, per M.....	1.60@1.65	1.85 @2.00

LIME.—For the week the movement has been extremely light, both from first and second hands, and no really new features are developed. Such call as prevails is met in the main from the accumulation of State, and at the figures of the advance lately noted, at which the position may be called firm. Very little stock is at present due from the Eastward, and receivers anticipate no difficulty in placing the cargoes as they arrive at this season of the year. We quote State at \$1 per bbl. for common, \$1.50 do. for finishing; Rockland, \$1 per bbl. for common, \$1.50 do. for finishing. Yard prices, delivery included, 25c. per bbl. additional. The year is closing upon a market that has shown few

redeeming features for a twelvemonth, a slow, dragging and unsatisfactory trade being a characteristic feature. Prices, too, have ruled low, and apparently void of buoyancy, even during the busiest seasons, while the recovery since the close of navigation has not been very great. The figures reached on the downward scale were a little lower than last year, State common touching 75c. and Rockland \$1, with these rates remaining current for a more protracted period. There has also been a further material falling-off in the amount consumed, a leading authority estimating the reduction at close on to 215,000 bbls. A noticeable feature of the year has been the consolidation under one control of the Rockland companies and the Joint Lime Company of Glens Falls, in this State. By this combination it is claimed that, without detracting at all from the advantages of the consumer, the interests of the producers have been greatly protected, simply by preventing too large a manufacture. The kiln capacity is very largely in excess of that required, and had it been used to its full extent, or even started up partially on every little appearance of a scarcity in supplies, it can well be imagined how disastrous the result would have been on the past year's markets. State lime outside the combination has been going very well and keeping closely sold up throughout, the sudden close of navigation catching the two leading companies—the Bald Mountain and Keenan—without stock and many orders unfilled. The agent of one of the above companies places their joint receipts for the year at 350,000 bbls., and says that productive capacity must be increased next year. A large amount of State lime found a good market through the near-by Eastern States during the fall, the shipments from the kilns being made by rail.

COMPARATIVE PRICES JAN. 1.

	Com.	Fin.	Com.	Fin.
	pr bbl.	pr bbl.	pr bbl.	pr bbl.
1865.....	\$1 25	\$1 75	1 30@	\$1 65@
1866.....	1 70	1 75	1 35@	1 75@
1867.....	1 70	2 20	1 50@	1 75@
1868.....	1 50	1 85	1 74.	1 00@1 10
1869.....	1 60	2 00	1 75.	1 00@1 75
1870.....	1 50	1 50	1 87.	1 00@

LUMBER.—There has been scarcely any positive demand during the past week, and the business transacted was not only small, but had to a certain extent to be forced. Very fresh supplies, however, are coming forward just now, and the general accumulation of stock in first hands is not sufficiently weighty to exert a decidedly depressing influence. Dealers who sell to the export trade in one or two cases seem to have an idea that both the South American and West India calls will increase somewhat soon after the opening of the new year. But just now exporters' wants are very light. At most of the points of production and distribution the interesting subject of the moment is the endeavor to solve the problem of the probable cut this winter. The general tendency is to favor a full total of logs, but the more conservative want a little more information from the camps before they come to any conclusion. It is stated that several Buffalo firms intend fixing \$12 as inside limit on hemlock and bind themselves to sell no lower. Better not enter into any such arrangement, gentlemen. Those who do the largest and most remunerative business nowadays are entirely independent of all combination, and refrain from sitting down on stocks to await doubtful high rates, but keep things moving by accepting all fair bids, even though an odd lot may now and then be parted with at a loss.

Eastern spruce may be called steady, the small supply enabling receivers, by judicious management, to obtain about former rates. The demand, however, does not amount to much for either randoms or specials, and it would be difficult to increase business to any extent, except at a concession. We quote at \$12@14 per M for randoms, ordinary to fine; and \$15 for choice, and from the last rate, as a bid, up to \$17 asked for specials.

White pine quiet and worth about former rates. Holders showing steadiness in the absence of any additions to the supply. There is thought to be indications that shippers will have a few orders to fill within a week or so, and some domestic call for box boards is also calculated upon. We quote at \$20 per M for shippers, 10-inch and upwards; \$17@18 do. for do., 10 and 12-inch; and \$15@16 for box, 8 and 12-inch.

Yellow pine continues in slow and doubtful demand, and receivers do not appear particularly well pleased with the position. This is particularly the case with flooring boards, the wants of the market having been over-estimated, and an accumulation of stock at this season causing some trouble. About former rates asked, but values are a little nominal. Timber does not come forward to any extent unless ordered, and then commands about steady rates. We quote random cargoes at \$18@20 per M; ordered cargoes, \$22@24 do.; green flooring boards, \$22@24 do.; and dry do. do., \$25@26 do. Cargoes at the South, \$14@16 per M.

Hardwoods are not plenty, and the few lots arriving find a fair market at former rates. The demand, however, lacks vitality, and choice black walnut is about the only really kind wanted. We quote: Wholesale values by car load at about \$75@80 per M for the finest walnut; \$50@60 do. for common do.; \$38@40 do. for ash; \$38@40 do. for whitewood; \$38@40 do. for oak; and \$55@60 for cherry.

At the yards business has been about at a stand, beyond a local jobbing distribution, and there is not much to say for the market. Dealers are pretty much all deeply engaged in setting things in order for the close of the year, and for the moment have no news to communicate. The amount of stock on hand is fair, possibly a trifle larger than supposed at the close of navigation, but most of it of good and attractive quality. The general range of prices is without alteration.

From various sources we compile the following clippings in regard to the probable log crop the present winter. It will be seen that the majority predict a sup-

ply fully equal to last year, and some even look for an increase.

Lumbering operations on the Muskegon and tributary streams are being pushed forward with greater vigor for this season of the year.

The prospect for quite extensive logging operations this winter are on the increase.—Venona (Mich.) Herald.

Last season "b rot timber" furnished the pretext for extensive operations; but now, without any pretext whatever, it seems probable that, in some sections at least, the folly of continuing the overstock of lumber will be repeated.

There is no doubt that there will be a very considerable reduction in the amount of logs put in the coming winter.

The probabilities are that but a small amount of lumbering will be done in this county the coming winter.

Several of our most prominent lumbermen have a large stock of old logs on hand.—Caseville Advertiser.

The Alpena Argus says there will probably be from 60,000,000 to 70,000,000 feet of logs put in in that locality this winter, and that there are 20,000,000 feet left over.

It is said that the supply of laborers in the North Woods exceeds the demand, and that many are working for their board.

It has been generally supposed that, in consequence of the prevailing low prices of lumber for the past two or three seasons, little would be done in the logging line the coming winter; but we are pleased to state that it looms up about as large as heretofore.—Ludington Appeal.

METALS.—COPPER.—Ingot in quite limited demand and somewhat unsettled, though the offering of stock is not very liberal.

We quote: Yellow metal sheathing, 21@22c.; do. bolts, 23@25c.; do. nails, 21@22c.; braziers' copper, ordinary sizes, over 16oz. per square foot, 31c.;

sheathing copper, over 12oz. per square foot, 30c.; bolt copper, 31c.; old copper, 16@20c., as to quality.

IRON.—Scotch pig arriving slowly, and stocks held for full former rates, but demand quite moderate.

AMERICAN PIG.—American pig selling only moderately, and values a little nominal, though there is not much strength shown, and the supply is freely offered.

LEAD.—Foreign iron in moderate supply, but not much wanted, and remains nominal at 7@7 1/2c. gold.

DOMESTIC.—Domestic remains quiet at 5 1/2@6c. gold. Roman manufactures of lead are dull and nominally unchanged.

PIPE.—Pipe, 9c., and sheet, 9 1/2c., less the usual discount to the trade.

TIN.—Pig still on the downward turn under a full and increasing stock, and no demand to speak of.

CLINCH NAILS.—At the recent reduction of cost most manufacturers are disposed to show a little more steadiness.

OILS.—The market remains quite firm on all grades, and supplies sparingly offered, holders gaining confidence in view of the small additions expected for some time to come.

Linseed, crushers', per gal., in bbls. 87c. @— 79@80c. 64@65c.

Linseed, boiled and refined, in bbls. 91c. @— 85@86c. 70@72c.

PAINTS.—There has been a little call for stock in a jobbing way, making a very good aggregate of business for the season.

PITCH.—The reduced cost does not increase the demand, and business continues to draw along in a slow, unsatisfactory manner.

SPIRITS TURPENTINE.—The demand has been a trifle better, the advices from the South more encouraging, and the market improved somewhat.

TAR.—A slow, uncertain demand prevailed, with the movement mostly in retail lots.

PLASTER PARIS.—There has been nothing doing to speak of during the week, and the general market remains much the same as last recorded.

Table with 4 columns: Year, Lump, White, Lump, Blue, Calc'd City. Rows for years 1870-1876.

SLATE.—Business has been spasmodic during the year, but on the whole fair, the market, however, developing no decidedly new features.

STONE.—The market is, to a great extent, merely nominal at the moment, no business doing, and dealers being engaged in preparing price-lists for next season.

MARKET QUOTATIONS.

Table with 2 columns: Item, Price. Includes ERICK, CARGO Afloat, and various goods.

FRONTS.—Croton-Brown, 11 @ \$12 00; Croton-Dark, 12 00@ 13 00; Croton-Red, 13 00@ 14 00.

CEMENT.—Rosendale, 15 @ \$1 20; Portland, 3 50@ 4 00; Roman, 3 50@ 4 00; Keene's coarse, 8 00@ 8 50; Keene's fine, 12 00@ 12 50.

Table with 3 columns: Size, 1 1/2 inch thick, 1 1/2 inch thick, 1 1/2 inch thick. Rows for sizes 3.6 x 6.6 to 3.0 x 8.0.

Table with 3 columns: Size, 1 1/2 Platu, 1 1/2 C. C., 1 1/2 C. C. Rows for sizes 7 x 9 to 12 x 20.

C. C. means counted checked—plowed and bored for weights. For second quality doors, deduct 15c. per door.

Table with 2 columns: Item, Price. Includes FOREIGN WOODS and CEDAR.

Table with 4 columns: Item, Price, Item, Price. Includes Cuba, Mexican, Florida, and comparative prices for 1874 and 1875.

Table with 4 columns: Item, Price, Item, Price. Includes MAHOGANY, ROSEWOOD, and DRAIN AND SEWER PIPE.

Table with 4 columns: Item, Price, Item, Price. Includes BENDS AND ELBOWS, FIRE BRICK, and LIME.

Table with 4 columns: Item, Price, Item, Price. Includes GLASS, FRENCH WINDOW, and DOUBLE THICK.

Table with 4 columns: Item, Price, Item, Price. Includes SIZES ABOVE, AMERICAN WINDOW, and DOUBLE THICK.

Table with 4 columns: Item, Price, Item, Price. Includes GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

Table with 4 columns: Item, Price, Item, Price. Includes 3-16 Fluted plate, 1/2 Fluted plate, 1/4 Fluted plate, 1/4 Rough plate, 1/2 Rough plate.