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Communications should be addressed to

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Nos. 345 AND 347 BROADWAY.

PROPERTIES FORECLOSED BY INSTITUTIONS.

Since the panic of 1873 there has been great evasion practised by institutions with reference to the condition of defaulted mortgages, and there has also been culpable negligence and unwarrantable leniency exercised in the matter of the foreclosure of mortgages. A common subterfuge practised by institutions has been to retain among sound assets mortgages that were really in hopeless default. Neglect and leniency in regard to foreclosures have involved both mortgagor and mortgagee in needless and aggravated calamity. Under the impression that it was in the power of these institutions to buoy up and support inflated values of real estate, the policy has been adopted and pursued by some of them for nearly four years of making excessive loans upon mortgage, and of adopting the mildest kind of treatment with defaulting mortgagors. Probably, underlying this policy was a latent hope or belief that real estate values would rally and become finally re-established at or near the plane of former rates. The utter failure of these expectations, and the enormous depreciation which has actually taken place in real estate values during the past four years, have not only bankrupted the makers of doubtful and insecure mortgages, but also thrown upon the institutions a vast amount of property, the corporate liens on which have been greatly increased by arrearages of interest and taxes as well as exaggerated legal fees and expenses. If these same properties had been brought to an earlier foreclosure and sale, the chances are that purchasers might have been found for them at better prices than can be realized to-day. At all events, the institutions would have been relieved from the addition to their claims in the shape of accrued interest and taxes, and in all likelihood would have been spared the necessity of assuming the ownership of so many blocks of real estate. The knowledge that many foreclosures were being delayed and kept back deterred private capitalists from entering the exchange sales room. The absence of outside support, and the gradually increasing volume of foreclosure sales, have had the effect of severely and unduly depressing the real estate market.

We have taken the trouble to collate and tabulate all the conveyances under foreclosure that have been made to institutions during the past three years, and present them in this number as an index to the results of corporate management during the past decade, as well as a directory as to the ownership of this vast body of real estate, and the data from which to determine the question as to how soon this swollen stream of foreclosure suits by institutions may be ex-

pected to dry up and disappear. A careful study of this list will afford instructive information as to the past management and future prospects of small and great financial institutions:

MUTUAL LIFE INS. CO.
1875.

Cedar st (No. 141), n. s. 40.4 e Washington st, 29.6 x 54. June 1. \$5,000
11th av and 175th st, runs along middle line of 11th av, 188.5 to lands of New York Juvenile Asylum by northwest about 165 to land of W. McDonald x south 202 to middle line of 175th st x east 150 West New av, beginning at a point in middle line of 175th st, where it is intersected by New av, runs north along New av 100 x east 140 x south x 100 x west 140. July 6. 8,643

1876.

140th st, s. s. 325 w Grand Boulevard, 150x99.11. 20,000
140th st, s. s. 475 w Grand Boulevard, runs west to high water mark, Hudson river x north 99.11. Jan. 21. 20,500
Cedar st (No. 141), n. s. 40.4 e Washington st, 29.6 x 54. Sold. nom
39th st, s. s. between 10th av and Hudson River, with water wharf and pier rights. May 2. nom
4th av, e. s. 53 n 18th st, 78x150. April 12. 10,000
6th st, s. s. 300 e 10th av, 50x100.4. }
6th st, s. s. 125 e 10th av, 150x100.4. } May 20. 20,350
10th av, e. s. 25.1 s 67th st, 25.1x100.
16th st, s. s. 300 e 10th av, 25x100. Sold. 3,000
114th st, s. s. 520 w 3d av, 17.11x100.11. Aug. 30. 4,000
76th st, s. s. 93 e Madison av, 25x102.3. } Sep. 30. 5,000
77th st, s. s. 120 e Madison av, 25x102.3. }
77th st, s. s. 120 e Madison av, 25x102.2. } Sep. 30. 3,300
5th av, e. s. 75.8 n 115th st, 25.3x100. Sept. 26. 4,000
5th av, e. s. 100.11 n 115th st, 25.3x100. Sept. 26. 3,000
5th av, e. s. 126.2 n 115th st, 25.3x100, excepting triangular off n e cor. Sep. 26. 3,000
114th st, n. s. 520 w 3d av, 17.11x100.11. Sold. 4,500
Mulberry st (No. 125), e. s. 125 s Bayard st, 25x 92.9. Nov. 13. 10,000
63d st (No. 348), s. s. 150 w 1st av, 25x100.5. 10,000
5th av, e. s. 50.5 n 100th st, 50x100. Nov. 3. 10,000

1877.

11th av, n e cor 95th st, 201.5 to 96 st. x 650. 79,000
8th av, n e cor 125th st, runs north 75 x east 100 x north 24.11 x east 25 x south 98.11 to 125th st x west 125. March 27. 1,000
77th st, s. s. 93 e Madison av, 50x102.2. } Sold. 16,500
76th st, s. s. 93 e Madison av, 50x102.2. }
49th st, n. s. 95 e Madison av, 25x100.5. 22,000
6th st, n. s. 100 e 11th av, 25x100.5. April 28. 8,100
60th st, n. s. 125 e 11th av, 25x100.5. April 28. 8,500
84th st, n. s. 100 e 11th av, 166 to Boulevard x north 204.10 to 85th st, x west 180.10 x south 201.4. Nov. 13. 50,750
60th st, n. s. 200.1 e 11th av, 24.11x100.5. June 26. 8,600
11th av, s e cor 60th st, 50.4x100. Sold. 9,542
Amity st (Nos. 31 Amity and 223 Greene sts), n w cor Greene st, runs west 25 x north 92.8 x west 25 x north 10 x west 37.6 x north 10 x east 87.6 to Greene st x south 112.8. Sold. 25,500
14th st, n. s. 88 w Av C, 250x103.3. } Aug. 28. 24,025
13th st, n. s. 88 w Av C, 250x103.3. }
Broadway (No. 940), e. s. 82.2 n 21st st, 20.1x 123.11x19.4x118.6. Oct. 2. 53,500
5th av, n. s. 96.0, e. s. 82.2 n 84th st, 20x125, also right of way through carriage way adj. on rear. July 27. 43,000
10th av, e. s. 94.3 n 137th st, runs east 633.11 x southwest and south 471.9, crossing 136th st to land late J. Lorillard x northwest 739.6 to 10th av x north 380.6 to beginning. Oct. 29. 56,500
Crosby st (Nos. 74 and 76), w s, 72.3 n Spring st, 41.11x50. }
Crosby st (No. 78), w s, 114.2 n Spring st, 25.2x 99.10. } 25,000
Spring st (No. 81), n. s. 24.7 w Crosby st, 25.5x 73.5. }
3d av (Nos. 1925 and 1927), n e cor 106th st, 75.7 x 110. Nov. 12. 7,500
Jay st (Nos. 16 and 18), s. s. about 100 e Greenwich st, 50x87.6. Nov. 15. 14,000
64th st, n. s. 175 w 11th av, runs north 100.5 x west 82.1 to Hudson River Railroad, x south 104.3 to 64th st x east 54.4. Dec. 13. 8,000
134th st, s. s. 150 w 8th av, 50x99.11. } Nov. 15. 3,000
133d st, n. s. 175 w 8th av, 25x99.11. }

NEW YORK LIFE INSURANCE COMPANY.

1875.

122d st, n. s. 80 e 2d av, thence east along street 21.5 x northeast 12.5 x north 91.5 x east 71.6 x northwest 127.3 to 123d st, x west 23.4 x south 201.10 to beginning. July 21. \$900
2d av, e. s. bet 122d and 123d sts, 200.10x80. 33,500
119th st, s. s. 228 e Av A, 20x100.10. Sept. 23. 10,900
2d av, n e cor 122d st, 100.11x80 }
2d av, e. s. cor 123d st, 100.11x80 } Aug. 12. Sold. 134,000

1876.
59th st, n. s. 325 e 11th av, 25x100. May 25. 8,600
113th st, n. s. 260 e 2d av, 20x100.11. March 31. 1,800
117th st, s. s. 375 e 2d av, 50x100.11. May 26. 11,000
1st av, w. s. 80.10 s 116th st, 20x70. May 26. 7,200
34th st, s. s. 225 w 2d av, 110x88. May 27. 30,200
4th av, w. s. 40 n 132d st, 20x75. July 14. 6,600
4th av, w. s. 80 n 132d st, 19.11x75. July 14. 6,500
5th av, e. s. 75.8 s 89th st, 25x102. July 7. 15,000
5th av, e. s. 80.8 s 88th st, 25x102. July 7. 15,000
56th st, s. s. 74.6 w 6th av, 25.6x100.5, also strip on e. s. of lot commencing 25.5 s 56th st, 4.6x 75. Aug. 12. 22,270
63d st, n. s. 95 w Madison av, 25x100.5. Aug. 12. 11,750
91st st, s. s. 100 e 5th av, 25x100.5. Aug. 10. 6,400
5th av, s e cor 91st st, 25.8x100. Aug. 12. 15,000
5th av, e. s. 25.8 s 91st st, 25x100. Aug. 12. 13,000
5th av, e. s. 50.8 s 91st st, 25x100. Aug. 12. 13,000
5th av, e. s. 75.8 s 91st st, 25x100. Aug. 10. 13,000
Mott st, e. s. 75.8 s Houston st, 25x86.10. Oct. 9. 13,000
Mott st, e. s. 100.8 s Houston st, 25x81.3. Oct. 9. 10,000
Mott st, e. s. 125.8 s Houston st, 25x87.1. Oct. 9. 13,500
82d st, s. s. 169.6 w 6th av, 16.6x102.2. Oct. 13. 2,400
74th st, s. s. 175 e 2d av, 25x102.2. Oct. 31. 10,400
93d st, n. s. 330 w 4th av, 70x100.8. Sept. 24. 10,200
117th st, s. s. 173 e Av A, 25x100.10. Nov. 1. 4,000
133d st, s. s. 95 w 4th av, 20x99.11. Aug. 18. 8,500
5th av, n e cor 65th st, 25.5x100. Sept. 24. 26,400
5th av, e. s. 29.9 n 61st st, 25.1x100. Nov. 6. 26,000
4th av, w. s. 40 s 133d st, 20x75. Dec. 9. 4,000
4th av, w. s. 60 s 133d st, 20x75. Dec. 9. 4,000
4th av, w. s. 80 s 133d st, 19.11x75. Dec. 9. 4,000

1877.
26th st, r. s. 73 w 9th av, 14.6x98.9. Feb. 17. 6,350
120th st, n. s. 255 e 3d av, 20x100. Feb. 21. 5,000
Madison av, s w cor 73d st, 102.2x99.10 }
Madison av, n w cor 72d st, 102.2x100. } All liens
59th st, n. s. 200 e 11th av, 25x100. April 11. 11,000
59th st, n. s. 225 e 11th av, 25x100. April 11. 11,000
64th st, s. s. 45 w Madison av, 25x100. Feb. 24. 12,000
64th st, s. s. 70 w Madison av, 25x100. Feb. 24. 12,000
76th st, s. s. 105 e 3d av, 25x102.2. April 10. 8,000
119th st, n. s. 263 e Av A, 20x100. April 10. 9,550
120th st, n. s. 195 e 3d av, 20x100.10. April 10. 6,100
120th st, n. s. 215 e 3d av, 20x100.10. April 10. 6,100
125th st, s. s. 75 e 1st av, 25x100.10. April 10. 6,400
127th st, s. s. 191.3 e 6th av, 18.9x99.11. April 10. 8,000
1st av, e. s. 25.10 s 125th st, 25x75. March 31. 4,500
1st av, e. s. 50.10 s 125th st, 25x75. March 31. 3,000
2d av, e. s. 140.11 n 113th st, 20x80. April 10. 3,000
3d av, s e cor 105th st, 25.2x74. April 10. 14,000
3d av, e. s. 50.5 s 105th st, 25.3x74. April 16. 12,000
3d av, e. s. 25.2 s 105th st, 25.3x74. April 16. 12,000
3d av, e. s. 75.8 s 105th st, 25.3x74. April 16. 12,000
3d av, s e cor 105th st, 100.9x74. Feb. 13, taxes. 68,000
5th av, e. s. cor 86th st, 25.8x100. April 11. 23,000
120th st, n. s. 235 e 3d av, 20x100.10. 5,300
122d st, n. s. 125 w 1st av, 25x100.11. 4,000
122d st, n. s. 150 w 1st av, 25x100.11. 4,000
2d av, n e cor 122d st, 80x100.11. All liens. 1,500
5th av, s e cor 87th st, 25.2x102. April 16. 24,000
5th av, e. s. 25.2 s 87th st, 25.2x102. April 16. 19,000
5th av, e. s. 50.2 s 87th st, 25x102.2. April 16. 18,100
Madison av, w. s. 62.2 n 63d st, 40x94.11. April 26. 15,100
116 st, n. s. 74 e 1st av, 20x86. May 7. nom
53d st, n. s. 100 e 5th av, 25x100.5. June 8. 48,500
58th st, s. s. 105 e Lexington av, 20x100.5. 10,025
34th st, s. s. 258.4 w 8th av, 16.8x98.9. Aug. 6. 12,000
74th st, s. s. 200 e 2d av, 25x102.2. Aug. 3. 8,000
122d st, n. s. 100 w 1st av, 25x100.11. July 26. 4,300
113th st, n. s. 166 e 2d av, 20x100.11. Aug. 15. 3,000
58th st (No. 138), s. s. 105 e Lexington av, 20x100.5 10,000
113th st, n. s. 181 e 2d av, 20x100.11. Aug. 15. 3,000
111th st, n. s. 201.6 w Av A, 38.10x100.11. }
112th st, n. s. 184.8 w Av A, 20.10x100.11. } 31,000
113th st, n. s. 161.10 w Av A, 41.8x100.11. }
113th st, s. s. 226.4 w Av A, 20.10x100.11. }
111th st (Nos. 425 and 427), 38.10x100.11 }
112th st (No. 437), 20.10x100.11. } all liens.
113th st (No. 436), 20.10x100.11. } Sep. 3. 26,000
113th st (No. 430), 20.10x100.11. }
69th st, n. s. 185 e 4th av, 20x100.5. Sep. 7. 17,000
1st av, e. s. 56.9 s 118th st, 18.11x75. Sep. 6. 6,000
Madison av, w. s. 42.2 s 85th st, 60x70. 15,000
124th st, s. s. 118.6 w 1st av, 18x100.11. Sep. 29. 7,000
74th st, n. s. 260 e 3d av, 25x102. Oct. 24. 9,450
76th st, s. s. 130 e 3d av, Dec. 12. 13,000

GERMANIA LIFE INS. CO.

1875.
39th st, s. s. 225 w 10th av, 25x88.9. June 10. \$11,500
39th st, s. s. 375 w 10th av, 25x88.9. July 1. 12,250
62d st, n. s. 252 e 2d av, 17x100.5. Sold. July 31. 5,500

1876.
39th st, s. s. 375 w 10th av, 25x88.9. Sold. Mar. 2. 12,250
39th st, s. s. 200 w 10th av, 25x88.9. March 11. 11,750
Beekman pl, e. s. 120.5 n 50th st, 20x100. Apr. 28. 11,000
57th st, n. s. 75 e 10th av, 20x100.5. May 26. 10,000
57th st, n. s. 55 e 10th av, 20x100.5. May 26. 10,000
39th st, s. s. 150 w 10th av, 25x88.9. Aug. 9. 7,600
124th st, n. s. 207 w 2d av, 20x100.11. Aug. 9. 9,200
Av A, e. s. 32.9 s 8th st, 16.1x81. Sept. 25. 8,000
29th st, s. s. 275 w 10th av, 25x88.9. Oct. 9. 100
78th st, s. s. 194 w Av A, 16.8x102.2. Oct. 14. 8,000

Table listing real estate transactions with columns for address, date, and price.

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Table listing real estate transactions with columns for address, date, and price.

CHARTER OAK LIFE INS. CO.

Table listing real estate transactions under Charter Oak Life Insurance Company.

EQUITABLE LIFE ASSURANCE SOCIETY.

Table listing real estate transactions under Equitable Life Assurance Society.

1876.

Table listing real estate transactions for the year 1876.

1877.

Table listing real estate transactions for the year 1877.

GLOBE MUTUAL LIFE INS. CO.

Table listing real estate transactions under Globe Mutual Life Insurance Company.

1876.

Table listing real estate transactions for the year 1876.

1877.

Table listing real estate transactions for the year 1877.

HOMEOPATHIC MUTUAL LIFE INS. CO.

Table listing real estate transactions under Homeopathic Mutual Life Insurance Company.

KNICKERBOCKER LIFE INS. CO.

Table listing real estate transactions under Knickerbocker Life Insurance Company.

MANHATTAN LIFE INS. CO.

Table listing real estate transactions under Manhattan Life Insurance Company.

1876.

Table listing real estate transactions for the year 1876.

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UNIVERSAL LIFE INS. CO.

Table listing real estate transactions under Universal Life Insurance Company.

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Table listing real estate transactions for the year 1876.

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Table listing real estate transactions for the year 1876.

Table listing property transactions including 'to 10th av. x south 49.11, to point of begin-ning. July 13' and 'GERMAN SAVINGS BANK. 1875.' with various addresses and prices.

Table listing property transactions including 'UNION DIME SAVINGS INSTITUTION. 1876.' and 'EAST RIVER NAT. BANK. 1876.' with various addresses and prices.

Table listing property transactions including 'CITIZENS SAVINGS BANK. 1876.' and 'GREENWICH SAVINGS BANK. 1877.' with various addresses and prices.

Table listing property transactions including 'METROPOLITAN SAVINGS BANK. 1877.' and 'STAR FIRE INS. CO. 1876.' with various addresses and prices.

Table listing property transactions including 'TOWNSEND SAVINGS BANK, NEW HAVEN, CONN. 1876.' and 'SIXPENNY SAVINGS BANK. 1875.' with various addresses and prices.

Table listing property transactions including 'MIDDLETOWN NAT. BANK. 1877.' and 'MANUFACTURERS' AND MERCHANTS' BANK. 1877.' with various addresses and prices.

Table listing property transactions including 'MANUFACTURERS' AND MERCHANTS' BANK. 1877.' and '107th st, s s, 113 e 1st av, 40x100.11, also lease-hold as follows:' with various addresses and prices.

Table listing property transactions including '107th st, s s, 113 e 1st av, 40x100.11, also lease-hold as follows:' and 'Also land under water, Harlem River, as follows:' with various addresses and prices.

Table listing property transactions including '57th st, n s, 95 e 10th av, 20x100.5. May 1 Sold. 14,700' and other entries.

Table titled 'LIST OF PROPERTY BOUGHT IN UNDER FORECLOSURE BY VARIOUS INSTITUTIONS DURING THE YEARS 1875, 1876 AND 1877.' listing various properties and their values.

Table listing property transactions including 'Willett st (No. 49), w s, 44.8 n Delancey st, 20.1x88. Nov. 18' and '12th st (No. 61 E), n s, 99.10 e Broadway, 35x28.5x27.8x19.3.'

Table listing property transactions including 'Locust av n w cor Prospect st, 100x100, 24th Ward.' and 'Prospect av, n s, 76x150x92x150.5, 24th Ward.'

Table listing property transactions including '51st st, n s, 375 w 11th av, 25x100.5. Aug. 8' and '53d st, n s, 105 e 7th av, 70x100.5. June 22.'

Table listing property transactions including 'Bleecker st, e s, 37.5 s Cornelia st, 15.8x66.' and 'Clinton st (No. 17), w s, 175 n Stanton st, 25x100.'

Table listing property transactions including '6th st, s s, 100 e 10th av, 100x100.5. May 25' and '70th st, s s, 150 w 8th av, 25x100.5. June 9.'

Table listing property transactions including '10th av, s e cor 73d st, 102.2x100. Dec. 7' and '10th av, s e cor 73d st, 102.2x100. Dec. 7.'

GOOD MORTGAGE LOANS.

We have had occasion to say so much lately about bad mortgage loans, that we are afraid our readers may conclude that we are disposed to be prejudiced or hypochondriacal on this subject. But, in truth, there has been a wide field for remark, and many bitter and irresistible provocatives of criticism.

1877. This company is recognized as one of the best managed and most reliable institutions in the country. The wisdom displayed in that difficult branch of investment, to wit: Mortgage loans, fully justifies the confidence reposed in this sterling institution.

The common excuse offered by reckless and inexperienced managers is that gilt-edged mortgages are scarce and hard to be secured. If, however, they will establish a reputation for accepting none but the most approved applications and couple this with proper concessions and facilities in negotiation, there will be no further occasion to lament over such scarcity or to cast about for vain and idle excuses for placing trust funds in doubtful investments.

Table listing property transactions including '40th st (No. 18 W.), s s, 283.6 w 5th av, 18x98.9' and '40th st (No. 16 W.), s s, 280 w 5th av, 22.6x98.9.'

Table listing property transactions including '45th st, n s, 399 w 5th av, 20x100.5. Feb. 5' and '91 74-100 acres, Fordham, part Rose Hill Farm, 60,000.'

Table listing property transactions including '38th st, n s, 150 e 5th av, 37.6x197.6 to 39th st' and '6th av, w s, 75.2 n 53d st, 25x100. Aug. 23.'

Table listing property transactions including 'Bowery, e s, 71.1 s 1st st, 23.4x100x23.9x83.2' and '46th st, n s, 125 w 6th av, 25x65.7x25x67.3.'

Table listing property transactions including '8th av, w s, 20.5 n 51st st, 80x50. Jan. 21' and 'Madison av, w s, 76.9 n 40th st, 25x95. Mar. 10.'

Table listing property transactions including 'West st (No. 145), e s, 42.7 s Barclay st, runs south 21 x east 52.10 x north 15.8 x west 4.4' and '55th st, n s, 150 e 5th av, 50x100.5. (2 morts.) 13,000.'

34th st. n. s. 175 e 6th av. 25x98.9. May 31.	25,000
Madison av. s w cor 58th st. 100.5x95. May 31.	25,000
5th av. e. s. 25 n 30th st. 24.7x100. July 11.	25,000
28th st. s. s. 95 w Madison av. 25x99.9. P. M.	12,000
17th st. n. s. 44 e 1st av. 25x92. P. M. June 29.	5,000
Nassau st. Nos. 115 and 117. 50x101.2 to Theatre alley. 450x102.4. Aug. 24.	45,000
27th st. n. s. 262.6 w 8th av. 12.6x98.9. Aug. 24.	5,200
7th av. w. s. 130 n 24th st. 42.10x78.2. Sept. 11.	12,000
4th av. and 47th st. P. M. Sept. 28.	15,500
14th st. n. s. 75 e 6th av. 25x112.6. Oct. 15.	12,400
34th st. s. s. 59.9 w 4th av. 20.3x90. Nov. 9.	18,000
5th av. e. s. 62.3 n 57th st. 19.7x100. Nov. 22.	25,000
Thompson st. w. s. 125 n Houston st. 25x100.	6,000
21st st. n. s. 179 e 9th av. 21x98.9. Dec. 12.	8,000
Madison av. w. s. 74.2 n 21st st. 24.7x95. Dec. 12.	20,000

THE ECONOMICS OF BUILDINGS.

To the Editor of THE REAL ESTATE RECORD:—

I have been much interested in reading your able and exhaustive series of articles entitled "The Economics of Building."

These articles give evidence of much thought, knowledge and good judgment in matters pertaining to building, and are pervaded by a spirit of fairness and moderation.

Under the head of "Architect Builders," however, and where the relations of architects and builders are treated of, I think your articles are open to criticism.

In years gone by, when dwellings in our city, with rare exceptions, were entirely innocent of either architectural style or convenience, and before the taste of our people had been educated, and before they knew anything of the complicated arrangements of the fine residence of the present time, the builders were in the habit of copying one house from another—street after street—without any more attempt at design than would be given to a dry goods box. Fortunately for our city these days are past.

Between the architects and the best class of builders of the present day there is no jealousy or clashing of interests whatever. Each has his legitimate part to perform, and these are entirely distinct—one from the other.

There is no man more ready than the better class of builder, either mason or carpenter, to employ the architect when he is about to erect a building for himself, to design and superintend the erection of the same for him.

He knows by experience that to be a good builder in either branch is sufficient for one man to learn without being educated in one of the highest professions as well! A respectable builder never undertakes to erect a building of any importance until he first has the architect's plans, specifications, details and figures in his hands; he will not attempt it without these, nor will he as a rule, take any responsibility as to strength of material or mode of construction, this is all left to the architect—he alone taking all this responsibility.

Now, if these things be so (and they cannot be honestly disputed), how can such men as Mr. Sherwood, Mr. Bradley, or the others named in your article, be architects in any sense, except so far as to give general directions as to what they desire? This any man can do.

Mr. Sherwood was a merchant, Mr. Bradley a florist and Mr. McCafferty a shoe dealer. These gentlemen and others who like them have had any success in building on speculation, and who have made some reputation in this direction, have done so by their good judgment in selecting their architects and builders. Mr. Sherwood never built a building of any importance without first employing an architect. Messrs. Jardine, Messrs. Field & Son, Mr. E. G. Thompson and others have been employed by him at different times. Nor has Mr. Bradley. The first named firm of architects has designed many buildings for him, and Mr. J. G. Prague, architect, prepared the design of the last building erected by him, and as for Mr. McCafferty, his brother-in-law, a trained architect, designs all buildings which he erects. The Messrs. O'Reilly have always employed an architect to design any buildings of importance which they desire to construct—although they know infinitely more about building than any of the above, having been educated as builders themselves.

I do not believe that either of the gentlemen named will pretend for a moment that he knows anything of architecture, properly speaking. Finally, I would say that Messrs. Duggin & Crossman are the only "Architect Builders" in the city, and they were educated as architects before they commenced building.

BUILDER.
New York, Feb. 21st, 1878.

We shall have no occasion to dispute any of the main statements that our correspondent has made. Our information, probably, is a little later than his. We do not pretend that the architect builders enumerated by us assume or per-

form in person the clerical labor of draughting their working plans. The work of design and the superintendence of its elaboration are wholly theirs, even though other hands may hold the pencil and rule. Messrs. Duggin & Crossman, the most accomplished and successful of these architect builders, bestow their personal pains and thought upon the sketch plan—leaving to able and trained assistants the work of preparing detailed working plans. Mr. Sherwood is recognized as a gentleman of the highest aesthetic culture and a real connoisseur in art. He is competent to direct if not to execute the full artistic details of house building. Mr. Bradley is no doubt indebted to his early occupation for the refined taste which has characterized all his productions. We wish all builders and architects had started in life as florists. We were aware of Mr. McCafferty's association with his brother-in-law, the young architect, R. W. Buckley, and should have described them as representing one organization. The Messrs. O'Reilly, we are well aware, are the pupils and disciples of Thomas C. Smith, one of the best builders of the preceding generation. This firm and the Lynde Brothers are the best types and illustrations of our thought.

EDITOR OF THE REAL ESTATE RECORD.

A CARD.

To the Editor of THE REAL ESTATE RECORD:—

My attention has been called to a mortgage review in your issue of the 23d inst. referring to loans made by the City Chamberlain which might lead to the impression that he had not heeded the order of the General Term of the Supreme Court, which was made upon the "excellent advice" of Mr. Musgrave.

As "general adviser," under that order, allow me to say that no loans have been accepted by the Chamberlain since its promulgation, neither will there be unless in strict compliance with its terms.

JOHN McCRAVE.

Dated New York, Feb. 27th, 1878.

LEGAL DECISIONS.

PURCHASERS AT FORECLOSURE SALES.

A purchaser at a mortgage foreclosure sale of leasehold premises at the southeasterly corner of Broadway and Twenty-second street raised several objections to the title, among others: 1st, "That the premises were incumbered by reason of parties formerly owning the leased lands and other lands on both sides of Twenty-second street entering into an agreement that the buildings thereafter to be erected should be placed back seven feet six inches from the street, so as to have a court yard in front of the premises, and the houses had been built in conformity to the agreement, including one on that portion of the leasehold premises affected. Held by the Court of Appeals that while this agreement may in one sense be regarded as an incumbrance upon this lot it cannot be assumed that it in any way diminished the value of the premises, and because it is manifest that the purchaser would have bid the same if he had known of the agreement. It was, therefore, an immaterial defect in the title which the Court should disregard. Referring to the other objections raised by the purchaser, the Court lay down the following general principles applicable to judicial sales. A purchaser at a foreclosure sale will not be relieved on account of defects in the property, or the title thereto, of which he had notice, and in reference to which he made his bid, and the Court will not permit him to abandon his contract without seeing that the object of the purchase is defeated, and that he would be injured by the enforcement of the contract. It is not every defect in the subject sold or variation from the description that will avail the purchaser. He will not be suffered to speculate at such sales, and if he makes a bad bargain to repudiate it.

ANSWER TO CORRESPONDENT.

Question. Is it absolutely necessary, that an action to foreclose a mechanics lien, be commenced within 90 days after filing the lien, by the personal service of the complaint?

Answer. Judge Van Hoesen, of the Common Pleas, has recently decided that in case a notice of the pendency of the action, and the complaint therein have been filed with the Clerk of the

County, although a copy of such complaint has not been personally served on the defendant within 90 days, the lien will not necessarily be vacated, but the omission to serve the same must be satisfactorily explained, and it must appear that due diligence has been used to make such service. The matter of vacating the lien rests in the discretion of the Court, and, in this case, the Court refused to vacate the lien, although the complaint in the action was not served within the 90 days.

THE MATHEWS BUILDING.

One of the most elaborate and at the same time most serviceable apartment houses, recently completed, is the Mathews building on the southeast corner of Sixth avenue and Forty-fifth street. With a frontage of 125 feet on the avenue and 120 feet on the street, its position is exceedingly commanding, no matter whether approached from the east or west side. This fact has been thoroughly taken advantage of by the Messrs. Jardine, the architects, who have succeeded in placing along this busiest of thoroughfares not only a row of elegant stores, but also a series of flats, so-called, showing great skill of combination, where neither the useful nor the ornamental has been overlooked. The architecture is entirely in the French style, and most appropriate for that section of the city.

The Mathews building, the front of which is of Dorchester and Nova Scotia free stone, all carefully cut by John Russell of Fifty-first street and North River, is six stories high, including the basement. There are six stores on Sixth avenue, and each apartment house forming part of the whole has a separate entrance, an advantage which tenants will greatly appreciate, not only as securing more privacy, but also considerably enhancing their safety in case of fire and accident. The structure at once impresses the beholder as one of the most substantial buildings along the avenue, the walls, in fact, averaging a thickness varying from twelve to sixteen inches. Upon close inspection it will be found that the building is not only substantially erected, but also artistically designed, the architect having taken especial pains in beautifying the Forty-fifth street front with polished granite columns imported from Scotland. It is at once apparent, however, that both owner and architect have spared no expense in beautifying the interior as well as the exterior, combining, as we have stated, elegance with comfort in every part of this great structure.

The fine British plate glass furnished by Edward A. Boyd, of 79 Murray street, at once give tone and character to the fine stores that line the avenue side of the building, while the doors, vestibules, the wainscoting and, in fact, all the cabinet work throughout the entire building show careful planning on the part of the Messrs. Jardine, but also honest and faithful work by the builder, Mr. Elgar, of 335 West Twenty-fourth street. Of course he feels proud of the Mathews Building, and well he may, as we have seldom seen better finished work than in the job which he has just completed. One of the most excellent features of this part of the construction is that the floors between the various stories are all laid double, thus deafening the noise between the various suite of rooms, also an advantage and comfort not readily met with in the ordinary apartment house.

In fact, Mr. Mathews appears to have made it a rule in this model building, which generally is an exception with owners, to study the conveniences of his tenants—a rule which will work greatly to his benefit as a landlord when it once becomes generally known among those seeking comfortable quarters. For instance, he has it so arranged that steam heating, the apparatus for which was supplied by the well known firm of Baker, Smith & Co., can be furnished free of charge to the tenants and storekeepers throughout the entire structure. A set of soap stone tubs has also been provided in the various laundries, separate drying rooms being attached to each of the principle suite of rooms. These drying rooms also enjoy the advantage of the steam heating, which Baker, Smith & Co. have conducted throughout the building on the most approved principles. In this connection it should also be stated that the kitchen ranges are from the establishment of Rollhaus, in Water street, and from Duparquet, in Wooster street, and are furnished with the most modern appliances, while the entire iron work was supplied under contract with the firm of J. B. & J. M. Cornell, of Centre street.

The plumbing work of the Mathews Building, however, is well worthy of imitation by all those who erect new houses in New York now-a-days. There the architect and owner have acted entirely upon scientific principles, which must do away with any nuisance arising from sewer gas. This work has really been done regardless of expense, and conscientiously performed by Mr. T. Brien, of 381 Bleecker street. Each apartment house has a separate cast iron sewer pipe connecting with the street main. They are of ample size, and hermetically sealed by hot lead joints, as are all the waste pipes throughout the entire building, each upright pipe running through the roof its full size, so as to ventilate the whole. At all available points traps of the latest pattern and style are also introduced.

Very few and more pretentious private houses have been so cosily finished as to parlors, bedrooms, and diningrooms, as the suites which together constitute this Matthews apartment house. The cabinet, mantles, and mirrors in the parlors we only need to say are from the well-known establishment of A. Roux & Co., in Fifth avenue, to convey an idea of their excellence, while firms like A. Klaber, Fisher & Bird, and A. L. Fauchere & Co. have furnished the marble mantels in the various secondary rooms. They are of different—but all elegant—designs, in dove and Italian marble. The grates are of the latest patterns, being from the much respected firm of Conover & Co., in Canal street, and from Isaac Sarven. The gas fixtures and chandeliers in the various rooms are also of artistic design, and finished in gold. Mitchell, Vance & Co. and the Archer & Pancoast Manufacturing Company having done themselves credit in selecting the very latest styles in these important additions to the comforts of well-appointed suites of rooms.

The illuminated English tiles in the halls give the *tout ensemble* of the interior quite a cheerful aspect, and form a pleasing contrast to the solid walnut along the staircases and halls. On leaving the building the writer noticed that the sidewalk on both the avenue and street side had been vaulted to the line of the curb, the large flags of blue stone having been furnished by Augustus Meyer of Horatio street. The mason work of the building has been performed under the supervision of C. H. Tucker & Son, the plastering by John Dewhurst, of Seventh avenue, and Forty-ninth street, and the painting by Frank & Muller, of Sixth avenue and Thirty-seventh. We had almost forgotten to state that the sashes and blinds are from Jenkins, in Canal street, and that, as usual, the energetic Hayes, of Eighth avenue, has crowned the building with his skylight.

Several of the houses and flats, which rent at moderate rates, have already been disposed of, and a janitor is always on the premises to give the required information. Mr. William Mathews, who has had great success with his dry goods in Catherine street, deserves equal success with his building enterprise on Sixth avenue for the liberal manner in which he has managed the construction of this latest New York apartment building, and according to all appearances, he is sure to enjoy the fruits of his outlay within a very short space of time.

NEW YORK LIFE INSURANCE COMPANY.

The financial exhibit made by the officers of this Company in their thirty-third annual report, which is presented on the second page of this issue, must be gratifying to their many policyholders by reason of the fact that the Company now show a surplus, estimated by the New York standard at 1 1/2 per cent., of over \$6,000,000, while last year the amount was about \$5,500,000. It also appears by the report that while most concerns of this kind have suffered from a diminution of business, owing to the exceptionally hard times, this Company during the past year increased the number of policies in force. The number issued was 6,597, insuring \$20,156,639, and the number of policies in force on January 1, 1878, was 45,605, against 451,421 on Jan. 1, 1877, and the amount at risk on Jan. 1, 1878, shows also an increase.

The amount of cash assets on the first day of January, 1878, was \$91,957,250.92.

MARKET REVIEW.

REAL ESTATE MARKET.

The judicial sales held during the week show a considerable increase in number, involving in some

instances amounts of unusual magnitude. Full details appear below. The sales other than by order of the Court were as follows: Mr. Muller sold the four-story and basement brown stone front house with lot (25x100), No. 133 West Fourteenth street, for \$15,000, and Mr. Harnett, by order of Executors, sold six lots on the south side of One Hundred and Forty-eighth street, 451 feet 10 inches east of Terrace place (150x210), and one lot adjoining (25x100) for \$3,780.

Messrs. Duggin & Crossman have sold to Mr. Salmon H. Wales one of their houses now in course of erection on the north side of Fifty-fifth street, between Madison and Fifth avenues, for \$35,000. The house is 26x55 and the lot 25x73.

Jacob Campbell, President of the Pacific Bank, has bought the Frask mansion, with furniture, situated at the northeast corner of Fifth avenue and Eighty-fourth street, stable in rear, for \$78,000.

On Thursday last, Mr. Harnett sold 399 lots in Brooklyn, the location of which is given below, for \$10,847. It is understood that the property was bought for the account of Henry Hilton.

The record of transactions published in the numbers of THE RECORD for the month of February shows that the sales at the Exchange Salesroom aggregated \$1,161,739 as against \$1,118,531 for the month of February, 1877. The total number of conveyances filed for record in the Office of the Register, excluding the Twenty-third and Twenty-fourth wards, reaches 492, the aggregate consideration amounting to \$6,526,952, as against \$6,616,768 for February 1877. Mortgages numbering 481, aggregating \$3,161,169 were recorded in the Register's Office, as against \$27,906,111 for the month of February, 1877. (We note here that in February, 1877, there was one mortgage filed for record amounting to \$25,000,000.) The number of recorded mortgages bearing interest at six per cent, was 121, aggregating \$1,190,007, a reduction in amount of \$215,822 from last month. 65 mortgages aggregating \$600,075 were made to trust and insurance companies as against \$482,181 for February, 1877.

During the months of January and February 416 actions for the foreclosure of mortgages were commenced in the City of New York. During the corresponding period in 1877 the number was 431, showing a decrease of 15.

Nine plans, embracing the same number of buildings, were filed with the Superintendent of the Department of Buildings during the week ending February 28, the estimated cost of which is \$95,500. At No. 277 Canal street a five-story brick warehouse, at a cost of \$16,000, and at No. 236 East Fifty-fifth street a five-story apartment house, the estimated cost of which is \$11,000, will be erected.

At the corner of Union Square and Sixteenth street, extensive alterations will be made, at a cost of \$10,000, and the owner of No. 35 West Fourteenth street has filed a plan for extensive alterations, at a cost of \$3,700.

The following are the sales at the Exchange Salesroom for the week ending Feb. 28:

Boulevard, s e cor 76th st, 75x120.8, to Sybil K. and Louisa L. Kane and Augustus and Emily A. Jay (plaintiffs).....	\$27,000
Boulevard, w s, extdg from 158th st to 159th st, stone church edifice, 199.10x150, to James W. Smith (Exr. John A. Haggerty, dec'd) (plaintiff).....	40,000
Oak st (No. 50), n s, 70 e Oliver st, two-story brick store and dwelling, 19.9x50, to Henriette Borek.....	3,900
Stanton st (No. 156), n s, 50 e Suffolk st, five-story stone front store and tenement, 25x100, to W. Klumpf.....	10,751
Water st (No. 614), n s, six-story brick store and dwelling, 26.2x61.5x26.3x56.....	
Water st (No. 616), n s, similar building, 20.6x65.11x19.10x55.....	
to Bank for Savings (plaintiff).....	18,000
13th st (No. 211), n s, 175 w 7th av, three-story brick dwelling and four-story brick dwelling in rear, 25x103.3, to Patrick McCann.....	13,100
14th st (No. 133), n s, bet 6th and 7th avs, four-story stone front dwelling, 25x103, to Sarah C. Wolf.....	15,000
16th st (No. 403), n s, 91 e 1st av, four-story brick store and dwelling and three-story brick dwelling in rear, 25x92, to George W. Frost (plaintiff).....	5,000
20th st, s s, 259.6 e 1st av, 40x92; No. 420, four-story brick dwelling; No. 422, four-story brick store and dwelling, to George W. Frost (plaintiff).....	6,000
35th st (No. 418), s s, 200 w 9th av, three-story frame store and dwelling, and two-story frame dwelling in rear, 25x98.9, to Vincent J. Pappi (plaintiff).....	3,000
37th st (No. 204), s s, 80 w 7th av, three-story frame dwelling, 20x21.9, to Louis Schneider	2,100

37th st (No. 202), s s, 60 w 7th av, three-story frame dwelling, 20x21.9, to W. G. Brown and ano. (exrs. and plaintiffs).....	\$2,300
45th st (No. 116), s s, 150 e Lexington av, three-story stone front dwelling, with lease of lot 20x100.5; leased April 1, 1874, term 29 years; ground rent, \$189 per year, to Robert Gorch (plaintiff).....	7,720
51st st (No. 210), s s, 125 e 3d av, two-story brick stable, and two-story frame dwelling in rear, 25x100.5, to Ellen McVeoy (plaintiff).....	4,600
63d st (Nos. 121 and 126), s s, 250 e 4th av, five-story brick livery stable, 30x190.5, to Mary E. McCabe (plaintiff).....	21,317
79th st, s s, 175 e 10th av, 25x102.2, to Patrick Fitzgerald (plaintiff).....	1,500
82d st (Nos. 208 and 210), s s, 120.4 e 2d av, three-story stone front dwelling, 25x102.2, to New York Life Ins. Co. (plaintiff).....	8,500
82d st (No. 216), s s, 186 e 3d av, three-story stone front dwelling, 17x102.2, to New York Life Ins. Co. (plaintiff).....	2,000
92d st (No. 211), s s, 180 e 3d av, the one-story frame dwelling, 20x100.8, to German Sav. Bank (plaintiff).....	3,000
115th st, n s, 245 e 1st av, 25x55.1x30x55.1, to Mary J. Munson et al. (exrs. and plaintiffs).....	500
121st st (Nos. 511 and 516), s s, 171 e Av A, two three-story brick dwellings, 31x80, to Mutual Life Ins. Co. (plaintiff).....	6,500
121th st (No. 310), s s, 214.6 w 1st av, three-story stone front dwelling, 18x100.11, to New York Life Ins. Co. (plaintiff).....	1,300
121th st (No. 318), s s, 172.6 w 1st av, three-story stone front dwelling, 18x100.11, to New York Life Ins. Co. (plaintiff).....	4,000
121th st (No. 356), s s, 100 w 1st av, three-story stone front dwelling, 18x100.11, to New York Life Ins. Co. (plaintiff).....	6,210
120th st (No. 233), n s, 185 w 4th av, three-story stone front dwelling, 16.8x99.11, to Mary H. Drake (exrs. and plaintiffs).....	5,250
130th st, n s, 303 e 6th av, 50x158.1, to Gottfried Schreck (plaintiff).....	3,755
139th st, n s, 450 e 6th av, 75x99.11, to James N. Platt (plaintiff).....	1,600
139th st, n s, 175 w Alexander av, 25x100, to Thomas Roe (defendant).....	5,000
148th st, s s, 451.10 e Terrace pl, 15x240, to John Trainor.....	3,750
148th st, s s, adj above, 25x100, to S. M. Purdy (plaintiff).....	8,000
Courtland av, n e cor Schuyler st, 100x100, to Retreat av, s s, 160 w Grove st, 70x118, to Westchester Fire Ins. Co. (plaintiff).....	1,000
Walton av, s e cor James st, 16 1/2 acres, known as Fleetwood Park building, with lease of plot, lease has five years to run, ground rent, \$6,000 per annum and taxes, to William H. Morris (plaintiff).....	3,100
2d av (No. 490), e s, 74.1 n 21th st, five-story brick store and dwelling, 24.8x100, to D. Westfall and S. Shellard (exrs. and plaintiffs).....	12,000
3d av, 4th av, 99th to 102d st, 3 blocks, to Frank R. Houghton and A. Warren Greenleaf et al. (plaintiffs).....	470,000
6th av, s e cor 129th st, two-story frame dwelling, and two frame stables, 99.11x85, to Abraham Scholle (defendant).....	10,630
10th av, e s, 75.5 s 61th st, 25x110, to William R. Brown (plaintiff).....	1,000
11th av (No. 786), e s, 100.5 s 55th st, two-story frame store and dwelling, and two-story frame dwelling in rear, 13.2x101.0x27.8x100, to Scudder Hall (plaintiff).....	2,600
Interior lot in rear of No. 303 Madison av, 190 e Madison av, and 75 n 41st st, yard, 21.2x9.6, to D. S. Riker.....	550
Total.....	\$701,133

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. I. F. Bissell and R. V. Harnett have made the following sales for the week ending Feb. 27:

Cook st, n s, adj land of George White 76x100.....	
Varet st, n s, adj land of George White, 11.9 x100.....	
Varet st, n s, adj land of George White, lots 11 to 16 on map of William Barras, 50x—, to William L. Wood (plaintiff).....	\$2,520
Fulton st, w s, 81.6 n Clark st, 27.4x83x28.5x72.3, to Sarah Grace (plaintiff).....	10,700
Hart st, s s, 379 e Yates av, 20x100, to Deborah Lee (plaintiff).....	8,000
Henry st, s s, 69 n Harrison st, 20x84, to the Mutual Life Ins. Co., New York (plaintiff).....	2,000
Monroe st, n s, 571 e Bedford av, 18x110, to James W. Clark.....	1,375
Pacific st, n s, 280 e Portland av, 20x120, to Charlotte S. King (plaintiff).....	3,250
State st, n w cor Boerum st, runs west 169.9, thence north 100, thence east 102.4, thence north 100 to Schermerhorn st, thence southeast along Schermerhorn st 85 to Boerum st, thence south along Boerum st 200 to point of beginning, to Henry Werner.....	29,000
Tillary st, s s, 80 w Bridge st, 23.9x104, to Adam Stichter.....	1,600
17th st, s w s, 275 s e 6th av, 25x100, to John J. Stilwell (plaintiff).....	2,500

Brooklyn av. s w cor Warren st. 41.8x125.	10,000
Brooklyn av. s w. 41.9 s Warren st. 41.8x125. A to the Williamsburgh Savings Bank (plain title)	10,000
Cypress av. n e cor Willow st. 16x100.	3,000
Cypress av. n e. 100 n Willow st. 54x100.	3,000
to Albert W. Hendricksen (plaintiff)	3,000
7th av. s w cor Sirling pl. 20x30. to Mary F. Boseman (plaintiff)	11,500
Buswick Tuber, Franklin, Union, Van Cott, Van Pelt, Morgan, Porter and Verbeek avs. Gen. Banecker, Dobbins, Jane, Messerole, Sen. Jos. Stagg, Mendow, Wyckoff, 1st, 2d, 3d, 4th, 5th, North 12th, North 11th and North 10th sts. in the 14th, 15th, 17th and 18th wards. Over 500 lots on above named streets and avenues, to Henry Hilton	19,847
Total	\$106,812

BUILDING MATERIAL MARKET.

BRICKS.—Receivers appear to be in a comparatively cheerful mood, in as much as they have had more stock to handle, and were enabled to dispose of it without shading greatly on the cost. Navigation on the river, between the points of supply and this market, has been sufficiently open to permit of passage without serious obstruction, and the result has been the arrival of several cargoes both by sail and barge. Demand in the meantime improved somewhat, and up to the writing of our report pretty much all the offering was reported sold with \$5.00 considered about the average price, though a few ranged 5c. per M lower. Long Island's quoted at \$5.75, but it is thought that very few more will now come forward. While the market has, as above noted, proven reasonably encouraging there is nothing at the moment calculated to give the selling interest any great expectations, and a rush of supplies will in all probability carry a break with it. Buyers are just as much given to the cautious policy as ever, will take only just the amount required for immediate use, and gain a decided advantage as soon as the accumulation overlaps consumptive capacity. Promises for the future, however, are fair, some new work recently projected and almost sure to be commenced, being of a character to require quite large amounts of brick, and should the opening of production on the new crops be in any way delayed, there is a chance that stocks now on hand must become pretty well exhausted. We find also that a hope is entertained of a re-opening of the shipping trade to the Provinces, though the call from this source, if it comes, is likely to be directed more toward very fine stock and Croton Fronts, than the ordinary run of Common Hards. Rates are still quoted at \$1.70 for the finest, but this rate is extreme, and can scarcely be sustained under any increase of shipment. Fronts are dull and nominally unchanged.

We quote Pale 3/4 M, \$3.50-3.50; Hards, Up-rivers, nominal; Haverstraw Bay, \$3.75-4.00; favorite brands, \$4.00-4.25; Fronts, Croton-iron, \$7; dark \$8; red, \$9; Putnamville, \$3.75-3.75; Baltimore, \$3.60-3.60. Yard prices, delivery included, \$2 3/4 higher on ordinary and \$5 00-5 00 on fronts.

LATH.—Demand appears to have been good enough to take care of most of the supply, and the market was pretty well sustained. Buyers could seldom be found willing to handle any very large quantity, but for parcels as sold, about \$1.85 was generally obtained, and up to the time of writing we hear of no other price, though it was rather above what dealers were willing to name for full cargoes. There is no indication that our market could exhaust a large number of lath at present.

LIME.—Receivers report demand enough to take care of about all the Eastern they have had to offer, and prices have preserved a steady range throughout. The market, however, is by no means a liberal one, and there is little desire for additional arrivals. State also remains steady with continued calls for shipment to a moderate extent, and some local orders but supply enough left for the necessities of the market.

BARWARE.—On local account there is not much of a distribution from first hands. Buyers say they cannot find any consumption except in a very small retail way, and being near the accumulation, they naturally are without anxiety to make up invoices in excess of ability to handle to immediate advantage. From our own sources, however, there comes a good fair call, and prospects of a still further increase and the general feeling on the market is a cheerful one. Some export trade is doing, and the distribution on foreign account promises well. Since our last we hear of no changes on lists of interest to our readers, but prices generally are firm on all styles of goods.

LUMBER.—We find a continued dull tone prevailing so far as calls for immediate use are concerned, and no great animation for future delivery, though many dealers and agents are figuring on cargoes required for spring and early summer use. Values in a general way may be called steady, and especially so on contracts, the instructions from manufacturers showing a pretty well fixed determination to stand out for comparatively full rates on current engagements. Supplies on hand are moderate and not any too well assorted, but still there appears to be quite sufficient for the outlet at present offered, with possibly an exception on the Eastern product which sold up pretty closely last summer and fall, and has not arrived to any extent during the winter. The

export business is a little irregular and evidently not up to expectations, with a portion of the Trade speaking with some discouragement, though others seem to think the demand is only under temporary prostration, and will revive sufficiently to make amends for any current loss.

Eastern Spruce shows about the same general features. Very few receivers have any stock to offer directly upon the market, and expect none for some time to come, as a natural result of the season, but there is more or less doing in the way of estimating and closing upon specials for delivery as soon after sawing is resumed as possible, and in nearly all cases at pretty good full range of prices. Such parcels as can be offered now, it is claimed, are all wanted and more beside, though the rest of several cargoes arriving and seeking a market together might alter views on this subject somewhat. We quote at \$13.00 11 for random, possibly \$14.25-14.50 for choice lengths in small cargo, and \$14-15.50 for specials, the extreme for extra difficult.

White Pine has a more or less unsettled tone, and is showing few evidences of strength. As a rule holders are unwilling to admit a positively unfavorable situation for their supplies, but whatever confidence may be felt is based more upon expectations for the future, than from any benefits to be obtained through the present condition of business, either on home or shipping account. About old quotations are retained, but they are more or less nominal. We quote at \$15.75, 17 per M for West India shipping boards; \$19.50-20.50 for South American do; \$15-16 for box boards; 17 for do wide and sound; and timber at \$16-18 per M.

Yellow Pine continues in some demand, but we do not hear of quite so many calls for specials as last week, with a probability that the first flush of the season is over. Sellers, however, appear to have a good opinion of the market and generally speak confidently. We quote random cargoes at \$19-22 per M; ordered cargoes, \$20-21 do; green flooring boards, \$21-23 do; and dry do do, \$22-24. Cargoes at the South, \$14-16.50 per M; hewn timber, \$1.50-1.75.

Hardwoods are without any decided variation. Some stock has been going forward to Europe since the commencement of the year, mostly odd lots of maple, but understood to be mostly if not all, in execution of contracts made on primary markets. Local wants are small, and buyers continue to operate solely to the extent of their ability to "use right up." We quote at wholesale rates by car load about as follows: walnut, \$7.65-8.50 per M; ash, \$3.25-3.36 do; oak, \$2-4.00 do; maple, \$3.00-3.75; chestnut, 1st and 2d \$3.00-3.50 do; do, cutts, \$3.50-20 do; cherry, \$15-15 do; white wood, 1/2 and 3/4 inch, \$2.50-2.75 do, and do, inch, \$2.25-2.50 do; Hickory, \$2.50-3.00 do, for Western, and \$10-15 for good nearby stock.

Retail business is about in proportion to the movement on the wholesale market. In a few cases the distribution makes a fair showing, but only temporarily, and taking the week through, not many dealers reach a good full aggregate of sales. Prices have the usual irregularity according to quantity of stock handled, terms, etc., but do not change much from the former general range.

From among the recent lumber charters reported we select the following: A Br. schr, 106 tons, from Bridgetown, N. S., to Barbados, lumber, lumber, \$7 gold; a schr., 200 M lumber, from Wilmington, N. C., to Jamaica, \$7 gold; a Br. barque, from Dohay to a direct port United Kingdom, sawn timber, \$5 58, 7 standard; another from Faboy to Cork and United Kingdom, re-sawed lumber, \$5 12s. 6d., direct port 5s. 7 standard; a schr., 150 M lumber, from Pascazo to Cardenas, \$7; a Br. brig, 400 tons, from St. Johns, N. E., to Dundalk, deals, 72s. 9d.; an Am. ship, 108 tons, from Portland to Glasgow, deals, 72s. 6d.; a schr., 203 tons, hence to Calbarien, White Pine lumber, \$5 gold; a schr., 300 M lumber, from Pensacola to New York or a Sound port, \$7, or Boston, \$8; a schr., 200 M lumber, from Brunswick to New York, \$5.25; a schr., 200 M lumber, from Fernandina to Philadelphia, \$5.25; a schr., 250 M lumber, from Pensacola to New York or a Sound port, \$7, or Boston, \$8; a schr., 103 tons, hence to Jacksonville and back to Philadelphia with lumber, \$8 for the round.

GENERAL LUMBER NOTES.

THE WEST.

The *Lumberman's Gazette* as follows:
BAY CITY, Friday, Feb. 22, 1878.

The situation in the lumber market remains about the same as last week. There are no offers being made by buyers, nor any desire manifested on the part of holders to make sales. The great uncertainty which now prevails as to the amount of logs which will be got in, has the effect of rendering holders of lumber inclined to hold on to their stocks, as present indications point to an increase in prices. Although we publish quotations below, they are rather prices at which sales have been made than those for which purchases can be made. The fact is that manufacturers do not care to put figures upon their stocks at present, except for insignificant quantities.

At the date of last issue of the *Lumberman's Gazette* the weather seemed to be more promising as to logging, but since then it has taken an unfavorable turn again, and for the last forty-eight hours, from the date of this writing, there has more or less rain fallen in this part of the State, and what little snow there was has disappeared. From dispatches received in this city, the rain has extended to all points along the shore from here north to Alpena, and lumbermen are very much depressed at the prospect before them. Any estimate as to what per cent. of a full stock will be got in this winter is, of course, mere guesswork, but there is none in saying that the time has passed when it would be possible to bank a full supply.

A sale of 4,000,000 feet of Chippewa river logs to Nelson, Holland & Co., of Buffalo, by J. H. Hill & Sons, is reported. Price, \$9 per 1,000 feet.

The log situation does not improve as the winter advances. In this part of the State the weather, for some forty-eight hours previous to the day we go to press (Friday, 22d), has been wet and rainy, and the "toe-roads" are getting bare of what little snow and ice there was upon them. This is the present condition of affairs in Eastern Michigan. On the Pere Marquette river, as will be seen from our correspondent's letter on another page, the outlook is not a promising one. On the Manistee river things are reported to be somewhat better. The reports from the Muskegon river are about of the same tenor as in the Saginaw regions. From present indications the log supply for next season will be a short one in this State.

A correspondent at Williamsport, Pa., writes that there is no snow in the woods in that part of the country, and that the prospects are that but a small stock of logs will be put in this winter.

Another correspondent at Warren, Pa., writes: "There is but little snow on the Allegheny and Susquehanna waters in Pennsylvania, and but a light stock will be put in—much less than last season. Today (Feb. 11) is warm, and the little snow will be rapidly thawed away."

The *Gazette's* Chicago correspondent says:—The past week on this side of the lake has been of the most unparalleled mildness for the time of year, and the indications of spring are observable in every direction.

It is now positively beyond all cavil or question that the winter's cut of logs will fall far short of former expectations in all directions, and in some parts of the country is almost a total failure. This fact will add materially to the cost of what is produced, and at the same time stimulate prices to the extent of from 15 to 25 per cent. before the close of the season of 1878. Dealers may look for a better and more general demand from all over the country than has been experienced for several years. The development of the West being at that advanced stage now that requires more and better lumber than ever required before. There are many nooks, valleys and gulches of the Rocky Mountains to be filled with pine lumber from this direction now and from this time on. Very much lumber will be required by the mining and stock-growing people of Colorado and New Mexico.

The Mississippi river has developed a trade that she could never, in her most prosperous lumbering season, supply now, and the surplus, of course, will have to come from farther East, and I am therefore of the opinion that prices will advance, and the advance be maintained throughout the season.

Prices are firm here now at quotations, and on some grades and qualities every indication of an advance soon.

Hardwood.—This trade is quite active, and many large transactions have transpired in the last few weeks, the wagon, furniture and agricultural implement manufacturers have been busy laying in stock at—notwithstanding the hard times—prices in advance of those paid heretofore. A better quality of stock is being constantly required, and those manufacturers who take pains and are careful are now rewarded by better prices.

The *Lumberman and Manufacturer* reports as follows:

MINNEAPOLIS, MINN., Feb. 21, 1878.

Lumber is advancing in the West, and will probably continue to do so. Even Chicago is reported stiff at \$13 for common boards, 12 to 20 feet. Last Saturday Minneapolis advanced to \$13.50 for common, and raised on medium grades from \$1 to \$3. Trade is reported good at all points, and stocks short and broken. It is now confidently predicted that another rise will be made soon, of at least \$2. The logging news of the week does not vary the reports of the last month. Heavy snows have given the Pennsylvania and New York lumbermen the best kind of a winter for lumbering and a full supply of logs. New Brunswick also has been favored with a good winter, but in Canada and the whole northwestern pine region, from Lake Huron to the Red River of the North, there is no snow, and all the logs secured will not make half a crop (see Michigan reports elsewhere). Speaking more specifically, the upper Mississippi has some 75,000,000 to \$80,000,000 feet; the St. Croix 50,000,000 feet; the Chippewa 70,000,000; and the other sections of Wisconsin, a still less per cent. of the crop secured. It is now hardly within the range of possibility for Chicago to secure a supply of lumber for 1878 equal to the average of the last four years, at any figures that will interfere with the western trade for the year. The large amount of logs hung up, with the additional crop of new logs, will give the Mississippi valley a fair stock, probably 1,200,000,000 feet, with 400,000,000 feet on the sticks, making 1,600,000,000 as a total supply for 1878-9.

The Tawas City *Gazette* says that despite the lack of snow, our lumbermen are tugging away at their iced roads, and by working nights will probably get in from a half to two-thirds stock. "Should we be favored with six weeks' sleighing in March," they will be able to bank about every log.

According to the *Menominee Herald* their is nothing encouraging to report from the woods on the Menominee river. There is no snow and no prospect of any, but camps have been changed to short hauls, and extra teams put in and every device is being used to get in the logs, and it is proving successful beyond what could be expected. There are probably 80,000,000 feet of logs banked on the Menominee now, including those left over, and the chances are that a fair day time stock will be secured. Meanwhile the logs are costing heavily, teams are wearing out, and a poor quantity of stock is being secured. There is some danger of a portion of the logs being hung up again, as the swamps are drying up under the continued pleasant weather, but the Menominee is pretty

reliable as a driving stream, and they will probably all come out.

The Stillwater (Minn.) Gazette states that reports from the pineries are to the effect that lumbermen are discouraged and many camps are breaking up.

THE EAST.

The Lewiston (Me.) Journal says: A very large amount of lumbering is being done on the Aroostock and Presque Isle waters by parties who are supplied by merchants of Fort Fairfield, and a good business is going forward in the woods.

At New Vineyard, Me., there is much being done in the lumber business; all the mills will get a large lot of almost all kinds of lumber this winter.

STATE.

Snow is 17 inches deep throughout the Adirondack region, and lumbering is very brisk.

Tonawanda Herald as follows:

The lumber trade in Tonawanda has been fairly active during the last week. While many places report a quiet trade, our enterprising merchants, having unsurpassed facilities with their perfect railroad connections, have found about enough to do.

PRICES CURRENT, FEB. 21, 1877.

Table with 2 columns: Item and Price. Includes 'Cargo lots—Michigan Inspection', 'Three uppers', 'Common', 'Culls'.

TIMBER.

Table with 2 columns: Item and Price. Includes 'Shingle timber', 'Norway', 'Culled logs'.

THE SOUTH.

The Savannah News has the following on lumber freights:

There are very few disengaged vessels in port, and shipments coastwise are large; but with a full supply of tonnage on loading berth, rates remain quiet.

CANADA.

The Bebeaygon Independent says:

Since our last issue there has been a slight flutter of snow, but not enough to make sleighing. In the village and its vicinity sleighing is impracticable and great inconvenience is arising in consequence.

The parties who will suffer this year are jobbers. As they will not be able to deliver their logs they will have to wait for their money until next year, and in many cases this means ruin.

One feature in the lumber trade is noticeable, and that is the increasing demand for basswood and hard wood lumber.

Operations are not very active and the market retains many of the old slow and irregular features. Manufacturers resort to the usual tricks of working up price lists, stopping production, etc.

common do. per keg, \$2.35; 3d. and 4d. light, per keg, \$1.10; 3d. fine, per keg, \$1.85; 2d., per keg, \$1.85. Cut spikes, all sizes, \$2.85. Floor casing and box, 75c. above the same sizes of common. Finishing, \$1 above, and fine finishing \$1.25 above.

CLINCH NAILS.

Table with 2 columns: Item and Price. Includes '1 1/2 to 1 1/2 in.', '2 & 2 1/2 in.', '2 1/2 & 2 3/4 in.', '3 in. & longer'.

OILS.—Very little, if any, speculative feeling prevails on the general line of stock, and current demand has legitimate basis.

PAINTS.—The general tendencies of the market are in favor of the selling interest. The demand cannot be called an active one, yet there is a fair line of stock moving in small lots and every reason to believe in an increase.

PLASTER PARIS.—Business cannot be called active, and especially on city account, is the demand slow and unsatisfactory, the distribution being confined to small jobbing parcels.

PITCH.—Some few shipping orders and the regular distribution on trade account keep the market fairly active, and dealers appear to be satisfied they are doing all the business possible at present.

SPIRITS TURPENTINE.—The demand for consumption does not greatly increase, and buyers cannot be hurried to operate beyond present requirements.

TAR.—A steady market is reported, and a good fair jobbing demand prevails on first class stock.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee, they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

NEW YORK CITY.

FEB. 20, 21, 22, 23, 25, 26.

Attorney st (No. 162), e s, 200 n Stanton st, 25x100, five-story brick store and tenement and three-story brick dwelling in rear.

Same property, Margaret Monaghan to Matthew Monaghan. (C. a. G.) Feb. 21.....nom
Bowery (Nos. 276, 278, 280, 282 and 284, and Nos. 240, 242, 244, 246, 248 and 250 Elizabeth st), being Bowery, s w cor Houston st, runs west 106.3 x south 23.3 x west 67.1 x Elizabeth st, x south 120 x east 86.6 x north 20 x east 88.1 to Bowery, x north: 118.5.
Broadway (Nos. 94 and 96), e s, 84.4 s Pine st, 38.4x100x34.8x100.
Broadway (No. 300), e s, 26 s Duane st, 24.10x86.8x24.10x86.2.
East Broadway, n w cor Scammel st, 25x82 to Grand st, x 28 to Scammel st, x 71.
Grand st (Nos. 109, 111 and 113), s s, 22.3 e Mercer st, 65.6x95.4.
King st (Nos. 22, 24 and 26), s s, 250 w Macdougall st, 58.10x100.
Madison st (No. 314), s s, 60.4 w Gouverneur st, 25.10x111.7x21.10x113.
Pearl st (No. 277), n s, 100.3 w Beekman st, 25 x101.3x25x103.10.
Stanton st (No. 10), n s, 99.4 e Bowery, 25x100.
Washington st, e s, 53 n Hubert st, 50x80.
West st, e s, 53 n Hubert st, 62.9x226.3 to Washington st, 62.6x227.9.
1st st, n s, 145.19 e 1st av, 167.2x105.1x184.8x107.5.
6th st, n s, 160 e Av A, 430x90.10.
6th st, n s, 100 w Av A, 125x90.10.
7th st, s s, 100 e Av A, 350x90.10.
12th st, n s, 175 w 9th av, 225x103.1.
13th st, s w cor Gansevoort st, runs north west along Gansevoort st 213, s south 51.1 x northeast 56.7 to 13th st, x east 213.
13th st, n s, 200 w 9th av, 75x103.1.
13th st, s s, 475 e 10th av, 125x103.1.
14th st, s s e cor Hudson st, runs east 92.4 x south 103.1 x east 130 x south 103.1 to 14th st, x west 158.6 to Hudson st, x north 222.11.
14th st, n s, 93.6 e 8th av, 72.6x103.1.
14th st, s s, 100 w 8th av, 100x98x192x77.4.
14th st, s s, 159 w 9th av, 100x103.1.
14th st, s s, 375 w 9th av, 150x200.3 to 13th st.
15th st, n s, 100 e 8th av, 43.6x103.1.
15th st, s s, 168.6 e 8th av, 97.2x103.1x96.1x103.1.
15th st, s s, 160 e 9th av, 100x103.1.
16th st, s s, 100 e 7th av, 50x103.1.
16th st, s s, 100 e 8th av, 92.6x103.1.
16th st, s s, 218.6 e 8th av, 41.7x103.1x45.10x103.1.
18th st, n s, 45.1 e 6th av, runs northeast 78 x east 25 x south 67.5 to 18th st, x west 61.3.
18th st (Nos. 237, 239 and 231), n s, 200 e 9th av, 75x92.
19th st (Nos. 242, 244 and 246 West), s s, 200 e 9th av, 75x92.
23th st, n s, 100 w 5th av, 25x98.9.
169th st, s s, extd from Boulevard to 10th av, 775x100.11.
129th st, n s, 110 w 4th av, 100x100.10 to 130th st.
130th st, s s, extd from 5th to 6th avs, 895x99.11.
Av A, s w cor 3d st, runs west 612.11 to 1st av, x south 83.9 x east 80.3 x south 129.10 to 2d st, x east 48.5 x north 100 x east 41.1 x south 100 to 2d st, x east 198.4 x north 100 x east 121.3 x south 73.6 x east 100 to Av A, x north 185.5.
Av A, e s, extd from 3d to 4th sts, 192.4x145.
Av A, e s, extd from 6th to 7th sts, 181.9x100.
4th av (Nos. 104 and 106), w s, 123.6 s 12th st, 50x114.6x50x115.6.
5th av, n w cor 35th st, 37x100.
6th av, s e cor 17th st, 92x245.
6th av, s w cor 19th st, 118.9x153x122.6x152.10.
7th av, s e cor 16th st, 77.6x100.
8th av, s e cor 14th st, 46x80.
8th av, e s, extd from 15th to 16th sts, 206.3x100.
9th av, n w cor 12th st, runs north 128 x west 100 x south 25.9 x west 25 x south 103.1 to 12th st, x east 125.
9th av, s e cor 12th st, runs east 29.4 to Gansevoort st, x west 53.9 to 9th av, x north 16.8.
9th av, n w cor 13th st, 103.1x150.
9th av, s e cor 13th st, runs east 94 to Hudson st, x south 102 x west 33.6 x south 25.9x west 100 to 9th av, x north 128.10.
9th av, s e cor 15th st, 51.7x100.
10th av, n w cor 12th st, 103.1x50x117x55.
10th av, s e cor 13th st, 103.1x37.5.
10th av, n w cor 10th st, 100.11x100.
10th av, s w cor 16th st, runs south 187 x northwest 210 to 108th st, x east 58.1, gore.
John Jacob Astor to William Astor. (1/2 part.) (Partition deed.) Dec. 2, 1876. nom

Boulevard, n e cor 108th st, 100.11x675.....
 Bowers (No. 92), w s, 24.1 n Hester st, 25.5x
 100.....
 Bowers (Nos. 254, 256, 258 and 260), w s, 211.5
 n Prince st, 79.1x92.3x83.5x92.3.....
 Broadway (No. 543), w s, 150 n Spring st, 25x
 229 to Mercer st.....
 Broadway, n e cor 14th st, 63.4x218 to 4th av,
 x 134.10x251.3.....
 Cherry st, n s, 95.1 e Scammell st, 103.3x95.2.....
 Elizabeth st, w s, 158.10 s Houston st, 75.8x
 88.6x75.8x77.....
 Elizabeth st, w s, 254.6 s Houston st, 29x89x
 29x88.9.....
 Gansevoort st, n s, 111.8 e Washington st, 25
 x100.....
 Greenwich st (No. 163), e s, 104.9 s Cortlandt
 st, 25.8x88.9x25.1x90.10.....
 Monroe st, s s, 117.1 e Scammell st, 87.8x95.2.....
 Pearl st (No. 109), e s, 19x70.....
 Park row, s e s, 214.11 n e Ann st, 54x119.3
 to Theatre alley, x southwest 55.10x142.4.....
 Rivington st (Nos. 101 to 109), s e cor Ludlow
 st, 109.1x100.....
 Vandam st (Nos. 2, 4, 6 and 8), s w cor Mac-
 dougal st, 85.11x107x.....
 Washington st, n e cor Gansevoort st, runs
 north 292.2 to 12th st, x east 134 x south 99
 x southeast 28 x west 25 x south 100 to
 Gansevoort st, x west 86.8 to beginning.....
 Water st, n s, 50 w Jackson st, 50x100.....
 Water st, n s, 150 w Jackson st, 25x100.....
 Water st, n s, 225 w Jackson st, 25x100.....
 7th st, s s, 100 w Av A, 150x90.10.....
 14th st, n s, 150 w 8th av, 50x103.3.....
 14th st, n s, 250 w 8th av, 100x103.1.....
 14th st, n s, 200 e 10th av, 325x103.1.....
 15th st, n s, 315 w 8th av, runs north 156.6 x
 west 426.9 to 9th av, e s, x south 14.4 x east
 10 x south 163.1 to 15th st, x east 225 to
 point of beginning.....
 15th st, s s, 100 e 10th av, 50x103.1.....
 15th st, s s, 250 e 10th av, 100x103.1.....
 15th st, s s, 415 e 10th av, 100x103.1.....
 16th st, n s, 112 e 7th av, 153.4x92.1.....
 17th st, s s, 112 e 7th av, 145.5x92.1.....
 18th st (Nos. 221, 223 and 225), n s, 275 e 9th
 av, 15x92.....
 19th st (Nos. 236, 238 and 240), s s, 275 e 9th
 av, 15x92.....
 Av A, e s, extd from 4th st to 5th st, 192.4x
 245.....
 Av A, n w cor 5th st, runs west 237.5 x north
 231.6 to 6th st, x east 226.5 x south 48.7 x
 east 100 to Av A, x south 145.6 to point of
 beginning.....
 Av A, n e cor 5th st, runs north 194.1 to 6th
 st, x east 520 x south 97.10 to a point 508 e
 Av A, x still south 116.2 to 5th st, x west
 444 to point of beginning.....
 Av A, n w cor 7th st, runs north 194.11 to 8th
 st, x west 109 x south 97.6 x west 100 x
 south 97.5 to 7th st, x e 200 to point of be-
 ginning.....
 5th av, n w cor 129th st, 99.11x895 to 6th av.....
 6th av, n w cor 19th st, 65.5x153.5x69.9x153.1.....
 6th av, n e cor 19th, 68.5x152.1x72.4x152.....
 6th av, s e cor 19th st, runs east along 19th st
 109 x south 92 x west 62.9 x southwest
 along old road now closed to a point 116.3
 s 19th st, x west 85.8 to 6th av, x north 116.3
 7th av, n e cor 16th st, 52.8x112.4.....
 7th av, s w cor 16th st, runs west 100 x south
 103.3 x east 61.4 x south 90.11 to old South-
 ampton road now closed, x northeast 41.10
 to 7th av, x north 172.10.....
 8th av, s w cor 15th st, 103.1x100.....
 8th av, w s, 15.3 s 16th st, 36.4x100x27.1x100.5
 9th av, n w cor 14th st, 206.3 to 15th st, x125.....
 9th av, n w cor 15th st, 108.6x276.2x83.2x275.....
 10th av, n e cor 12th st, 103.1x325.....
 10th av, s w cor 13th st, 103.1x500 to 13th av,
 x 117x645.....
 10th av, e s, extd from 14th st to 15th st,
 206.3x100.....
 William Astor to John Jacob Astor. (Parti-
 tion deed.) 1/2 part.....nom

King st, (Nos. 28 and 30), s s, 313.10 w Mac-
 dougal st, 44.10x100x44.2x100.....
 King st, (No. 39), s s, 408.9 w Macdougal st,
 20x100.....
 King st, (No. 40), s s, 448.9 w Macdougal st,
 20x100.....
 King st, (No. 44), s s, 488.9 w Macdougal st,
 20x100.....
 King st, (Nos. 56 and 58), s s, 91.8 e Varick st,
 41.8x100.....
 King st, (No. 62), s s, 50 e Varick st, 20.10x75.
 33d st, n s, 95 e 5th av, 25x98.9.....
 34th st, s s, 175 w 5th av, 375x98.9.....
 35th st, n s, 125 w 5th av, 75x98.9.....
 58th st, n s, 150 e 5th av, 50x100.5.....
 59th st, s s, 150 e 5th av, 75x100.5.....
 96th st, s s, 150 w Boulevard, 25x100.8.....
 Av A, w s, extd from 14th to 15th st, 206.6x
 294.....
 Av A, n w cor 15th st, 103.3x394.....
 1st av and Av A, and 4th st and 5th st, the
 block, 192.4x613.....
 5th av, s w cor 33d st, 98.9x450.....
 5th av, w s, 37 n 35th st, 37.1x100.....
 6th av, s e cor 122d st, 100.11x400 to New av.....
 7th av, n w cor 149th st, runs north 199.10 to
 150th st, x west 701.4 to McComb's Dam
 road, x south 152.9 to 8th av, x south 64.4 to
 149th st, x east 775.....
 8th av, w s, 25.11 s 14th st, 25.9x76.6.....
 14th st, s s, 76.6 w 8th av, 23.6x51.7.....
 John Jacob Astor et al. (Exrs. and Trustees
 under the will of William B. Astor) to Wil-
 liam Astor et al. (Trustees, &c.) Conveys
 described property for the benefit of John
 Jacob Astor during life.....nom

Boulevard, w s, 75.6 n 95 st, 25.2x100.....
 Boulevard, n e cor 92 st, 167.7x154.10.....
 Boulevard, n e cor 98 st, 100.11x75.....
 Bowers, No. 53, 25x153.3x25x150.....
 Bowers (No. 99), n w cor Hester st, 24x100x
 24.10x100.....
 Bowers (No. 218), w s, 25x100.....
 Bowers (No. 280), n e cor Houston st, 23x70.1
 Bowers (Nos. 394 and 396), w s, about 433.7 s
 Astor pl, abt 46x127.9.....
 Broadway (No. 484), e s, 24 s Broome st, 24x
 99x25x99.....
 Broadway (Nos. 569, 571, 573 and 575, and
 Nos. 85, 87, 89 and 91 Prince st), being
 Broadway, n w cor Prince st, 100x200 to
 Mercer st.....
 Charlton st (Nos. 15 and 17), n s, 219.8 w Mac-
 dougal st, 46.6x100.....
 Charlton st (No. 21), n s, 289.5 w Macdougal
 st, 23.3x100.....
 Charlton st (No. 43), n s, 509.2 w Macdougal
 st, 21.6x100.....
 Dey st (No. 37), s s, 32.5 w Church st, 25x73.
 Lafayette pl, e s, 161.4 s Astor pl, 52.6x100.....
 Lafayette pl, e s, 213.10 s Astor pl, 25x120.....
 Ludlow st (Nos. 110, 112, 114, 116, 118 and
 120), e s, 100 n Delancey st, 150x87.6.....
 Vandam st, s s, 226.11 w Macdougal st, 23x
 107.....
 Vandam st (No. 29), n s, 290.4 w Macdougal
 st, 20x100.....
 Vandam st (Nos. 57 and 59), n s, 125 w Varick
 st, 50x100.....
 Warren st (No. 11), s s, 25.1x75x25.6x75.....
 33d st, n s, 175 w 5th av, 325x98.9.....
 34th st, s s, 100 e 5th av, 125x98.9.....
 35th st, s s, 145 w Madison av, 75x98.9.....
 58th st, n s, 200 e 5th av, 75x100.5.....
 59th st, s s, 225 e 5th av, 50x100.5.....
 95th st, n s, 150 w Boulevard, 25x100.8.....
 111th st, n s, 125 e Boulevard, 100x100.11.....
 117th st, s s, 75 e 7th av, runs south 41.1 x
 easterly 131.7 to 117th st, x west 125, gore.....
 136th st, s s, 235 w 5th av, 100x99.11.....
 143d st, s s, 125 w 7th av, 200x99.11.....
 Av A, s w cor 16th st, 103.3x394.....
 Av A, w s, extd from 3d st to 4th st, 192.4x
 518.....
 Madison av, w s, extd from 35th st to 36th
 st, 197.6x220.....
 Madison av, s w cor 35th st, 74.1x145.....
 1st av, s e cor 4th st, 168.3x94.11.....
 1st av, e s, extd from 14th st to 15th st, 206.6
 x319.....
 6th av, n e cor 121st st, 100.11x400 to New av
 on Mt. Morris sq.....
 7th av, s s, extd from 116th st to 117th st,
 201.10x75.....
 8th av (No. 406), e s, 50 n 30th st, 25x100.....
 8th av, n e cor 116th st, 100.11x125.....
 10th av, w s, extd from 92d to 93d st, 201.5x
 170.1.....
 11th av, w s, extd from 72d st to 73d st,
 204.4x175.....
 John Jacob Astor and other Executors and
 Trustees under the will of William B. Astor
 to William Astor and others (Trustees, &c.)
 Conveys the above described property for
 the benefit of William Astor during life.....nom

Cherry st (No. 124), n s, abt 90 e Catharine st,
 25x105x216x105, three-story frame brick
 front store and dwelling, and two-story
 brick dwelling in rear. (Foreclos.) John
 A. Goodlett to Alfred P. Britton, Janu-
 ary 5.....4,500

Same property. Alfred P. Britton, Brooklyn,
 to Sarah J. Pirsson. (Mort. \$4,000.) Febru-
 ary 20.....5,500

Cornelia st, n s, (indef), 25x95. John and
 Mary J. Hays, New York, and Francis E.
 Hill, Brooklyn, (Exrs D. F. Hill dec'd, to
 Mary J. and Daniel F. Hill, Brooklyn. (Morts.
 \$2,500.) Feb. 14.....10,000

Greenwich st (No. 468), n w cor Watts st, 25x
 89, three-story frame brick front store and
 dwelling; and No. 76 Watts st, three-story
 brick store and dwelling; and No. 78 Watts
 st, three-story brick dwelling. Anna A.
 wife of Charles Grube, Spring Valley, N. J.,
 to Elde F. Hopke, Hastings, N. Y. (Mort.
 \$12,000.) Feb. 21.....17,000

Henry st, n s, 311.7 e Scammell st, 24x76.11.
 Mary Muirne to Conrad Hulseberg. (Mort.
 \$5,000.) Feb. 23.....7,000

Ludlow st (Nos. 48 and 50), e s, 200 n Hester st,
 40x87.6, four-story brick store, synagogue
 and dwelling, and three-story brick dwelling,
 and four-story brick factory in rear of both.
 (Foreclos.) Jacob L. Hanes to August and
 Ferdinand Stern and William B. Ast.
 (Morts. \$11,100, &c.) Feb. 20.....8,000

Marion st (No. 59), e s, 139.4 s Prince st, 25.1x
 100x25.4x99.2, three-story brick store and
 dwelling and three-story brick shop in rear.
 Arietta M. Thompson (widow) to William
 Bradley, Oct. 3.....7,500

Market st, e s, bet Madison and Henry sts
 (indef.), 22.5x86.10. Mary Connolly to Wil-
 liam F. Connolly. (Mort. \$2,000.) Feb. 26, 10,500

Mott st (No. 20), e s, 26x120x18.10x117.6,
 three-story brick dwelling.....
 Doyer st (Nos. 11 and 12), w s, 40x51x62x45,
 frame sheds.....
 Adelaide F. Wright (Exr. I. Vredenburg),
 New Castle, to Phebe Jane Barnum. Febru-
 ary 21.....8,000

Same property. Phebe Jane Barnum to
 Thomas V. Wright. (Q. C.) Feb. 21.....8,000

Same property. Mary J. Simons, New Castle,
 N. Y., to same. (Q. C.) Feb. 21.....nom

Same property. Paul S. Casilear, North Cas-
 tle, to same. (Q. C.) Feb. 21.....nom

Same property. John R. Vredenburg, Brook-
 lyn, to same. (Q. C.) Feb. 20.....nom

Rivington st (No. 155), s s, 75 e Suffolk st, 22x
 100, three-story frame brick front dwelling
 and two-story brick factory in rear. Adolph
 Adler to Levi F. Cahn. (Mort. \$9,500.) Febru-
 ary 19.....4,000

Shoriff st (Nos. 66 and 68), e s, 60 s Rivington st,
 40x75, two-story brick stable covers entire
 space. William Kelly to Francis Vogel.
 (Morts. \$3,000.) Feb. 26.....15,000

Thompson st (No. 114), e s, 80.10 s Prince st, 19x
 77.1x19x77.10. Edward H. Lang, Brooklyn,
 to Emma Lang (widow). (1/4 part) Febru-
 ary 23.....nom

West Houston st (Nos. 161 and 163), s s, about
 80.6 w Macdougal st, according to deed runs
 southwest 70.6 x west 1.10 x north 73.7 to
 West Houston st, x east 16.9 x southwest 17.6
 (prob. error), five-story brick store and dwell-
 ing. Michael McNeill, Jersey City, to Pru-
 dence Vandervoort. (Mort. \$15,000.) Febru-
 ary 15.....exch

2d st (No. 28), n s, 82 w 2d av, runs north 77 x
 west 17.10 x south 7 x west 2.8 x south 69.4
 to 2d st, x east 20.6, three-story brick dwell-
 ing. Walter L. Payne to George C. Fisher.
 (Mort. \$4,000 and taxes 1877.) Feb. 20.....2,500

5th st (No. 722), s s, 285.6 e Av C, 22.6x96,
 three-story brick dwelling. Mariane Rinds-
 Kopf to Falk Rounheimer. (Morts. \$5,000.)
 Feb. 21.....9,800

10th st (No. 333), n s, 145 w Av B, 25x94.9,
 five-story brick store and dwelling. Freder-
 ick H. King to Martin Moser. (Morts. \$16,-
 000.) Feb. 21.....16,000

11th st, s s, 175 w 1st av, 25x94.10.....
 74th st, n s, 100 e 2d av, 75x102.2.....
 77th st, n s, 175 e 2d av, 50x102.2.....
 Diedrich Fink to James Wiley (Recvr.).
 Feb. 21.....nom

11th st, n s, 278 w 2d av, 25.6x100. Joseph M.
 Duclon, New Brunswick, N. J., to William
 Green. Oct. 31, 1877.....nom

Same property. William Green to Frances H.
 wife of Joseph M. Duclon, New Brunswick,
 N. J. Oct. 31, 1877.....nom

22d st (No. 335), n s, 150 w 1st av, 25x98.9, h & l,
 five-story brick store and dwelling. Lena
 wife of William Ernst to Patrick Daly. (Mort.
 \$4,500.) Feb. 15.....9,000

24th st (No. 141), n s, 304 w 3d av, 22x98.9, two-story brick and frame stable. (Foreclos.) Louis M. Doscher to William D. Warren or Wamen. Feb. 18. 8,225

25th st (No. 213), n s, 165 w 7th av, 21x98.9, three-story brick dwelling. Joseph Lamb to Joseph W. Lamb. (Mort. \$5,000.) February 20. 12,000

27th st (No. 105), n s, 100 w 6th av, 20x98.9, three-story brick stone front dwelling. Caroline wife of Frank Loomis to William H. Streeter. (Mort. \$7,000.) Feb. 18. 8,500

Same property. W. H. Streeter to George W. Bruce. (Mort. \$7,000.) Jan. 25. 10,500

30th st, n s, 125 w 1st av, 25x98.9, Stephen Pfeil to Martin Pfeil. Jan. 15. nom

31st st (No. 414), s s, 550 e 10th av, 25x75.5x25x77.1, three-story frame dwelling and two story frame stable in rear. Elizabeth C. Richardson (Extr. J. Richardson) to Joseph S. Richardson. (Mort. \$1,500.) Feb. 5. 8,000

34th st (No. 147), n s, 238 e Lexington av, 15.6x98.9, three-story stone front dwelling. (Foreclos.) John M. Barbour to Timothy D. Porter. Feb. 16. 1,500

36th st (No. 216), s s, 605 e 8th av, 21x98.9, four-story brick dwelling. John Zieckler to Louisa Bronner. (C. a. G.) Jan. 29. 5,000

38th st (No. 448), s s, 168.6 e 10th av, 27x98.9, four-story brick store and dwelling and one-story frame stable in rear. Frederick Brevogel to Charles Kenney, Brooklyn. (Morts. \$10,430, &c.) Feb. 1. 16,500

39th st (No. 510), s s, 175 w 10th av, 25x98.9, five-story brick store and dwelling. William J. Fish to Sarah T. wife of Calvin B. Ford. (Morts. \$8,500 and taxes 1877.) Jan. 29. exch

40th st, s s, 225 w 9th av, 25x98.9, Philopocna or Pino Salomons (widow) to John M. Martin. (Morts. \$13,000, &c.) Feb. 25. nom

48th st (No. 245), n s, 120 e 8th av, 20x100.5, three-story brick dwelling. George W. Drees, Breslau, L. L., to Jacob D. Nordlinger. (Morts. \$8,000.) Feb. 26. 13,916

49th st (Nos. 220 and 222), s s, 222 e 3d av, 42x100.5, two four-story stone front dwellings. Henry M. Niver to Mary A. Weeks. (Morts. \$48,000.) Feb. 12. 48,000

49th st, s s, 222 e 3d av, 42x100.5, Mary A. Weeks to Francis M. Sherwood, Cornwall, N. Y. (Morts. \$48,000.) nom

54th st (No. 115), n s, 264 w Lexington av, 16.10x100.5, four-story brick (stone front) dwelling. Thomas B. Taylor to Mary A. Taylor. Feb. 9. 10,000

Same property. Mary A. Taylor to Mary H. wife of Thomas B. Taylor. Feb. 9. 10,000

55th st, s s, 112.3 w Broadway, 20x100.5, Ranieri Vilanova to Heyward G. Meeker. (Mort. \$5,500.) Feb. 19. nom

Same property. Heyward G. Meeker to Egenia G. R. wife of Ranieri Vilanova. (Q. C.) Feb. 20. nom

55th st (No. 248), s s, 175 e 8th av, 18.9x100.5, three-story brick (stone front) dwelling. (Foreclos.) Frank A. Ransom to Joseph Agate, Yonkers, N. Y. Jan. 26. 9,750

56th st, s s, 125 e 2d av, 25x100.4, Edward T. Graham to George W. Graham. (1/2 part.) Feb. 20. nom

56th st, s s, 100 e Lexington av, 25x100.5, Philip Rippel to Nathaniel Jarvis, Jr. February 21. nom

Same property. N. Jarvis, Jr., to Annie M. wife Philip Rippel. (C. a. G.) Feb. 23. nom

57th st (No. 15), n s, 260 e 5th av, 45x100.5, four-story stone front dwelling. Anna M. wife of Sidney W. Hopkins to John D. Mairs. (Mort. \$55,000.) Feb. 20. 85,000

57th st, n s, 275 w 9th av, 40x100.5, Edward Purcell to Michael Brennan. Feb. 23. nom

57th st, n s, 315 w 9th av, 40x100.5, Michael Brennan to Edward Purcell. Feb. 23. nom

57th st (No. 22), s s, 280 e 5th av, 20x100.5, four-story stone front dwelling. Henry M. Niver to Mary A. Weeks. (Morts. \$32,000.) Feb. 12. 32,500

58th st, s s, 280 e 5th av, 20x100.5, Mary A. Weeks to Frances M. Sherwood, Cornwall, N. Y. (Mort. \$22,000.) nom

60th st, n s, 275 e 11th av, 25x100.5, August Reynold to Joseph L. R. Wood. Feb. 16. 50

62d st (No. 336), s s, 175 w 1st av, 25x100.4, five-story brick store and dwelling. Joseph L. R. Wood to Joseph Soher. (Morts. \$4,500, taxes, &c.) Feb. 1. 4,400

64th st (No. 178), s s, 170.10 w 3d av, 20.10x100.5, three-story brick (stone front) dwelling. Thomas and Walter F. Kilpatrick to Samuel E. Harris. (Morts. \$6,000.) Feb. 23. 15,000

65th st, n s, 375 w 8th av, 25x100.5, Aaron H. Rathbone to Arthur W. Austin, Boston, Mass. (Morts. \$3,800, &c.) Feb. 18. nom

77th st (No. 264), s s, 182 e 2d av, 21.5x102.2, four-story stone front dwelling. (Foreclos.) William L. Findley to Sarah H. Powell. Feb. 25. 3,000

79th st (No. 179), n s, 112 w 3d av, 22x102, three-story brick dwelling. (Foreclos.) John A. Goodlett to The Citizens' Savings Bank, New York. Jan. 16. 9,600

85th st, n s, 225 e 5th av, 50x102.2, vacant. Leonard Jacob to Margaretta Lawrence. Feb. 19. 100

Same property. Margaretta Lawrence to Emma L. Jacob. Feb. 19. 100

91st st, n s, 375 e 5th av, 50x100.8, Ann Mulligan, and Nathan and William McLaughlin to Gerardus A. C. Van Beuren. (Q. C.) (Correction.) Jan. 8. 100

93d st, s s, 325 e 9th av, 100x100.8, Thomas E. Crimmins to John D. Crimmins. (Mort. \$15,000.) Jan. 31. nom

94th st, s s, 175 e 5th av, 75x100, vacant lots. John H. and William Y. Mortimer and Louis Fassitt (Exrs. John Mortimer, Jr., dec'd) to Leonard Lewisohn. (Contract.) Dec. 19, 1877. 8,500

103d st (No. 107), n s, 48 e 4th av, 16x100.11, three-story stone front dwelling. (Foreclos.) George P. Smith to William H. Gehard. Feb. 25. 1,000

104th st (No. 4), n s, 150 e 4th av, 16.8x100.11, two-story frame dwelling. Hermann Klingemann to John Noumenbacher. (Morts. \$2,700, &c.) Feb. 22. 2,826

112th st (No. 230), s s, 195 w 2d av, 20x100.11, two-story brick dwelling. (Foreclos.) John Flanders to Annie E. Stoller. December 14. 3,500

113th st (No. 149), n s, 378.4 w 3d av, 16.8x100.10, two-story frame dwelling. Lucy A. wife of Stephen Gilman to John H. Davis, Cincinnati, Ohio. (Morts. \$4,500.) February 25. 5,000

113th st (No. 398), s s, 125 e 2d av, 16.8x100, two-story brick dwelling. George Bretz to Esther J. Cornwell. (Morts. \$3,500.) Feb. 26. 100

113th st (No. 168), s s, 150 w 3d av, 16.8x100.11, three-story frame dwelling. Lucy A. wife of Stephen Gilman to Michael J. Farrell. (Morts. \$3,300.) Feb. 25. 4,500

116th st (No. 410), s s, 480.9 w Av A, 18.7x100.10, three-story brick (stone front) dwelling. Henry Fulling to Martin Quinkan. (Morts. \$7,000.) Feb. 25. 8,500

117th st (No. 445), n s, 427.4 e 1st av, 16.8x100.10, rear irreg., two-story brick dwelling. Henry L. Jolley to Henry S. Moore. (Mort. \$4,000.) Feb. 19. 5,750

117th st, n s, 125 w 5th av, 25x100.11, vacant lots

118th st, s s, 125 w 5th av, 25x100.11, vacant lots. Maria (widow) and Daniel B. Bonnett (Exr. P. R. Bonnett) to Eliza L. and James L. Arcularius and Henry Antlice (Exrs. A. M. Arcularius). Jan. 28. 3,000

Same property. Charles P. Bonnett to same. (Q. C.) Jan. 28. nom

121st st, s s, 345 e 4th av, 20x100.11, Crawford Douglass to John E. Douglass. (Morts. \$2,200.) Feb. 23. nom

123d st (No. 350), s s, 160.9 w 1st av, 14.3x100.11, three-story brick (stone front) dwelling. (Foreclos.) John J. McGurk to The New York Life Ins. Co. Feb. 21. 5,000

123d st, n s, 315 e 4th av, 16.8x90.11, James M. (formerly Michael J.) Lowe to John M. Talbot, Long Island City. (Mort. \$2,500.) February 20. 100

Same property. John M. Talbot, Long Island City, to Mary A. Lowe. (Mort. \$2,500.) Feb. 20. 100

126th st, n s, 160 e 6th av, 125x99.11, seven three-story brick (stone front) dwellings. (Foreclos.) Louis M. Doscher to Harmon Hoover. Feb. 9. 13,000

127th st, n s, 158.9 w 4th av, 18.9x99.11, Daniel Rabold, N. J., to Charles Benner. February 19. 50

127th st, s s, 200 w 9th av, 25x143.7 to Lawrence st, x 28.2x156.7, three-story brick store and dwelling and two-story frame stable. Max Schwerin, Jr., to Theodore Dieterlen. (Foreclos.) Feb. 19. 4,000

129th st (No. 253), n s, 150 e 8th av, 24x99.11, two-story frame dwelling. (Foreclos.) Sidney DeKay to Jacob Schuster. (Morts. &c., \$3,000.) Sept. 21, 1875. 500

129th st, n s, 100 w 11th av, 125x159.10, to 150th st, brick and frame factory buildings. Walter R. Wood, Brooklyn, to Edwin T. Butler. Feb. 18. 15,500

Av B (No. 85), e s, 41 s 6th st, 20x64, four-story brick store and dwelling. Bernhard Brezfelder to Gustave Rheinater. (Morts. \$15,200.) Feb. 26. 16,000

Lexington av (No. 183), e s, 33.6 n 31st st, 19.6x85.5, four-story brick dwelling. Rosa H. Lowenstein to Euphemia P. del Hoyo. (Mort. \$10,000.) Feb. 20. 11,500

Madison av (No. 515), e s, 33.8 s 55th st, 16.6x82.6, four-story stone front dwelling. Charles Duggin to Sarah J. Byrd (Guard. Carrie E. Wenman). (Mort. \$12,000.) Feb. 20. 25,000

1st av, e s, 76.5 w 57th st, 20.2x70.5, except strip off s s, 50 e of av, 5x11.5, John Komarens to John H. and Meha Komarens. (See household, 3d av.) Feb. 13. nom

1st av (No. 828), e s, 20 n 46th st, 20.00, five-story brick store and dwelling. Louise L. Follet to Salmae Bauer. (Mort. \$9,000.) Feb. 1. 8,000

1st av (No. 259), w s, 68.3 s 25d st, 17.3x65.2x24x81.2, three-story frame dwelling. Martin Quinkan to Henry Fulling. Feb. 22. 3,000

Same property. J. Grant Sinclair to Martin Quinkan. (Foreclos.) Nov. 27. 3,100

1st av (Nos. 240 to 245), n e cor 124th st, 100.11x97, five-story brick factory. (Foreclos.) John A. Goodlett to The Citizens' Savings Bank, New York. Feb. 4. 34,000

2d av, w s, 20.5 s 52d st, 20x70, Marx Newkams to Zacharias Benthena. Feb. 19. nom

2d av (No. 184), e s, 62 s 14th st, 20.7x100, four-story brick dwelling. James M. Bull to Henry H. Bull. Feb. 25. 9,140

Same property. Henry H. Bull to Julia A. wife of James M. Bull. Feb. 25. 9,140

3d av (No. 966), w s, 25 s 58th st, 25x95, five-story brick store and dwelling. Gottlieb Dinger to John D. Welch. (Mort. \$29,000.) Feb. 25. 24,100

3d av (Nos. 643, 651 and 653), s e s, 49.4 s w 43d st, runs northwest along av 49.4 x southeast 105 x northwest 21 x north 52.6 x northwest 60.6 to beginning, two three-story frame stores and dwellings and one two-story brick store and dwelling. Richard Edwards to Thomas Edwards. Feb. 22. 26,500

3d av, s e cor 98th st, 100.9x110, vacant lot. Edward Reardon to Bridget M. Farley. (Morts. \$5,700.) Dec. 10, 1877. 10,000

3d av, e s, 25.5 s 119th st, 25x100, George Bretz to Conrad and Katharine Deis. (1/2 part.) Feb. 19. 2,000

4th av (Nos. 337 and 341), s e cor 25th st, 49.4x130, four-story brick studio building. James D. Lynch to John Taylor, Bay side, L. I. Feb. 21. 19,000

5th av (No. 956), n e cor 84th st, 22.2x125, five-story stone front dwelling, and two-story brick stable. The Mutual Life Ins. Co., New York, to Jacob Campbell. (C. a. G.) Feb. 23. 50,000

7th av, e s, 135.6 n 11th st, 21x68.10, 7th av, s e cor 12th st, 80.9x68.10, John W. and Elizabeth W. Van Wageningen, Poughkeepsie, Dutchess Co., N. Y., to Peter C. Doremus. (Q. C.) Feb. 22. nom

Same property. Brittain W. Roswell L. and Mary L. Van Wageningen and Nellie M. Van Wageningen to Peter C. Doremus. (Q. C.) February 23. nom

8th av, s e cor 143d st, 49.11x100, vacant lot. Joseph Lamb to Joseph W. Lamb. (Mort. \$2,500.) Feb. 20. 3,500

10th av, w s, 75.11 n 100th st, 25x64 to e s Broadway, x south 25 x east 64.6, three-story frame dwelling. (Foreclos.) Isaac L. Miller to Thomas M. Peters (Exr. Sarah A. Richmond). Dec. 11. 4,100

10th av, e s, 75.5 s 64th st, 25x100, vacant. (Foreclos.) Sergeant P. Stearns to John C. Brown. Feb. 25. 4,000

11th av, s w cor 81st st, 102.2x100, six two-story frame dwellings. Emmor K. Adams, Cranford, N. J., to Jeremiah Pangburn and Augustus C. Gillender. (Mort. \$12,000.) Feb. 25. 5,000

11th av, e s, 30.6 n 144th st, 75x100, 144th st, n s, 100 e 11th av, 200x99.11, 11th av, n e cor 144th st, 20.6x80.8 to 144th st, x west 78 to beginning, Mary A. Weeks to Frances M. Sherwood, Cornwall, N. Y. (1/2 part.) (Mort. \$9,500.) Feb. 12. nom

11th av (No. 755), s w cor 32d st, 25x100, four-story brick store and dwelling. Otto Breves to Nathan Kautrowitz. (Mort. \$12,500.) Feb. 20. 16,500

1/2 estate Albert Clark (dec'd). John B. Hendrickson (Exr. A. Clark, dec'd) and Emmeline Clark to Emma O. Hendrickson. Feb. 21. nom

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Benson st, s s, 229.3 e Morris av, 21x103.6. Agnes wife of John E. Taylor to Timothy Sullivan. (Q. C.) Feb. 18. 2,000
Benson st, s s, 250.3 e Morris av, 25x106.6. Agnes wife of John E. Taylor to Dewitt E. Cayton. (Q. C.) Feb. 18. 2,000
Denman pl, s w cor Union av, 15x118.1. Magdalena H. D. wife of William Hoeland to Nicol Hoeland. (Mort. \$2,800.) Feb. 23. 2,000
169th st, n s, 45 e 3d av, 50.6x98.9. Louis W. Romner to Eva C. wife of John Frutting. 2,000
Mott av, e s, 100 n 150th st, 25x150. Henry L. Morris to Mary N. Morris. Feb. 19. 2,000
Same property. Mary N. Morris to Anna R. Morris. Feb. 19. 2,000
Prospect av, n w s, lot 73 map East Tremont, 60x150. 2,000
Marion s, No. 41, e s, 18 n Spring st, 25x100. John Derrero-Phillippina Derr. (Mort. \$9,000.) Nov. 1. 2,000
Railroad av, e s, 40 n Bathgate pl, runs north 60 x east 100 x north 40 x east 50 x south 150 to Bathgate pl, x west 40 x north 50 x west 90 to beginning. (Foreclos.) John J. Thomason to Catherine E. wife of Theodore F. Meyer. Nov. 30. 2,000
St. Ann's av, n e cor 18th st, 562 to Division av, x 694.4x617 to 18th st, x west 644. (Foreclos.) William S. Kelley to The Equitable Life Assurance Soc., United States. Dec. 5. 25,000
Union av, w s, 125 n Cedar st, runs north 110.3 x west 131.3 x south 55.6 x west 131.1 to Tinton av, x south 75 x east 236.8 to beginning. 2,000
Concord av, e s, 125 n Cedar st, runs north 111.4 x east 270 to Tinton av, x south 85.10 x west 135 x south 25 x west 135 to beginning. Elizabeth A. O'Keefe to Mary E., John D., Joseph C., Ellen J. and Frances A. O'Keefe. (Mort. \$9,068.) Feb. 21. 6,500
Valentine av, s s, 100 w Myrtle av, 51.7x71.1x 50x82.7. Henrietta K. wife of Thomas M. Moore to John McMahon. (Mort. \$800.) Jan. 15. 2,000
Washington av, e s, lots 18, 19, 38 and 39 and southerly half 20 and 37 map Lexington pl, Williams-bridge Depot, 135x200 to Madison av. Maurice C. Hull, Orange, N. J., to John S. Loomis. Feb. 16. 2,000
Lots 1 and 33, map of Ward's Island, 3 48-100 acres. Adrian Van Sinderen (Exr. W. Lawrence) to Dennis McMahon. Feb. 23. 3,516

LEASEHOLD CONVEYANCES.

Barrow st, n s, 100 e Hudson st, 25x110.7. Rector, & Co. Trinity Church to Oliver W. Woodford. 21 years from April 4, 1867. Per year. 2,550
45th st, s s, 150 e Lexington av, 20x100.5. (Foreclos.) Ambrose Monell to Robert Goellev. Feb. 25. 7,000
5d av, e s, 25 n 16th st, 18x60. Edward W. Vanderbilt (Individ. and Admr.) et al. to George W. Mercer (Recvr.) 2,000
Same property. George W. Mercer (Recvr.) and F. A. Paddock (Ref.) to Leonard Brandner. 3,910
Same property. E. W. Vanderbilt (Admr.) et al. to same. (All title.) Feb. 14. 2,000
3d av, e s, 61 n 16th st, 18x60. Edward W. Vanderbilt (Admr.) et al. to Henry Platt. (All title.) Feb. 14. 2,000
Same property. George W. Mercer (Recvr.) and F. A. Paddock (Ref.) to Henry Platt. Feb. 15. 3,800
3d av, e s, 80.5 n 61st st, 20x90. John H. Kornarens to John Kornarens. (See 1st av, conveys.) 2,000

KINGS COUNTY, N. Y.

FEBRUARY 21, 22, 23, 25, 26, 27.

Adams st, e s, 56 s Tillary st, 44x52.9. Ann E. wife of Luke C. Ryder to John P. D. Angus. 2,000
Atlantic st, s w cor Atlantic st, 21x90. L. David Fehleisen to Mary A. wife of Daniel T. Conklin, Jamaica. (Morts. \$11,793) 2,813,000
Broadway, s w cor Smith av, 75x100. Martin Albrecht to Martin Plage. (Mort. \$200) 2,500
Carroll st, n s, 160 e Nevins st, 21x100. (Foreclos.) Albert Daggett to The Germania Sav. Bank, Kings Co. 500
Clinton st, e s, 75 n Carroll st, 25x100. (Foreclos.) Gerard M. Stevens to Edward V. Clark and Edmund S. Monroe (Exr. C. Clark) 1,000
Clinton st, n w cor Huntington st, 25x90. (Foreclos.) William R. Syme to John Stutt. 2,800
Cook st, n s, 24.6 e Humboldt st, runs north 70 x southeast to Cook st, x west 24.5 to beginning. (Foreclos.) Albert Daggett to James Carolan. 2,300

Court st, w s, 60 n Huntington st, 20x80. William Kruse to F. Remmert. (Morts. \$6,100) 6,900
D st, n e cor Franklin st, 22.6 on D st, gore 2,000
Franklin st, n w cor D st, runs north about 200 to East River, x southwest, &c., following curves to D st, x east about 325 to beginning. 2,000
Franklin st, s e cor D st, 150 on Franklin st, x Irving, gore. 2,000
F st, n s, 170 e Franklin st, 95.1x-449.3x100. Franklin st, w s, extending from D to E sts 200x195. 2,000
Maria L. Milford, Chicago, Ill., to Maria Louisa Clark. (1/2 part.) 2,000
Degraw st, s w cor Hoyt st, 16.6x70. Frances Ann Itzell to John H. Schroeder. (Mort. \$5,900) 6,000
Dean st, n s, 95.19 e Smith st, 20.10x100. Maria W. wife of Samuel N. Hoyt to John Murphy. 2,500
Floyd st, s s, 152.6 w Tompkins av, 18.9x100 Lot bounded on north by Prospect Park 27.11, on east by Ocean av B1.1, on west by Prospect Park 117.10. 1,500
Aaron S. Robbins to City Brooklyn. 1,500
Fairfax st, n w s, 200 n e Broadway, 350x100. Henry Kiddle, New York, to Roseanna Branigan. 6,350
Franklin st, n s, 25.10 s Calver st, 25.10x72x25 x78.9, h & l. Frederick W. Sencken to Cynthia E. Treadwell. (Mort. \$1,500) 2,100
Ferris st, s e s, 88 n e Partition st, 21x100. James Ryan to John Dikeman. (Q. C.) (Mort. \$900) 2,000
Grace Court, s s, 177 w Hicks st, 37.6x107.1x 37.9x103.6, hs & ls. 2,000
Grace Court, s s, 233 w Hicks st, 19x111.9x 19.1x109.8, h & l. John Doherty to John H. Doherty. (Morts. 2,000)
Halsey st, n s, 25 e Yates av, 20x50x20.1x78.6. Samuel Huntington, Plainfield, N. J., to Barbara Stohr. 500
Herbert st, n e cor North Henry st, 100x125. William Miles to Bridget wife of Richard Childwick. 13,200
Hancock st, n s, 213 e Patchen av, 20x100, h & l. Henry M. Birkett to Phebe W. Titus, North Hempstead, L. I. (C. a. G.) (Mort. \$2,500) 1,25
Herkimer st, n s, 225 e Buffalo av, 25x100, h & l. William H. Howlett, Manhasset, L. I., to Abigail A. Martling. 850
Hicks st (No. 77), easterly cor Orange st, 25x100. Henry L. and Frances S. Pratt to Amy E. Halliday. 12,000
High st (No. 214), s s, 214 e Gold st, 19x107.2. Amy E. Halliday to Henry L. Pratt. 6,000
Hancock st, n s, 91.8 w Ralph av, 33.4x85. Joseph A. Cull to Catharine Seaman. 7,000
Hart st, n s, 150 w Lewis av, 20x100. (Foreclos.) Albert Daggett to Joseph Lee. 1,300
Hart st, n s, 100 w Lewis av, 20x100. (Foreclos.) Albert Daggett to Joseph Lee. 1,300
Herkimer st, s w cor Brooklyn av, 27.10x95x 90.10, gore. Martha E. wife of Peter N. Behrens to Elise Sigel. 5,500
Same property. Elise Sigel wife of Franz, New York, to Diederich Priggen. (Mort. \$2,000) 3,300
Holland st, northerly cor Paidge av, 394 to Newtown Creek, x200x400x200. Paidge av, easterly cor Holland st, 200x395. Charles B. Andrews to Isabel K. wife of Louis V. Sone. (3-5 part.) 3,000
Same property. Charles B. Andrews to Albion K. Bolan. (1-5 part.) 1,000
Inlay st, s e s, 100 s w Summit st, 150x75. Chas. H. Fellows (Assignee) to James E. English, New Havana, Conn. 2,000
Keap st, n s, 209 w Lee av, 13.1x100. Daniel K. Hall, Glen Cove, to Mary R. wife of Francis A. Hall. 6,500
Keap st, n w s, 183 n e Lee av, 19.2x100, h & l. Edward and Alfred Burcham to John H. Schuller. 9,000
Keap st, n e cor Kent av, 202.8x200 to Rodney st, x130x83x78.8 to Kent av, x111.3. (Mort. \$10,000) 2,000
Keap st, n s, 100 w Wythe av, 88x100. 2,000
Keap st, s s, 227.4 e Wythe av, runs south 100 x east 51.8 x south 100 to Hooper st, x east 22.4 x north 100 x east 26 x north 100 to Keap st, x west 100. 2,000
Keap st, s s, 187 e Bedford av, 22x100. 2,000
Hooper st, n w cor Lee av, runs west 209 x north 100 x east 109 x south 55 x east 100 to Lee av, x south 45. 2,000
Hooper st, s s, 122.8 w Marcy av, 44.8x100x 22.4x100 to Hewes st, 22.4x200. 2,000
Hooper st, s s, 105 e Marcy av, 45x91.7. (Bad error in this) 2,000
Henry B. Scholes to Lavinia wife of William Simpson. (All liens) 2,000

Magnolia st, s e s, 250 s w Irving av, 25x100. Seligman Fuld, New York, to Catharine wife of William Schmalz. (C. a. G.) 200
Magnolia st, s e s, 150 n e Knickerbocker av, 25x100. 2,000
Irving av, s w s, 100 n w Magnolia st, 20x 100x22x100. Samuel Fuld, New York, to Catharine wife of William Schmalz. (C. a. G.) 300
Mill lane, n s, indef., contains about 37 acres. Lillius wife of William R. Grace, Great Neck, L. I., to Henry Buffett, Flatlands. 12,210
Monroe st, s s, 105 e Bedford av, 20x100. Agnes L. wife of Charles H. Kimberly to Pauline A. wife of Carl Frommel. 6,500
Moore st, s s, 150 w Morrell st, 25x100. Charles Umseld to Catharine wife of Charles Loeffler. 1,000
Navy st, e s, 258.3 n Navy st, 16.9x100.6. George W. Burroughs, Philadelphia, Pa., to Clara Bloodgood. (Mort. \$3,000) 5,000
Newel st, s e cor Nassau av, 25x75. Sarah E. wife of Samuel Self to Hannah M. wife of Oliver E. Benson. 4,750
Newel st, w s, 325 n Nassau av, 25x100. Fargus Victory to Joseph H. Chapman. 1,000
Oxford st, e s, 352.3 n Park av, 18.9x100. (Foreclos.) Albert Daggett to Annie V. Lott, Flatbush. 2,000
Oakland st, w s, 75 n Dupont st, 25x100. Charles Ely to Thomas Steward. 950
Pacific st, n s, 155 w Nevins st, 20x86. Samuel B. Halliday to Henry L. Pratt. (Mort. \$4,500) 8,000
Prospect st, n w s, 128 n e Hamburg st, runs northwest about 42 to Flushing av, x east 86.7 to Prospect st, x southwest 66.9 to beginning. (Foreclos.) Albert Daggett to Mary A. Glover (widow) 1,080
Prospect st, e s, 125 s Vernon av, 50x100. Henry Cooke, Flatbush, to Catharine Kelly, Flatbush. (Correction deed.) (Q. C.) 2,000
Pacific st, n s, 380 e Portland av, 20x100. (Foreclos.) Albert Daggett to Charlotte S. wife of Charles G. Klug. 3,250
Pulaski st, s s, 200 e Marcy av, 37.6x100, h & l. Eliza wife of Martin Wellinghoff, Hoboken, N. J., to James Richmond. (Mort. \$4,500) 2,000
Quincy st, s s, 320 w Yates av, 20x100. (Foreclos.) Albert Daggett to Phebe H. Lott, Jamaica. 1,500
Quincy st, n s, 267.8 w Reid av, 17.6x100, h & l. John Cregier to Nelly Brewerton. (Mort. \$2,000) 4,000
Rensen st, n s, 46 w Waterbury st, 50x100. Rensen st, s s, 73.9 w Waterbury st, 98.4x95. Rensen st, s s, 221.3 w Waterbury st, 73.9x95. Wyckoff st, n s, 172.8 w Waterbury st, 148 x95. 2,000
Wyckoff st, n s, 49.2 w Waterbury st, 123.3 x95. 2,000
Rensen st, s s, 295 w Waterbury st, 22.11x 95x23.4x35. 2,000
Seigel st, n s, lot 551, map Jacob Boerum, and 1/2 effects copartnership Nicholas Seitz & Sons. Joseph Seitz to Michael Seitz. (1/2 part.) 60,000
Scholes st, n s, 73.5 e Old Bushwick av, 25x100. Lorenz Wamzgan to Katharina Dresch. 2,000
Sackman st, w s, 123 s Herkimer st, 45x110, hs & ls. Maggie A. wife of Arthur B. Williams, East New York, to Charles S. Caswell. (Mort. \$3,500) 6,000
Skillman st, w s, 352 s Willoughby av, 23x100. Mary E. Edwards to James A. Edwards. 5,000
Smith st, e s, 313.4 s Newtown pike, 23.8x103.6. James Gillespie, Hoboken, N. J., to John Gorman, New York. 1869. 2,000
South Oxford st, w s, 393 s Hansen pl, 21.6x200 to Portland av. George Selden to Prentice Ransom, Iowa City, Iowa. (Mort. \$8,000) 4,000
Same property. P. Ransom to Elizabeth R. Goodrich. (Mort. \$8,000) 2,000
Schermerhorn st, n s, 343.1 e Clinton st, 17x94x 16.7x94. Alexander J. C. Skene to Electus B. Ward. (C. a. G.) (Mort. \$8,000) 14,500
Stockton st, n s, 300 e Throop av, 25x100. Johann Weisensee to Valentine Weisensee. 4,002
Sackett st, n s, 193.4 e 7th av, 20x100. (Foreclos.) Gerard M. Stevens to the Knickerbocker Life Ins. Co. 5,000
Taylor st, n w s, 100 s w Wythe av, 20x100. Edward L. Titus to Enoch W. Lawrence. 2,000
Same property. E. W. Lawrence to Dora R. wife of Edward L. Titus. 2,000
Union st, s s, 38 e Van Brunt st, 22x80, h & l. Jacob Mondorf to Jacobina Rehn. 2,000
Same property. Jacobina wife of George Rehn to Eliza W. wife of Jacob Mondorf. 2,000
Van Buren st, s s, 331.9 w Throop av, 20x100. Benjamin Barton to Rachael A. wife of John B. Ketchum. (Morts. \$3,000) 5,525

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Wherever the letters "P. M." occur, preceded by the name of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

REAL ESTATE.

NEW YORK CITY.

FEBRUARY 20, 21, 22, 23, 25, 26.

Abrens, Frederick, to Charles Fisher, 4th st., e. s. 21.6x15.7. Feb. 23, 5 years, 6 per cent. \$1,000
 Ames, John R., to John F. Gibbons, Av. A. w. s. 25 s 1st st. 50x100. Jan. 14, due April 5, 1878. 80
 Andres, Valentin, to George Andres, 56th st., n. s. 500 w 10th av, runs north 10.5 x west 50 x south 98.2 x east 22.4 to 56th st., x east 27.11. Feb. 15, due Jan. 1, 1884, 5 per cent. 2,000
 Barr, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York, 13th st. s. s. 215 w Av. A, 24x105.5. Feb. 20, 1 year. 1,000
 Behrens, Amelia M. wife of Henry, Brooklyn, to John H. Loeffl, 25th st. s. s. 62 w 3d av, 22 x 28.2x22.42 also property Atlantic st, Brooklyn. Feb. 1, due Jan. 1, 1884. 7,000
 Bradley, William, Forgam, to John B. Finlay, Astoria, Marion st., e. s. 134.3 s Prince st., 25.1x109.25, 1x9.2. Oct. 5, due in 1879. 3,000
 Britton, Alfred P., Brooklyn, to Horace Secor, Cherry st (No. 124). P. M. Jan. 5, due Feb. 20, 1884. 1,000
 Brennan, Michael, to Caroline C. Bishop, 54th st., n. s. 215 w 9th av, 40x100.5. Feb. 23, 5 years, 6 per cent. 11,000
 Briant, Gerardus De F., to Margaret Bogarins, West st, n. e. cor North Moore st, 50x85. Feb. 19, 2 years. 1,500
 Buch, Henry, Brooklyn, to Ferdinand Tegge, 2d av, e. s. 14.1 n 40th st, 24.8x100. Feb. 18, 5 years, 6 per cent. 8,000
 Bailey, Charles D., to Edward B. Fellows, Catharine st, n. e. cor Henry st, 25x162. Feb. 21, 1 year. 7,500
 Brown, Annie V., wife of William P., to Conrad Stein, 10th av, e. s. 14 n 45th st, 23x75. Dec. 24, instans. 10,000
 Same to same, 10th av, e. s. 67 n 45th st, 23x67. Dec. 24, due May 15, 1883. (Recorded Feb. 13.) 10,000
 Cayton, De Witt E., to James and Ann Daily, Westchester, N. Y. Benson st. P. M. Feb. 23, 3 years. 600
 Coffin, Julia A., wife of Alfred M., to THE UNITED STATES LIFE INS. CO., New York, 30th st. s. s. 340 e 6th av, 20x95.9. Feb. 26, due April 1, 1879. 1,000
 Conroy, Thomas, to Merritt Trimble, Cherry st (No. 134), 25x123. Feb. 15, 5 years. 12,500
 Same to Rosanna Barnes, Same property. Feb. 21, 3 years. 6,575
 Carroll, Mary, wife of Patrick J., and George E. and Mary Ann Hanser, to Betsy Kling, Stanton st, s. s. 50 w Willett st, 25x75. Feb. 19, note. 700
 Coyne, Bridget, to Peter Fox, 126th st, s. s. 225 e 3d av, 30x20.11. Feb. 19, 1 year. 500
 Daco, Catharine A., to Alex. Hamilton, W. F. Cary, Jr., and R. B. Minturn (Trustees), 54th st (No. 102 last), s. s. 22.6 e 4th av, 22.6x75.5. Feb. 21, 1 year, 6 per cent. 5,000
 Doremus, Peter C., to George N. Titus, Charles H. Marshall and Ambrose C. Kingsland, Jr. (Trustees), Waverly pl, s. w. cor Charles st, 20x75. Feb. 19, 5 years, 6 per cent. 5,000
 Same to same, 7th av, e. s. 156.6 n 11th st, 21x68.10. Feb. 19, 5 years, 6 per cent. 2,500
 Farnham, Eliza C., wife of Horace P., to Herman D. Aldrich and Samuel Wyman, Jr. (Trustees), 40th st, s. s. 424 e 6th av, 25x38.9. Feb. 21, 3 years, 6 per cent. 27,000
 Feldmann, John G. W., to John F. Welling, 4th av, n. w. cor 95d st, 100.8x150. Jan. 5, 1 year, 6 per cent. 9,000
 Fountain, Ann E., wife of Alfred E., to Peter T. O'Brien, 112th st, s. s. 395 e 3d av, 20x100. Feb. 20, 5 years, 6 per cent. 5,000
 Georgi, Charles L., to Caroline Scott, Boston road, westerly cor 158 st, 50x99. Jan. 1, 5 years. 5,500
 Graham, George W., to Amelia Rasines, 56th st, s. s. 125 e 2d av, 25x100.4. Feb. 21, 3 yrs, 2,250
 Gardiner, Harriet, to Mary Ellison Miller, New Winsor, N. Y. 23d st, s. s. 175 w 4th av, 25 x98.9. Feb. 18, 5 years, 6 per cent. 15,000

Willoughby st. s. s. 120.1 w Gold st, 20.1x100. Phebe L. wife of Henry Mumford, Elizabeth P. wife of Theodore A. Mewman, Brooklyn, and Jane M. wife of John Birbeck, Great Neck, L. I., to Mary Pettit. nom
 Water st, n. s. opposite the point where Ash st intersects Water st, runs west 275 x north 225.3 to Newtown creek, x east 310.11 x south 225 to beginning. nom
 Water st, westerly cor Ash st, runs west 231.2 x south 87.8 to Ash st, x east 213.11 to junction Water st and point of beginning, oil works. nom
 Cassius H. Read, New York, to Charles Pratt. (Morts. \$80,000) 35,000
 Wolcott st, s. w. s. 190 s e Van Brunt st, 25x78 to centre Red Hook lane, x 27x87. (Partition.) John J. Carberry to Nicholas McManus. 950
 Wolcott st, s. w. s. 115 s e Van Brunt st, 25x149 to Red Hook lane, x 27x112. (Partition.) John J. Carberry to Nicholas McManus. 1,525
 Walworth st, e. s. 400 s Park av, 25x100. Amelia S. wife of Clarence F. Colyer to Andrew Shields. nom
 Withers st, n. s. 100 e Leonard st, 25x100. Martha J. wife of John Angless, Sarah E. wife of D. Briggs and J. H. Kiersted to Charles D. Kiersted. 500
 North 1st st, n. s. 53.2 w 5th st, runs north 134.1 x north 69.9 to North 2d st, at point 103 w 5th st, x west 25 x south 56.3 x south 132.5 to North 1st st, x east 25. Edward Megan to Henry Hamilton. (Morts. \$5,400) nom
 3d st, n. s. 381 e 5th av, 40x90. John Doherty to John H. Doherty. (Morts. —) nom
 8th st, s. s. 165 w 5th av, 20x75, h & l. Theodore Masure to Frederick W. Payne, Jersey City. 2,500
 8th st, s. s. 80 e 5th av, 95x90. James E. Parsons to Henry Van Brunt. (Morts. \$3,750 and lens \$1,516) 4,000
 16th st, n. s. 264.7 w 7th av, 25x100x22.9x100. John Maloney to Alvan R. Johnson. nom
 Same property. Alvan R. Johnson to John and Mary Maloney. nom
 15th st, n. s. 150 w 9th av, 200x180 to Prospect av. (Foreclos.) Albert Daggett to Thomas Bramiff, Castleton, S. I. 5,000
 21 st, s. s. 275 e 4th av, 25x100. Joseph McGivney to John Guilfoyle. 1,500
 28th st, n. e. s. 320 s e 3d av, 20x100. Franklin W. Taber to Timothy Fox. (C. a. G.) (Mort. \$500) 700
 Atlantic av, s. e. cor Miller av, 25x91.9x25x91.3. (Foreclos.) Albert Daggett to The Dime Sav. Bank, Brooklyn. 2,500
 Atlantic av, s. s. 25 e Miller av, 25x32.4x25x91.9. (Foreclos.) Albert Daggett to The Dime Sav. Bank, Brooklyn. 2,400
 Atlantic av, s. s. 50 e Miller av, 25x96x25x92.4. (Foreclos.) Albert Daggett to The Dime Sav. Bank, Brooklyn. 2,400
 Atlantic av, s. s. 40 w Troy av, 40x100. Henry Grasman to Henrietta wife of Ludwig Semler. (Morts. \$5,000) 8,000
 Atlantic av, s. s. 80 e Troy av, 20x80. Henry W. Eastman to Sarah A. Hoogland (widow). (Mort. \$3,000, &c.) 4,000
 Clermont av, e. s. 737.1 n Myrtle av, 27.10x100. William H. Van Pelt to John Gray. 1,600
 Classon av, e. s. 60 s Monroe st, 20x100, h & l. Susan Wagner, Newark, N. J., to Julius T. Wagner, New Providence, N. J. (Mort. \$4,000) 7,000
 Classon av, westerly cor Douglass st, 25x100. Joseph Doherty to Ellen Byrnes (widow). (Mort. \$1,600) 3,000
 Clinton av, w. s. 385.7 n De Kalb av, 20.1x100, h & l. Catharine F. Griffing to William B. Higgins. 16,000
 DeKalb av, s. s. 370 e Nostrand av, 25x100. Chas. H. Dayton to Harvey Dayton, Plainfield, N. J. 10,000
 Division av, n. s. 50 w 10th st, 16.8x101. Maria L. wife of Norman Smith to Mary Emma Ellis. (Morts. \$3,100) 2,500
 Flushing av, s. s. 325 e Marcy av, 25x100, h & l. Elizabeth wife of John Topps to Elizabeth wife of Balsar Blass, Syosset, L. I. (Mort. \$3,000, assessment \$44 and taxes 1877) exch
 Franklin av, w. s. 136.10 s Myrtle av, 25x106. Edward Van Voorhis to Maria Van Voorhis. (C. a. G.) nom
 Fulton av, n. s. 60 e Grand av, 20x45. John Carvin to Margaret Dwyer, New York. (Mort. \$3,000) 300
 Same property. Margaret Dwyer to Ellen B. Carvin. (Morts. \$3,000) 300
 Flushing av, s. s. 86.2 e Delmonico pl, 25x63.5x28.9x71.9. (Foreclos.) George G. Barnard to Edward Olmsted and Henrietta C. Booth. 2,500
 Hamilton av, n. e. s. 157.2 s e Church st, 20.3x66.10x20.1x60.1. George W. Roderick (Ref.) to James Healy. 2,050

Harrison av, e. s. 100 s Hewes st, 16.6x100, h & l. Margaret A. wife of Alfred J. Lamb, Hempstead, L. I., to William H. Lacey. (Mort. \$1,500) 3,550
 Kent av, w. s. 25.6 n Rush st (extended), 79x332.8 to bulkhead Line East River, x68.9x120.6 x252. Stephen Jenny, Jr., to Montgomery B. Cowperthwaite, Yonkers. (C. a. G.) (Morts. \$20,000) 35,445
 Lexington av, s. s. 141.8 e Yates av, 16.8x100, h & l. James Nelson to George Reynolds. (Morts. \$3,500) nom
 Lawrence av, s. s. 100 w 1st st, 100x100. Letitia wife of Thomas H. Howden, Flatbush, to John Keenan, Flatbush. 1,000
 Lewis av, w. s. 140 n Hancock st, runs south to Hancock st, x west 200 x north 100 x east 100 x north 40 x east 100 to beginning. Louise wife of George W. Brown to Samuel M. Pettigill. 12,625
 Locust av, s. s. 290 e Liberty st, 100x100. Benjamin Burton, Valley Stream, L. I., to Eliza A. Smith. 2,000
 Manhattan av, w. s. 60 s Nassau av, 20x75, h & l. Letitia P. wife of N. P. Norman to Emilie H. W. Behnten, New York. 2,700
 Myrtle av, s. s. 61 e Gold st, runs south 100 x east 106 to Prince st, x north 25 x west 62.6 x north 75 to Myrtle av, x west 43.6. Albert Daggett to James Binns. (Morts. &c.) abt. \$12,700) 3,740
 New Jersey av, w. s. 25 s Evergreen pl, 25x100. John L. Hart to John H. and Eliza Adams. \$50
 Ocean av, adj. J. S. Vanhook's, 56.6x188x26.6x163.6. Gravesend. Ellen wife of Morris Bentley to Maurice Foley, Gravesend. (C. a. G.) (Mort. \$500) 650
 Pennsylvania av, w. s. 50 s South Carolina av, 25x100. Reinhard Fechtmann to Marianna Kirschmann. (Mort. \$1,000) 2,500
 Park av, n. s. 100 w Throop av, 25x100. Edward A. J. Michel, New York, to Louis Lebel. 1,500
 South Portland av, e. s. 250 s Hanson pl, 50x85. (Foreclos.) Alexander F. Kirshels to The Germania Life Ins. Co. 6,000
 Troy av, e. s. 71.9 n Troy av, 10.4x90. Mary J. Buckley to Jane Lavin. 400
 Troy av, e. s. 80 s Atlantic av, 20x100. Henry W. Eastman to Daniel Hegeman, Oyster Bay. (Mort. \$1,500, &c.) 2,000
 Van Cott av, s. s. 250.6 e Graham av, 25x100, h & l. Mary wife of Daniel Muller to George R. Hankinson. 3,000
 Vernon av, n. s. 190 e Clinton st, 200x200. Patrick H. Fay, New York, to Patrick Rowan, Brooklyn. 1,750
 Wyckoff av, e. s. 250 s Baltic av, 25x100. Andrew Aug. Lische, East New York, to Henry Prieman, Sr. 400
 31 av, w. s. 50 n 21st st, 50x100. The Manhattan Sav. Institution to Philip Schomb's. (C. a. G.) 3,500
 31 av, n. e. cor 21st st, 50x100. The Manhattan Sav. Institution to John Schoen. (C. a. G.) 3,600
 3d av, w. s. 81 s 12th st, 20x75. Edgar W. Mersorant to Henrietta McCartney. (Morts. \$4,000, int and taxes 1877) 8,000
 6th av, n. w. cor 22d st, 48x100. Charles W. Fritschler to Charles L. R. Fritschler and Frank A. Selle. (Morts. \$5,300) 5,700
 6th av, n. w. cor 22d st, 48x100. Maria wife of Charles L. Fritschler to Charles W. Fritschler. (Morts. \$2,200) 5,500
 7th av, s. w. cor Sterling pl, 20x90. (Foreclos.) Albert Daggett to Mary F. wife of James R. Romeyn, Keeseville, N. Y. 14,500
 Flatlands to Flatlands neck and Canarsie road, e. s. 1 273-1,000 acres. Also, a plot of 14 197-1,000 acres; also, 883-1,000 acre on Flatlands av. Ruth Van Dyke to John Emmans. (Q. C.) 210
 The 2 first large plots above. John Emmans to Lillius wife of William R. Grace. 4,613
 Kings highway, s. s. strip for railroad, Gravesend. Henry J. Wyckoff to The Brooklyn, Flatbush & Coney Island Railroad. 3,300
 New Lots road, s. w. cor W. Elderts lane, 10 acres. New Lots. Sarah Conover to Henry A. and Stephen G. Conover and Sarah V. wife of Oliver W. Ryder. (C. a. G.) nom
 Same property. Sarah V. wife of O. W. Ryder to Henry A., S. G., and Jennie M. Conover. (C. a. G.) (1/4 part) 1,500
 1/2 of all real estate in New Utrecht of late R. R. Bennett. Silas C. Bennett, Georgetown, Col., to Clarence E. Bennett, New Utrecht. 5,000
 3 acres at New Lots, adj. Williamson's. Maria Scherger (widow) to Louisa Knapp. 2,575

Hogan, Margaret, wife John, to Rosanna wife William Barnes, Av. B, e s, 227.6 n 1st st, 5x100. June 1, 1874, 5 years, 5 per cent. 1,000
 Hall, Maurice C., Orange, N. J., to Charles Hall, Danbury, Conn. 3d av, w s, 98.9 n 23d st, 4.4x24. (Leaschold.) Nov. 24, 1874, 2 years. 6,000
 Hill, Francis E. (widow), Mary J. and Daniel E. to William A. Cauldwell, Cornelia st (No. 14), n s, 25x95. Feb. 20, due May 1, 78.5,500
 Hirsch, Anna, wife of Bruno, to Eliza J. Bradley, 3d Bank, N. J. Concord av, e s, 74.2 s 4th st, 25x100. Feb. 15, 3 years. 1,000
 Johnson, Peter, to Charles D. Mathews, Norwalk, Conn. 79th st, n s, 425 e 3d av, 25x 105.7x21.5x124.8. Feb. 21, due Jan. 1, 1881. 2,000
 Ketchum, Elkan, to Caroline Seymour. 128th s s, s, 211.6 e 3d av, 18.9x99.11. Jan. 31, 2 years. 2,000
 Kiefer, Jacob, to Mayer Schwed. 16th st, n s, 233 e Av B, 20x91.8. Feb. 20, 5 yrs. 6 p c. 4,000
 Same to Charles Seibert. Same property. Feb. 20, instal. 1,600
 Same to Max Frankenbeim. Same property. Feb. 20, instal. 1,600
 Kiper, Nicholas, to Andrew Fitz Gerald and William B. Boguma. 40th st, n s, 100 e 11th av, 25x100. Feb. 16, 3 years, 6 per cent. 4,000
 Leaman, Jane (widow), Troy, to Erastus E. Marcy, 40th st, 25x98.9. (Building loan.) Feb. 21. 5,000
 Lysons, Joseph, to Daniel McFarley. 11th av, e s, 75.5 s 5th st, 25x100. Feb. 20, due March 1, 1883. 860
 M. W. W. R. to Luise Maier. 4th st, s s, 212.6 w Av D, 18.9x—. Feb. 21, 3 years, 6 per cent. 4,000
 Same to Herman Heilberg. Av C, e s, 48 s 5th st, 21.9x9. Feb. 21, 3 years, 6 per cent. 7,000
 Martin, Thomas M., to Brackerhoff & Co. 4th st, n s, 297.4 e 8th av, 15.8x8.8x17.6x 18.8. Feb. 21, 1 year. 1,000
 Morris, John, to James Gormally. Locust av, east side Prospect av, 50x128. Feb. 20, due March 1, 1881. 500
 M'Avoy, Patrick, to Henrietta P. Shaw. Greenwood st Nos. 662, 664 and 666, w s, 664 n 1st av, w s, 55.8x34.5x56.4x105.10. Feb. 1, 1 year. 2,000
 McKee, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 53d st, s s, 345 e 7th av, 25x100.5. (Error.) Feb. 25, 1 year. 5,500
 McMillan, Catharine, wife of Patrick, to George N. Tins, Chas. H. Marshall and A. C. K. Bond, Jr. Trustees. 13th st (No. 45), n s, 101 e 1st av, 25x100.3. Feb. 18, 5 years, 6 per cent. 4,000
 Meckel, Charles, to Mathias Schneider. 2d av, w s, 64.5 s 2d st, 2x70. Feb. 15, instal. 1,000
 Mudge, Mary, wife of William, to Eliza A. Christy. 55th st, n s, 211.8 e 10th av, 16.5 x 105. Jan. 23, 4 years. 8,000
 Same to John Woods, Paterson, N. J. 5th st, n s, 211.8 e 10th av, 16.5x100.5. Feb. 25, 2 years. 1,000
 Moser, John L., to Amanda Busing. 35th st, n s, 145 w Clifton av, 25x100. Feb. 18, due May 1, 1879. 400
 Nelson, John, Wilmington, N. C., to Mary L. wife of Henry A. Foster, Westminster, N. Y. 4th st, n s, 101 e Av C, 21x90.2. Jan. 25, 5 years. 2,500
 Owens, John, and Patrick Geopay to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 18th st, n s, 19.5 e University pl, 19.5x 22.8x8.8x31.1. Feb. 20, 1 year. 6,500
 Paul, John, Boston, to Robert Lieber. 45th st, s s, 101 w 2d av, 25x100, gore off rear. July 1, 1877, 3 years. 1,500
 Powell, Sarah H., wife of Wilson M., to Samuel Wilson (deced). 7th st. P. M. Feb. 25, demand. 2,005
 Same to same. 7th st. P. M. Feb. 25, 1 year. 2,005
 Same to John H. Heyman, Brooklyn. 7th st. P. M. Feb. 25, 1 year. 2,005
 Prankard, John B., to Elizabeth Card (Guard.), Woodford av s w s, Lots 48 and 49 map Fairmount, 2d st. Feb. 21, due Aug. 1, 1880. 1,850
 Platt, Henry, to Joseph Stern. 3d av, e s, 61 e 10th st, 1x100. (Leaschold.) (See Conveys.) Feb. 15, 1 year, 6 per cent. 3,300
 Quackenbush, Abraham C., to Vestiana Q. Sherman. 8th st, n s, 325 e 3d av. P. M. Feb. 1, 1 year. 22,000
 Same to same. 8th st. P. M. Dec. 20, 1 year. 12,000
 Ransom, Warren A., to Aaron P. and Warren A. Ransom and Darius W. Geer (Exr. J. H. Ransom). 2d av, s s, 119.1 s w 10th st, 21.10 x25. Oct. 1, 1 year. 10,000
 Rinkelander, Frederick W., to Charles James Murray. 11th st, n w s, 127.1 n e Bekman st, 25x72. Jan. 19, 5 years, 6 per cent. 6,000

Richardson, Joseph S., Brooklyn, to Elizabeth C. Richardson (Extr.). 31st st. P. M. Feb. 5, 3 years. 1,500
 Same to same. Same property. Feb. 5, 3 yrs. 5,000
 Styles, Charles H., to John C. Umberfield. 4th av, n w cor 66th st, runs 80 x west 74 x north 20.5 x west 26 x south 100.5 to 66th st, x 110 to beginning. Feb. 23, 1 year. 3,500
 Simpson, William, to Anna, Joseph and R. W. Stuart and William Whiteside (Exrs. J. Stuart). Hester st (No. 132), s s, 69 e Bowery, 40x50. Feb. 23, due Feb. 25, 1881, 6 per cent. 5,000
 Same to same. Bowery (No. 93), s e cor Hester st, 25x69. Feb. 23, due Feb. 25, 1881, 6 per cent. 22,500
 Same to same. Bowery (No. 89), e s, 25.6x126.10 x25.8x126.10. Feb. 23, due Feb. 25, 1881, 6 per cent. 22,500
 Stimmel, John, to John Rheinfesnk. 2d av, w s, 62.2 w 7th st, 20x77. Feb. 20, 3 yrs. 6,000
 Styles, Charles H., to Willett Bronson, Astoria. 4th av, n w cor 66th st, 100.5x110. Jan. 29, demand. 19,897
 Tallman, Jacob B., Jamesburg, N. J., to Charles E. Earned. 5th av, e s, 73.5 n 41st st, 51x100. Feb. 23, due May 1, 1878. 8,000
 Treanor, Ellen C., wife of James, to Andrew Lunke, Cos Cob, Conn. Franklin av, n w cor 170th st, 44x100. Feb. 20, due Nov. 26, 1877. 1,500
 Taylor, John, Bayside, L. I., to William Lummis. 4th av, 25th st. P. M. Feb. 21, due Feb. 23, 1881, 6 per cent. 50,000
 Totten, Emma A., wife of John, to William S. and John R. Blecker. Pompton, N. J. 43d st, n s, 325 w 10th av, 25x100.5. Feb. 21, 3 years. 8,250
 Totten, Emma A., wife of John, to Julia A. Low. 44th st, s s, 325 w 10th av, 25x100.5. Feb. 21, 5 years. 8,250
 Wacker, Mary (widow), to Charles R. Christy. 41st s s, 292.6 e 3d av, 22.6x98.9. Feb. 18, 3 years. 5,500
 Same to Joseph Feiz. Same property. Feb. 19, 1 year. 3,000
 Warren, William D., to William H. Phillips. 21th st. P. M. Feb. 20, 5 years, 6 per cent. 4,000
 Wright, Thomas V., New Castle, N. Y., to Elsie Jane Barnum and Isaac Young (Exrs. J. M. Wright), New Castle, N. Y. Mott st, No. 20, and Nos. 11 and 12 Doyer st. Feb. 21, 5 years. 5,000

KINGS COUNTY, N. Y.

FEB. 21, 22, 23, 25, 26, 27.

Alfred, Richard, to The First Union Co-operative Land & Building Soc., New York. Witherspoon st, n s, 175 w Stayvesant av, 25x100. Feb. 6, 10 years, instal. 81,261
 Aurnheimer, Dorothea, to Carl Oberst, Chauncy st, n s, 425 e Patchen av, 25x48.3x25x49; Marion st, n s, 500 e Ralph av, 50x100; Sumpter st, n s, 25x100. Feb. 15, 5 years, 4,000
 Aizens, John H., to William Acker. New Jersey av, w s, 50 s Evergreen pl, 25x100. Jan. 20, 5 years. 500
 Branigan, Roseanna, wife of John, to Henry Kiddle. Bushwick av, Fairfax st. P. M. Feb. 23, 3 years. 1,500
 Breen, Patrick, to James W. Valentine. India st, s s, 75 w Oakland st, 25x100. Feb. 13, 1 year. 155
 Borchert, Carl F. W., to George Loffler. Floyd st. P. M. Feb. 27, due March 1, 1881. 350
 Beales, Phebe C., wife of Henry, to Magdelene Schenck. Graham av, e s, 80 s Conselyea st, 120x100; Conselyea st, s s, 66.8 e Graham av, runs south 80 x east 33.4 x south 20 x east 75 x north 100 to Conselyea st, x west 108.4. Feb. 26, 3 years, 6 per cent. 7,500
 Bond, Frederick, to Isaac U. Willets (Exr. Amy Pinkham, dec'd). 6th st, s e cor Market st, 75x138x81x151. Feb. 15, due March 1, 1880. 500
 Brewerton, Nelly, wife of G. Douglas, to John Cregier. Quincy st, n s. P. M. Feb. 21, 2 years. 850
 Buffett, Henry, Flatlands, to Peter Lott, Flatlands. Mill lane, n s. P. M. Feb. 23, 5 years. 4,500
 Burrows, Mary A., wife of Lemuel, to Eldert Bergen, Jamaica, L. I. Lexington av, n s, 235 e Tompkins av, 20x100. Feb. 20, 3 yrs. 3,000
 Same to same. Lexington av, n s, 355 e Tompkins av, 20x100. Feb. 20, 3 years. 3,000
 Brown, Julia and Michael, New Lots, to Frederick Middendorf. Bay av, n s, 96.1 w Eldert av, 25x100; Bay av, n w cor Lincoln av 153.8x78.1 to New Lots road, x 157.1x114.2. Feb. 18, due Feb. 1, 1881. 500

Burrows, Mary A., wife of Lemuel to Sarah A. Drew, North Adams, Mass. Lexington av, n s, 315 e Tompkins av, 20x100. Feb. 20, 3 years. 2,000
 Cammerer, Louis, and George F. Abbott to Edward Kirby. Pearl st, e s, 187 s Concord st, 25x75. Feb. 20, 5 years, 6 1/4 per cent. 2,000
 Carolan, James, to George A. Scudder and Elbert Caril (Exrs. J. B. Oakley, dec'd). Cook st, n s. P. M. Feb. 12, 3 years. 2,500
 Collins, Catharine, wife of John, to George Lott. Bay av, n e s, 100x100. Feb. 20, 3 years. 600
 Conklin, Joel, to William M. Ingraham. Bridge st, w s, 225 s Willoughby st, 25x107.6. Feb. 23, due March 1, 1883. 2,000
 Clancey, Bridget, to John H. Seaman, Hempstead. Willoughby st, s s, 40 e Prince st, 20x 59.4. Feb. 23, due May 1, 1881. 3,000
 Chapman, George M., to Sarah G. Benedict et al (Trustees). Park pl, s s, 241.3 e 6th av, 16.8 x100. Feb. 26, 3 years, 6 per cent. 5,000
 Same to same. Park pl, s s, 224.7 e 6th av, 16.8 x100. Feb. 26, 3 years, 6 per cent. 5,000
 Chapman, Joseph H., to Fergus Victory. 7th st, w s. P. M. Feb. 20, due March 1, 1881. 300
 Cutter, Mary E., wife of Thomas, to John T. Walsh. Warren st, s w s, 155 n w 3d av, 20x 100. Feb. 23, due Nov. 1, 1882. 650
 Cipperly, Sophia C., wife of Henry J., to Clara Leggett. Ryerson st, w s. P. M. Feb. 15, 1 year, 6 per cent. 500
 Coles, Edward F., Glen Cove, L. I., to Philemon H. Frost. Hicks st (No. 364), w s, 80 n Amity st, runs west 83 x north 3 x west 17 x north 37 x east 100 to Hicks st, x south 40 to beginning. Feb. 22, 1 year. 800
 Donnellon, Cornelius, to Henry M. Braem (Trustee). Washington av, w s, 209 s Myrtle av, 16.2x100. Feb. 21, due March 1, 1883. 4,500
 Same to same. Washington av, w s, 225.3 s Myrtle av, 16.2x100. Feb. 21, due March 1, 1883. 4,500
 Same to same. Washington av, w s, 192.11 s Myrtle av, 16.1x100. Feb. 21, due March 1, 1883. 4,500
 Demmele or Demorie, Peter, to Sebastian Heim. South 4th st. P. M. Feb. 23, 5 years. 500
 Diemar, Maria, wife of Carl, to Raphael Rentz. Cook st, s s, lot 23 map of property in Bushwick, adj Williamsburgh, 25x100. Feb. 23, due April 1, 1883. 1,200
 Edwards, James A., to James Meehan and George Underhill (Exrs. J. H. Paff). Skillman st, w s, 342 s Willoughby av, 23x100. Feb. 23, 5 years. 2,000
 Ely, Charles, New York, to H. B. Smith, Westfield, Mass. Eagle st, s s, 325 e Oakland st, 50x100; Clay st, s s, 100 e Oakland st, 25x100; Clay st, s s, 175 e Oakland st, 25x100; Dupont st, n s, 225 e Oakland st, 50x100; Eagle st, n s, 375 e Oakland st, 25x100; Eagle st, s s, 400 e Oakland st, 25x100; Clay st, s s, 250 e Oakland st, 25x100; Clay st, s s, 325 e Oakland st, 25x 100; Dupont st, n s, 350 e Oakland st, 25x100; Paigide av, s s, 36.8 e Clay st, 25x90.7x25.10x 97.3. Dec. 26, 1 year. 5,000
 Ely, Charles, New York, to John C. Provost. Oakland st, e s, 25 n Clay st, runs north 140.5 to Paigide av, x southeast 115.4 x south 82.11 x west 100 to beginning. July 17, due Jan. 1, 1878. 3,600
 Elliott, John, to Arthur Leary and Louise L. Hunt (Trustees). South 5th st, s s, 92 w 5th st, 23x120. Feb. 26, 3 years. 5,000
 Fritschler, Charles W., to Maria Fritschler. 6th av, 22d st. P. M. Feb. 23, 5 years. 3,000
 Fesler, Jacob, to Karl Bachr. Johnson av. n s, 25x100. Feb. 20, due Jan. 1, 1883, 6 per cent. 2,000
 Frommel, Pauline A., wife of Carl F., to Agnes L. wife of Charles H. Kimberly. Monroe st, s s. P. M. Feb. 22, 5 years. 4,500
 Frommel, Pauline A., wife of Charles F., to David N. Brown. Monroe st, s s, 105 e Bedford av, 20x100. Feb. 22, 1 year. 250
 Fox, Timothy, to Franklin W. Taber. 28th st. P. M. Feb. 20, 5 years. 500
 Gould, David H., New York, to Emeline McCormick (widow). Flatbush av, e s, 246.1 s Butler st, runs east 124.11 x southeast 27.1 x east 25 x south 30 x east 25 x south 8.7 to Prospect Park plaza, x west 144.5 to Flatbush av, x north 85. Feb. 25, 3 years. 6,000
 Grening, Paul C. and Erastus B. Chase, to Cornelius S. Stryker, Gravesend. Lexington av, s s, 351.3 e Tompkins av, 18.9x100. Feb. 20, due May 1, 1881. 2,750
 Same to same. Lexington av, s s, 362.6 e Tompkins av, 18.9x100. Feb. 20, due May 1, 1881. 2,800
 Same to James L. Van Alst, Newtown, L. I. Lexington av, s s, 343.9 e Tompkins av, 18.9x 100. Feb. 20, due May 1, 1881. 2,800

Same to John and J. Adrian Ditmis, Jamaica, L. I. Lexington av, s s, 325 e Tompkins av, 18.9x100. Feb. 20, due May 1, 1881. 2,700
 Hall, Caroline, wife of Harrison, New York, to The Rutgers Fire Ins. Co., New York, Ellery st, n s, 320 w Tompkins av, 30x100. Feb. 16, 1 year. 1,000
 Hall, Mary R., wife of Francis, to Daniel K. Hall, Glen Cove, L. I. Keap st, n s. P. M. Nov. 20, due Dec. 1, 1880. 3,500
 Hart, Charles B., to Mary F. and Leni Dietz (Exrs. C. H. Dietz, dec'd). Stockton st, s s, 151.9 e Yates av, 17.3x100. Sept. 11, 3 years. 2,000
 Haddock, Thomas, New York, to James Bulger, Hewes st, n s, 246.4 w Harrison av, 20x100. Feb. 1, 5 years. 4,000
 Haslinger, George, to Elisabetha Lautenklos, Grand st, n s, 50 e 10th st, 25x95. Feb. 14, due Jan. 1, 1888, 6 per cent. 3,000
 Hegeman, Aletta M. A., wife of Joseph, to Mary A. B. wife of Walter Howe, New York, Clinton av, e s, 147.6 s Greene av, runs east 125 x south 40 x east 75 to Hamilton st, x south 15 x west 75 x north 5 x west 125 x north 50 to beginning. Feb. 14, 3 years. 15,000
 Higgins, William B., to John C. Davis and Maggie B. Lacey (Exrs. &c. F. Lacey, dec'd). Clinton av, w s. P. M. Feb. 20, 3 yrs. 10,000
 Hoogland, Althea, wife of Elbert, to Caleb S. Woodhull, Halsey st, n s, 33.8 e Throop av, 116.4x100; Hancock st, s e cor Throop av, 50x84.4. Feb. 23, demand. 2,500
 Jordan, Richard L. C., to Joseph Simons, Van Dyke st, s w s, 160 s e Conover st, 20x100. Feb. 23, due March 1, 1881. 650
 Kirscheluter, George, to John Timmes, Bushwick av, w s, 80.5 s Montrose av, 23.2x77.2x84.3. Dec. 20, 3 years. 200
 Lowery, Bridget, to Anne Rice, York st, n s, 25 e Charles st, 25x100. Feb. 25, due March 1, 1883. 1,600
 Matthews, Susan, wife of Owen, to James D. Lynch, New York, Pacific st, s s, 140 e New York av, 20x100. Feb. 25, 2 years. 1,200
 Muller, Henry, to John Dill, Atlantic av, s e s, 50 s e Carlton av, 20x80.4x30.5x74.5. Feb. 13, due March 1, 1880. 500
 Murphy, John, to Maria W. Hoyt, Dean st, n s, 95.10 e Smith st, 20.10x100. Feb. 26, due May 1, 1883, 6 per cent. 1,500
 Murray, Mary E. T. (widow), to Frances C. Duxbury, Douglass st, s s, 112.6 w Smith st, 18.9x100. Feb. 21, 3 years. 2,000
 Malone, Catharine B., Theresa J., Edward V., Josephine F. and James E., Brooklyn, and Annie C., wife of James E. Merikan, Canada West, to The Emigrant Industrial Sav. Bank, New York, 22d st, s w s, 80 s e 4th av, 56x100. Dec. 28, 1 year. 2,000
 O'Brien, Patrick F., to Samuel B. Leonard and T. Albert Cushman (Exrs. L. Cooper, dec'd). Hewes st, s s, 117.8 w Lee av, 16.3x100. Feb. 25, 5 years, 6 per cent. 5,000
 Same to same, Lee av, w s, 100 s Hewes st, 22x67. Feb. 25, 5 years, 6 per cent. 2,000
 Read, Cassius H., New York, to Nancy Stokes, Water st and Ash st, oil refinery. P. M. Feb. 23, 1 year. 40,000
 Russell, Susanna E. C., wife of Walter C., to John H. Atwater, Bedford av, e s, 84 s Fulton st, 18x90. Feb. 20, note. 1,000
 Rowan, Patrick, to Patrick H. Fay, New York, Vernon av, n s. P. M. Feb. 20, 3 years. 450
 Same to same, Vernon av, n s. P. M. Feb. 20, 3 years. 450
 Rioger, Joseph, to Joseph Wolf, Melrose st, s e s, 325 n e Evergreen av, 25x100. Feb. 25, 5 years. 200
 Steinmetz, William G., to William E. D. Stokes, New York, Henry st, s w cor Warren st, 19.2x100. Feb. 26, instals. 6,000
 Sharkey, Patrick, to Horatio G. Onderdonk, Devoe st, s s, 360 e Bushwick av, 25x50.4x30x64.5. Feb. 27, due May 1, 1887. 900
 Stevens, Betsey, wife Joseph S., to William H. Browning (Trustee), Monroe st, n s, 100 e Lewis av, 75x100. Feb. 26, due June 1, 1878. 7,000
 Steward, Thomas, New York, to Leonard Geiger, Hudson, N. Y. Oakland st. P. M. Feb. 23, 5 years. 250
 Schoen, John, to The Manhattan Sav. Inst. 3d av, 21st. P. M. Feb. 19, 1 year. 2,000
 Same to same, 3d av. P. M. Feb. 19, 1 yr. 1,300
 Schuller, John H., to Edward and Alfred Burcham, Keap st, n w s. P. M. Feb. 20, 5 years. 5,000
 Schuller, John H., to Eliza E. Seer (Extr. R. Seer, dec'd). Keap st, n w s, 183 n e Lee av, 19.2x100. Feb. 23, 5 years. 2,600
 Stutt, John, to William Chisholm, Degraw st, n s, 62.6 w Van Brunt st, 12.6x75. Feb. 20, 3 years. 500

Stutt, John, to George W. Bergen, Hempstead, L. I. Clinton st, Huntington st. P. M. Feb. 20, due March 1, 1881. 1,600
 Taylor, William, to Mary A. Patchen, Clinton st, e s, 113.5 s 4th pl, 20x90. Feb. 20, 3 years. 2,500
 Same to same, 4th pl, s s, 70 e Clinton st, 20x113.5. Feb. 20, 3 years. 2,500
 The First German Methodist Episcopal Church, Williamsburgh, to The Mutual Benefit Soc. of Members of the Eastern German Conference Methodist Episcopal Church, Yates pl, s e s, 200 n e Broadway, 63.3x100. June 25, 1 year. 2,000
 Taylor, William, to Edward F. Patchen, Clinton st, secor 4th pl, 52.5x70. Feb. 20, 3 years. 3,000
 Taylor, William, to Maria F. Devlin, Clinton st, e s, 73.5 s 4th pl, 40x70. Feb. 20, 3 years, 2 morts. 5,000
 Taylor, William, to Edward F. Patchen (Trustee), Clinton st, e s, 53.5 s 4th pl, 20x70. Feb. 20, 3 years. 2,500
 Tobin, Mary, to Edward F. Patchen, 18th st, s s, 388.4 w 5th av, 31.8x100. Feb. 21, 3 yrs. 500
 Van Brunt, Henry, to John M. Young, 8th st, s s, 80 e 5th av, 95x90. Feb. 19, due July 25, 1878. 7,500
 Voorhies, John J., to Rem Hegeman, 15th av, s e cor 70th st, runs east 200 Ridge av, x south 260.5 to New Utrecht av, x southwest -- x west to 70th st, x north 197.9 to beginning; 15th av, s e cor 71st st, runs east 200 to 70th st, x south 260.7 x west 260.8 x north 266.2 to beginning; 73d st, s e cor 15th av, 100x200 to 72d st. Feb. 21, 6 months. 250
 Ward, Electus R., to Annette W. L. wife of Alexander J. C. Skeen, Schermerhorn st, n s. P. M. Feb. 21, due March 1, 1880. 4,000

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 20 TO 26—INCLUSIVE.

Ackerman, William G., Kingsbridge, to Edward Lucas. 81,450
 Best, William J. (Receiver), to George Detner. 2,800
 Bussing, Amanda, to Phebe A. Priest (widow). 900
 Castree, John, I. Odell and S. C. Currie (Exrs. J. Shotwell), to Alexander H. Wallis (Trustee), Jersey City. 8,000
 Caudwell, William A. and N. Bishop (Exrs. E. Caudwell), to John D. Leffingwell, et al (Trustees). 6,113
 Cornstock, Catharine A. C., to Aletta R. Cooper. 4,000
 Constock, Frederick H., to Alexander G. and Edward Harmon (Exrs. &c., P. Harmon). 10,000
 Dixon, Joseph M., Brooklyn, to Bernhard Fuld. 500
 Dooley, Michael, to The Hebrew Mutual Benefit Soc., New York. 1869. 5,500
 Esher, William R. to Daniel Sweeney. 316
 Fink, Diederich, to James Willey (Receiver). nom
 Hempel, Mary, to Julius Bunzl. 10,000
 Jones, Oliver H., to Samuel W. Jones, Oyster Bay. 1865. 25,000
 Kalischer, Alphonse, to Margaret Russell (widow). 2,500
 Same to same. 2,500
 Kernochan, Mary S., wife of J. Frederick, to William S. Kernochan. 10,000
 King, Archibald G., to Archibald G. King (Trustee for Fanny K. McLane). 5,000
 Same to same. 5,000
 Same to same as (Trustee Mary K. Richards). 5,000
 Same to same. 5,000
 Ladd, William W., Brooklyn (Admr. to J. Ladd), to Fanny Mayre (widow). 8,179
 McGourkey, George J., to Mrs. Jane Mencke. nom
 McGovern, M., to James McGovern. 2,500
 Miller, Elizabeth S., to Asemath Angevine. 1,516
 Payne, William H., to Charlott E. Weman. 3,000
 Phoenix, Phillips (Exr. S. Whitney), to Mary S. Whitney. 2,066
 Quinter, Edward, to Charles Peiffert. 1,650
 Richardson, Elizabeth C., Brooklyn, to Asemath Angevine. 1,400
 Schaub, Henry (Exr. C. Schneider), to William Prass. 600
 Schwalz, Catharine, wife of William, to Samuel Field. 2,000
 Seitz, Joseph, to Michael Seitz. nom
 Seymour, Sarah K. (Exrx. Charles H. Seymour, dec'd), to Caroline Seymour. 2,500
 Same to same. 800

Same to same. 700
 Stewart, Orlando L., to Horace Barnard, nom
 Taylor, John, Bayside, L. I., to Amelia Freeman. 5,228
 Taylor, Thomas B., to Mary H. Taylor. nom
 Same to same. nom
 The Emigrant Industrial Savings Bank, to Edward F. Brown (Guard). 20,180
 The Island City Bank, City New York, to Orlando L. Stewart. nom
 Toscano, John A., to Louis F. Toscano. nom
 Trimm, Geo. S., to Mammie Feisty. nom
 Union Dime Savings Institution, to Theodore B. Nichols and Arthur W. Sprague (Trustee). 8,500
 Union Dime Savings Institution, to The Metropolitan Life Ins. Co. 8,178
 Same to same. 5,111
 Von Hoym, Elise (Exr. O. Van Hoym), to Adolph Aseber. nom
 Werner, Apollonia, to Regina Ewald. nom
 Wood, Joseph L. R., to Helena L. G. Asinari. 8,600
 Woolsey, Theologie B. (Exr. Jane Ward), to Eliza M., wife Nathaniel P. Bailey. 2,965

MORTGAGES—CHATTLES.

Note.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The last name means General Mortgage.

NEW YORK CITY.

FEBRUARY 21ST TO 27TH—INCLUSIVE.

SALOON FIXTURES.

Becker, N. 256 Grand st. J. R. Dorch. 5778
 Brock, E. 129 Spring st. Bernheimer & Schmidt. (R) 2,500
 Crotty, Michael, 291 7th av. J. Emmons. 390
 Connolly, M. 247 3d av. J. Emmons. 500
 Heitz, K. City. P. Doolger. (R) 350
 Klein, H. 206 7th av. H. Borre. 550
 Lewis, J. City. J. Emmons. 316
 McDonald, M. 312 9th av. H. Menke. 876
 Maher, P. 746 3d av. F. Reinbauer. (R) 250
 Melogolbin, P. 6 Centre st. Shook & Everard. 250
 Nichols, R. D. City. J. Raymond. 150
 Pabler, J. 119 Spring st. J. Dam. 100
 Robinson, E. S. 18 East 16th st. W. C. Adams. (R) 1,000
 Robinson, E. S. 18 East 16th st. W. C. Adams. 1,275
 Runkel, A. City. G. Ehrst. 600
 Rungen, H. 26 Front st. A. C. M. Gerken. (R) 700
 Schicht, H. J. City. M. Boyd. 300
 Ryan, Thomas, City. M. J. Kelly. 600
 Sankon, F. City. Luyties Bros. 600
 Wassermann, F. 26 3d av. G. Ringler & Co. 250
 Wilkens, W. 16 Centre st. J. Keller. 400

HOUSEHOLD FURNITURE.

Anderson, M. A. 22 East 34th st. J. Mencke. 373
 Angles, S. 50 West 35th st. J. W. O'Brien. 250
 Atwater, E. & L. A. City. P. W. Shafer. 800
 Bowman, M. H. 206 West 23d st. G. Beck. 327
 Burkhardt, W. E. 316 Broome st. F. Wain. Furniture and Fixtures. 800
 Burns, M. J. 121 West 37th st. Wilcox & Kinney. (R) 643
 Bunting, A. B. 246 Broadway. C. C. Taylor. 216
 Baldwin, J. H. & A. E. City. J. B. Ferry. (R) 525
 Clay, George. 56 Clinton pl. W. W. Clay. (R) 1,390
 Clay, George. 56 Clinton pl. L. S. Clay. (R) 2,675
 Cohen, M. 38 Ludlow st. L. H. Harris. 250
 Claussen, A. F. West Hoboken, N. J. H. Kony. 500
 Cornwell, J. W. 665 Broadway. P. Phoenix, security
 Davenport, T. L. 206 East 15th st. H. Lindenman. 3,060
 Doherty, M. F. 252 East 13th st. J. O. Gorman. 150
 Disbrow, C. H. & J. F. 148 East 12th st. A. C. Ray. 156
 Frankel, M. City. F. Lucke. 185
 Francis, Geo. 15 William st. F. A. Conkling. Fixtures, Furniture, &c. 800
 Fullerton, A. R. and wife. 214 East 13th st. C. Schoewald. 300
 Grooms, L. 26 West 27th st. W. H. McIntire. 1,500
 Gries, W. 301 3d av. C. Hirth. 400
 Harris, J. M. City. K. Green. 801
 Johnson, J. L. 26 Madison st. A. McDonald. 416
 Klein, J. 43 Delancey st. Williamsburgh Brewing Co. Furniture, Fixtures. 100
 Lambert, E. City. W. H. Newman. 1,671
 Laughlin, B. M. 453 6th av. Day, Son & Co. 250
 Lombin, M. City. M. Goodhart. 110
 Magee, C. C. 70 West 19th st. W. W. Magee. 1,000
 Mason, E. W. 285 5th av. A. Melhals. 475
 McTeague, J. 118 East 6th st. C. McTeague. 150
 McTeague, Charlott. 148 East 60th st. Friel & Hand. 320
 Murphy, M. 220 East 12d st. E. D. Farrell. 371
 Newcomb, M. 219 West 12d st. R. N. Rice. 1,500
 Subn, Geo. City. C. A. Tuttle. Fixtures and Furniture. security
 Prince, E. 129 5th av. C. H. Dorr. 150
 Richard, H. 73 Market st. M. Stemper. 500
 Robinson, I. S. 317 West 26th st. F. Grathmann. 83
 Russell, J. W. 177 East 85th st. W. H. Otis. 100
 Randall, J. R. City. F. T. Adler, Furniture. 180
 Read, C. H. Hoffman House. A. Robbins, security

Sherman, C. A. City...E. J. Baker. 400
 Stoddard, A. City...D. R. Bolster. (R) 450
 Storrs, Annie B. City. J. Kelly. 2,850
 Solomons, A. S. 111 West 3d st...C. Adler. 260
 Spicker, M. A. C. 70 2d av...C. F. Walters. 120
 Solovan, P. A. K. 93 Hester st...J. Lidvinsky. 31
 Theissinger, M. 178 Suffolk st...H. Schile. 16
 Taylor, M. 112 Madison av...G. S. Bibby. 500
 Taylor, M. 112 Madison av...E. M. Valios. 1,000
 Van Druist, M. 226 East 33d st...M. E. Washburn. 125
 Voss, Julie. 105 East 53d st...S. L. Loew. 230
 Van Brunt, Mrs. 212 East 51st st...H. Schile. 32
 Vanouhouf, M. 106 West 121 st...E. B. Smith. 750
 Van Wazer, G. 32 East 116 st...X. Zimmern. 80
 Walker, W. W. 67 West 9th st...C. O. Blegen. 271
 1,000
 Wilcox, M. A. 213 West 8th st...J. McDonald. 150
 Wilson, E. P. & J. E. City...J. Russell. 50
 Wessell, C. City. C. S. Wessell. 150
 Yorker, W. C. & M. G. 61 East Broadway...C. F. Walters. 61
 Young, D. R. City...E. L. Young. 1,500
 Zachos, E. 509 Broadway...C. Cooper & Rae. 314

MISCELLANEOUS.

Andres, C. 17 West 45th st...B. Lang (Exp. of Machinery. (R) 1,587
 American Machine Co. City...C. E. Truesey. (R) 6,000
 Antrim, H. C. & Co. 151 Centre st...G. C. Lavent. Fixtures. 479
 Avery & Higgins. 433 East 9th st...E. H. Hohenkiss. Fixtures. 5-2
 Blackmore, L. 321 East 79th st...E. Wynne. Fixtures. 100
 Brosim, J. M. 323 East 53d st...C. Mastersen. Fixtures. 223
 Bruges, W. W. 607 7th av...J. McE. Davidson. (R) 1,000
 Burton, J. City...F. Kirschner. Horse. 26
 Boehm, D. 7 Fulton Market...E. Cohen. Fixtures. 200
 Barium & Wadsworth. 181 William st...C. Tillman et al. Machinery. 150
 Beau, John. 262 West 15th st...J. Smart. Fixtures. 130
 Beck, W. 161 Attorney st...E. Greis. Fixtures. (R) 400
 Behmann, H. City...L. Behmann. Fixtures. 400
 Caldwell, G. H. City...H. W. Sargant. Fixt. 125
 Cardon, T. City...W. Anshur. Wagon. & Co. 70
 Cohen, A. E. 602 1/2 8th av...D. Sina. Machinery. 101
 Corbett, R. H. City...R. W. Bogert. Horse. 2,300
 Cook, F. 129 8 1/2 5th av...C. Offermann. Wagon. (R) 750
 Craner, D. 101 West 14th st...A. Schettenberg. Horse. & Co. 1,800
 Cruz, John. 79 Chatham st...H. Dreher. Lath. 213
 Debur, R. City...F. Becker. Wagon. 60
 Denyse, V. & C. H. City...W. Denyse. Fixt. 280
 Dart, S. W. City...J. N. Gamin. Fixtures, security 4,000
 Dehlers, J. D. 14 AVA...J. Lange. Fixt. 600
 Eriott, A. 9 Baxter st...J. Metzger. Machinery. 600
 Fleming, W. M. 8 East 31st st...M. H. Fleming. Horse. 1,000
 Fitch, F. City...F. McKiernan. Fixtures. 500
 Foeller, J. G. 65 Willet st...Weeks, Douglass A Co. Bakery Fixtures. (R) 650
 Gaal, H. 376 Mulberry st...C. Fickel. Fixt. 70
 Gabel, John. 212 9th av...C. Gabel. Fixt. 250
 Gilbert, F. C. 295 William st...L. Naumann. Fixtures. 70
 Graham, J. 25 1/2 Sheriff st...T. Manhinney. Horse. & Co. 25
 Greve, L. H. 80 Murray st...R. H. C. Valentine & Co. Press. & Co. 700
 Hankinson, G. A. 262 West 47th st...C. Gedney. Machinery. 500
 Heath, J. H. City...G. F. Marlow. Horses. 80
 Heckmuller, J. P. 312 West 37th st...C. E. Heckmuller. Horse. & Co. 45
 Himan, A. City...C. Kemper. Fixtures. 250
 Hughes, W. 305 West 53d st...G. McIntosh. Trucks. & Co. 1,000
 Hill, William. 10 Ann st...F. Chandler. Fixtures. (R) 200
 Hullenbeck, J. H. S. 19 Rose st...L. H. Bigelow. Machinery. 4,163
 Hecking, F. H. 370 Pearl st...G. Hecking. Fixtures. (R) 3,500
 Homs, C. H. 151 1st av...J. Helmstetter. Fixtures. (R) 500
 Hilschmidt, W. 981 8th av...F. Meyer. Fixtures. 150
 Hankinson, G. A. 219 West 47th st...F. W. Macy. Machinery. 500
 Jordan, John. 511 West 28th st...B. Jordan. Horse. 800
 Jacks, M. City...O. T. Marshall. Horse. & Co. 600
 Kelly, W. J. 23 Chambers st...C. Kelly. Fixtures. & Co. 2,000
 Klockmeyer, F. 37 1st st...F. Hellmers. Horse. & Co. 125
 Krebs, M. 183 William st...R. Hoe & Co. Press. 300
 Kramer, H. 165 East 74th st...E. Ehr Gott. Horses. & Co. 237
 Kramer, M. 127 1st av...J. Guilino. Fixtures. 300
 Lees, B. M. City...J. McCull. Presses. (R) 8,081
 Loch, H. 137 Mercer st...J. Michel. Fixtures. 100
 Logan & Forbes. 586 Hudson st...D. Dick. Machinery. 150
 Mylius, C. City...T. McComb. Fixtures. 75
 Meyer, A. 107 East 9th st...P. Bolender. Horse. 62
 Meng, A. 144 Lewis st...Bendit & Co. Truck. & Co. 103

Molony, T. 415 East 117th st...J. Wade. Trucks, & Co. (R) 1,000
 Musgrove, M. 350 West 41st st...Phelps, Dodge & Co. Fixtures. 8,703
 McGiven, T. City...J. Cavanagh. Fixtures. 40
 Merick, Geo. 628 6th av...M. Schneider. Fixtures. 1,000
 Mink, John G. City...A. Ferzer. Fixtures. 550
 Mohr, C. E. 200 East 9th st...T. J. Washburn. Horse. & Co. 210
 Morrisania S. Boat Co. City...B. G. Arnold & Co. Steam Boats. (R) 65,000
 Murray, J. City...R. J. Nicholson. Horse. & Co. 100
 New York Athletic Club. City...D. H. Kowalton. Boats. & Co. 3,500
 Nilson, M. 51 Now st...J. Ditten. Presses. 100
 O'Reilly, B. 306 1st av...J. Feury. Fixtures. 750
 O'Neil, John. 157 Hudson st...P. Gleason. Carriages. & Co. (R) 2,741
 Overton, W. B. 92 South st...C. Voth. Fixtures. 1,000
 Parker, Geo. H. City...R. D. Kehoe. Horse. 200
 Paton, R. 26 Grove st...E. C. Paton. Machinery. 5,000
 Pearse, Geo. W. City...W. H. Pearse. Horses. Pelpho & Bohrmann. City...J. V. Cavalier. Lease. 2,000
 Pottelbaum, H. H. City...C. G. Sandrock. Horse. 260
 Pursell, M. E. City...C. King. Diamond Cross. 600
 Puhley, J. 608 East 13th st...P. Schurer. Wagon. 225
 Rogers & Edwards. 13 Fulton Market...J. Feeny. Fixtures. & Co. 4,237
 Rohrs, C. H. 235 10th av...G. Heflerich. Butcher Fixtures. 300
 Raber, Jacob. 1131 3d av...W. Raber. Fixtures. 250
 Reed, J. M. 164 William st...J. Thanat. Machinery. (R) 105
 Riley, J. J. 60 William st...C. V. Riley. Fixtures. 500
 Sackendorff, I. & Co. 113 Nassau st...Howard & Sanger. Fixtures. 1,000
 Schuler, W. 323 Av A...F. Haake. Fixtures. 300
 Schultz, A. 117 Prince street...C. Kruse. Fixtures. 460
 Summers, E. City...A. C. Hassey. Fixtures. 100
 Spitznagel, F. 77 Houston st...B. Lehman. Fixtures. 25
 Shapter, W. 5 Fulton Market...J. Steingester. Fixtures. 560
 Schellenberger, C. 228 3d street...F. Heinlein. Horse. & Co. 125
 Schmelz, C. J. 201 William st...J. Seimer. Machine. 2,300
 Savage, N. B. 770 10th av...M. B. Savage. Fixtures. 500
 Sauer, F. A. City...A. Fuze. Fixtures. (R) 600
 Scott, E. & J. 460 Hudson st...C. Doscher. Presses. & Co. 270
 Sinclair, J. 1272 Broadway...P. Craig. Fixt. 1,000
 Solomons, A. S. 45 Lispenard st...A. C. Levi. Fixtures. 300
 Strattinger, C. 256 West 7th st...P. C. Eckhardt. Fixtures. 400
 Tieman, M. City...L. Fishrow. Horses. Victory, S. City...F. Fitz. Horse. 400
 Voit, D. City...W. S. Lawrence. Bakery Fixtures. (R) 500
 Wentz, Geo. 1519 Av B...F. Bennecke. Fixtures. 75
 Wild, W. 908 6th av...C. Stoesser. Fixtures. 250
 Waverly Boat Club. Foot 75th st, N. R...D. J. Stewart. Boats. & Co. 300
 Young, V. City...W. H. Griffith & Co. Billiards. 250

BILLS OF SALE.

Arthur, S. D. 79 Clinton Market...G. H. Bartels. Fixtures. 300
 Beck, Geo. 310 West 39th st...S. B. Russell, Jr. Saloon Fixtures. 400
 Blake, J. S. 39 West 9th st...W. Johnson. Fixtures. 1
 Davidson, J. H. City...W. Cawkwell. Fixtures. & Co. 400
 Grier, S. A. City...A. Barl. Furniture. 195
 Hesse, J. W. assignee. 313 East 23d st...W. Neckermann. Machinery. 450
 Heins, H. 212 East 46th st...F. Wellenbrook. Candy Store. 2,000
 Istel, J. C. 90 East Houston st...J. L. Kahn. Fixtures. 1,000
 Kienle, John. 406 6th st...C. Lemmle. Fixtures. 80
 Kobelanek, H. City...N. Kobelanek. Horse.. 200
 Mencke, H. P. 418 East 9th st...W. Huser. Fixtures. 1,300
 Meinell, T. A. 528 East 13th st...H. C. Meinell. Fixtures. 2,000
 Phelps, Dodge & Co. 350 West 41st st...M. Musgrove. Fixtures. 8,703
 Pursell, M. E. City...T. King. Furniture. 1,000
 Rauh, John. City...J. Saffon. Horse. 25
 Russell, S. B., Jr. 310 West 39th st...K. Beck. Saloon Fixtures. 100
 Service, T. J. 398 Hudson st...M. A. Service. Fixtures. 600
 Sofield, W. B. City...H. Moore. Fixtures. 750
 Sternfeld, M. 118 Sheriff st...M. Sternfeld. Fixtures. 300
 Schmale, F. W. City...W. Thoms. Fixtures. 550
 Taylor, M. 11 Av B...F. Levy. Fixtures. & Co. 2,000
 Wenck, W. E. & C. 1269 Broadway...M. E. Wenck. Fixtures. 1,797

Burgmyer, John P. 63 Raymond st...N. Langler. Truck. 250
 Baker, Richard and Sophie Kempe. 192 Washington st...Albert Block. Furniture. 812
 Bourne, Ansel...Benjamin B. Ayerigg. 5-12 Schooner Edmund Driggs. 1,200
 Boesh, Mathias. 933 Broadway...Raphael Brown. Cows, Horse and Wagon. 100
 Byer, John H. 506 Fulton st...Frederick Siefer. Barber Chairs. 300
 Cromer, Ferdinand. 211 Broadway...Warren Foote & Son. Bakery. 700
 Constantine, Margaret A. 87 Irving pl...John F. Withers. Piano. 61
 Cohn, Mary. 253 Fulton st...Bernheimer & Schmid. Fixtures. & Co. 1,000
 Cornell, Joseph G. 277 Broadway...Aaron Lande (Assignee). Piano. 130
 Carey, Mary. 1 State st...Herrmann Koehler. Ale. 16
 Cornwell, John W. 663 and 665 Broadway, New York...Phillips Phoenix and George H. Warren (Trustees). Furniture. securities rent
 Curtis, Samuel. Cor. Nassau and Bridge sts...W. B. Davis. Coupe. 400
 Denyse, Virginie and Catharine H. 175 Greenwich st...Wm. Denyse & Sons. Safe and Scales. 300
 Dreury, Thos. 261 Flatbush av...F. Grote & Co. Billiard Tables. 218
 Dunham, William F. Av cor Graham av and Tower st...Mary Reichold. Fixtures. 70
 Eiles, Herman G. 313 South 3d st...William B. A. Jurgens. Fixtures. & Co. 400
 Endris, Jacob. 234 Court st...Engene Steffan. Stock and Fixtures. 750
 Farnly, Patrick. Cor. Park av and Steuben st...David Jones. Liquor Stores. 100
 Fitzgerald, John. Smith st...J. & T. Wheeler. Cow, Horse and Wagon. 63
 Farleigh, William C. 77 Greene st...Thomas W. Braucher. Machinery. & Co. 5,000
 Freide, William. 955 Greene av...Adam Schulz. Carpet. 43
 Fuller, Waldo B. Cor. Hamilton av and Union st...John Francis. Furniture. 30
 Fitch, Sallie M. 101 Henry st...Charles B. Vaill. Furniture. 1,500
 Grubmeyer, Henry L. E. Cor. Bushwick av and Devoe st...William B. A. Jurgens. Grocery store. 1,115
 Grover, William B. 119 Dobbin st...Henry Gerken. Furniture. 75
 Gutze, Henry P. 632 5d av...Martin Lumpus. Fixtures. 300
 Gossman, Henry. 150 Prospect av...Hannah L. Collin. Sewing Machines. 215
 Hanley, Francis...Dennis May. Horses and Carts. 300
 Hammer, Mary L. 247 Cumberland st...Catharine Z. Gallagher. Furniture. 350
 Harris, Jacob C. 13 Fulton st...Hyman Friedewald. Fixtures. 312
 Heath & Pencil...Royal M. Barrett. Wagon. 101
 Harris, David, and John G. Cozine. 29 and 31 De Kalb av...Charles T. De Forest. Machinery. 950
 Heidenberger, Margaretha. 127 Eagle st...Geo. Washie. Horse, Wagon and Fixt. 300
 Hayer, Salome. 518 Kent av...John F. Mason. Furniture. 70
 Herthmann, John P. Cor. Seigel and Leonard sts...William B. A. Jurgens. Fixtures. & Co. 472
 Hill, William. 40 Ann st, N. Y...Franklin Chandler. Furniture. 200
 Jacobson, Daniel. 121 Inlay st...James Lamont. Stock and Fixtures. 100
 Jerome, Jr. L. W. 288 Herkimer st...F. W. Caruthers. Furniture. 725
 Kruse, William. Huntington st...F. Remmert. Horse and Wagon. 700
 Kuhke, Mary L. 53 Nevins st...Jacob E. Colyer. Piano. 30
 Kramer, Margaretha. 117 Union st...Chas. J. Bulky. Fixtures. 500
 Ladue, Nathan W. 175 Hall st...George C. Ladue. Furniture. 1,000
 Leichtfoln, John. 87 Spencer st...George Brown, Sr. Horse and Wagon. 150
 Logan, Henry. 80 Butler st...Ann O'Neil. Horse and Wagon. 192
 Lynch, Mary. 135 North 6th st...Owen Ruden. Fixtures. 200
 Marston, Mrs. E. T. 491 Kent av...John F. Mason. Furniture. 50
 Morris, William. 207 30th st...Phelps & Son. Organ. 55
 Mackey, Catharine A. 155 Montague st...Joseph B. Foot. Furniture. 2,500
 McGonigle, Emeline. 146 Duffield st...Phelps & Son. Piano. 80
 Neer, Milton M. and Myron D. Lincoln...Donnegan & Neilson. Wagon. 73
 O'Brien, John. 301 4th st...John Laughlin. Liquor Store. 995
 Olney, Mary and George. 32 Lafayette av...Mary A. Healy. Furniture. 1,000
 O'Neil, Louise S. 121 Grand st...Adam Schulz. Furniture. 111
 Osgood, Henry. 22 43d st...John F. Mason. Furniture. 124
 Phelps, William H. 203 McDonough st...L. E. Gilbert, (att'y). Furniture. 175
 Place, Robert S. 499 Water st, and 353 South st, New York...James O. Jones. Steam Hammer, & Co. 915
 Price, Chris. 133 Concord st...N. Langler. Wagon. 15
 Phillips, William P...Rob. F. Stevens. Wagon. 100

BROOKLYN, N. Y.

Arnold, William A. and Ellen M. 286 Hicks st. Henry C. Glimmann. Furniture. \$426
 Ashauer, Louis C. 446 North 3d st...Ernest Ochs and John Lehnert. Lager Beer Saloon 100

Reed, J. M. 164 William st. New York. Joseph Thonet. Ruling Machine.	185
Rogers & Edwards. 43 Fulton Fish Market, N. Y. John Feeney. All interest in stand.	4,337
Richardson, Harry A. 1690 Fulton st. Henry Richardson. Furniture.	100
Rockel, Philipp. 76 Throop av. Louis Walter. Liquor Store.	500
Ryan, Mary. 85 South 6th st. Adam Schulz. Carpet.	41
Schmidt, Albert. 119 Fulton st. Adolph Roller. Clock, Safe, &c.	250
Schmidt, Emil C. Caroline Holwisner. Horse and Wagon.	90
Schmidt, John. S w cor. Graham av and Stagg st. Ernest Ochs, and John Lehnert. Lager Beer Saloon.	150
Speaker, John C. 1375 Fulton st. Michael Levy and Henry May. Fixtures.	200
Schubert, Jeannette. 55 Cheever pl. Steinway & Sons. Furniture.	130
Totten, C. R. 172 Clymer st. L. E. Gilbert (atty). Furniture.	150
Willenbiger, William. Cor Throop av and Gwinnet st. Michael Baleski. Belting, &c.	100
White, Robert W. 151 Franklin av. Thaddeus J. Whitlock. Furniture.	250
White, Robert W. 451 Franklin av. John M. White. Furniture.	250
Zakner, Herman. 27 Van Cett av. Julius Friedmann. Knitting Machines, &c.	301
Zuleh, Jacob. N e cor. Herbert and Monitor sts. John Kugger. Butcher Shop.	313
Zuker, Eliza. 239 Flatbush av. Katchen Bornemann. Furniture.	250

BILLS OF SALE.

Ametrano, Joseph L., to William Warner. Fixtures.	300
Fitzgerald, Russell & Co., to Charles F. Parrot. Groceries, &c. 688 Myrtle av.	1,200
Holwisner, Carolina, to Emil C. Schmidt. Horse, Wagon, and Fixtures.	310
Loughlin, John, to John O'Brien. Liquor Store, 301 4th st.	1,000
O'Brien, Arthur J., to Henry Adams. Fixtures, &c. 1716 Fulton st.	400
Sloane, Thomas, to Hugh Martin. Furniture and Fixtures, 169 South 14 st.	270
Walter, Anton, to Charles Puchs. Milk Business.	330

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

NEW YORK CITY.

Feb.	
23 Adams, William, Jr. — Janet E. Hutchison.	\$2,042 24
23 the same — David Morrison.	1,523 39
23 Adams, Inez — Sarah G. Lane.	394 57
23 Adams, Russell W. — F. W. Smith.	1,101 44
25 Abraham, George S. — J. A. Boyden.	345 81
26 Adams, Solon A. — G. P. Rowell.	92 79
26 Adams, William, Jr. — James Owens.	377 60
26 the same — The J. L. Mott Iron Works.	852 68
26 the same — John Trageser.	674 72
26 the same — J. & A. Du Bois.	515 11
26 the same — Colwell Lead Co.	800 96
26 the same — T. R. McManus.	796 63
26 the same — Benjamin Scott.	574 70
26 Antran, John F. — Mary E. Hynes.	4,505 13
27 Adams, William Jr. — A. L. Fauchere.	818 48
27 the same — Alred Brady.	422 68
27 Angel, George C. and William G. — J. C. Koch.	133 78
27 Allaire, Charles — James Shand (Exr. &c.).	306 39
28 Adams, Russell W. — Ninth Nat. Bank.	2,296 78
28 Adams, William Jr. — William Adams, Sr.	1,637 18
28 the same — the same.	1,888 50
21 Bergen, Vandever — Margaret Archer.	282 03
21 Beale, John C. — Philharmonic Soc. of Brooklyn.	6,892 34
23 Berrian, Henry M. — C. F. Mattlage.	97 01
23 Bonn, Marcus — Patrick McCuthe.	90 75
23 Bacon, Earle C. — V. S. Fulham.	154 86
23 Bear, Isaac, Samuel and Philip — Eleventh Ward Bank.	584 87
25 Bennett, William H. — J. A. Boyden.	345 81
25 Bend, William B. — F. G. Griswold.	555 03
25 Bertrand, Frederick — Elise Bayot.	353 03
25 Brandel, Frank — Michael Beck.	89 76
25 Bell, Annie B. (Admrx., &c.) — A. T. Spotts.	155 41
26 Bischoff, Philip — Peter Wagner.	174 45
26 Bear, Isaac, Philip and Samuel — Eleventh Ward Bank.	2,143 04
26 Bernstein, Hyman — Simon Dinkelspiel.	94 35
26 Blair, Emmet — J. A. Crosby.	233 93
26 Bartels, G. H. — I. L. Chadwick.	200 11

27-Badenhausen, Philip — Claus Doscher	543 41
27 Ballard, William W. — Oneida County Bank.	1,036 88
27 the same — Oneida Nat. Bank of Utica.	1,034 07
27 Burrell, Seymour — J. W. Helmer.	5,134 87
27 Ballard, William J. H. — W. A. Butler.	68 71
27 Buchstein, Emanuel — Jacob Sebas-	251 53
27 Boehm, Nathan — A. L. Moller.	422 17
27 Boese, Charles — E. P. Mauser.	1,065 79
27 the same — the same.	34 35
27 Barnett, J. D. — Michael Curley.	892 27
27 Bloes, Richard — F. H. Betts.	267 79
28 Brush, James L. — Hector Sinclair.	300 00
28 Badell, Francis — People of the State of New York.	300 00
28 Bryan, James — J. S. Foster.	39 19
28 Brandt, Charles — Andrew Eisinger.	222 63
28 the same — the same.	58 67
21 Campbell, H. J. — N. L. Cort.	88 33
21 Cornell, Gilbert T. and Lydia A. — Frank Vettel.	261 87
21 Clark, Christopher — Abraham Simm	405 31
22 Cain, John — J. T. Seaman.	988 67
23 Clark, Marvin R. (as Marshal) — W. S. Palmer (Revr.).	426 09
23 Chisholm, Walter — J. B. Blossom.	1,519 24
23 Carrick, John T. — J. H. Rielly.	2,073 33
23 Clark, Edgar B. — Merchants' Nat. Bank.	3,179 72
23 Cohen, Samuel — D. S. Brown.	1,221 40
23 Cushman, John H. — W. H. Reed, Jr.	316 44
23 Cummings, Henry M. — Edward Hall.	104 38
23 Canbeis, George A. — Ann Vanderhorst.	1,065 69
23 Cook, John — Union Trust Co. (as Revr.).	892 70
25 Cunningham, Robert and James — New York Smelting & Refining Company.	2,646 13
25 the same — the same.	801 91
25 Cohen, Hiram — Benjamin Moral.	358 65
25 Chapin, Asahel and Warren — A. C. Kidd.	208 50
25 Chisholm, Walter — John Kuhhorn.	171 59
25 Casey, Patrick C. — J. I. Housman.	725 81
25 Curry, Marshall E. — Eli Guzman.	468 15
26 Chapman, William H. — Nat. City Bank.	2,329 60
26 Crane, John G. — E. B. Lane.	125 14
26 Cars, Henry — August Becker.	36 53
26 Cleary, Daniel — W. E. Brockway.	188 50
26 Carr, James — the same.	63 13
26 Coit, William A. — W. K. Lothrop.	2,780 97
27 Coughlin, Peter — Sarah Vallean.	98 41
27 Crawford, Nelson — John Fitzgerald.	812 24
27 Canzi, Helen, J. — Ulrich Roethlisberger and Simon Gerber.	42 42
27 the same — W. C. Conner (Sheriff).	88 93
28 Cocks, Mrs. L. C. — A. L. Mold.	68 16
28 Cochran, James — F. S. Edmister.	464 45
28 Crane, C. A. — J. H. Tennent.	105 82
28 Corn, Louis — People of the State of New York.	250 00
28 Dam, Andrew J. and Andrew J., Jr. — C. W. Clifford.	844 92
28 Drennen, Patrick — Agnes Savage (Extr., &c.).	137 48
28 Doy, H. B. — G. A. Peters.	104 68
28 Davils, John J. — Michael Beck.	80 06
28 Dickenson, Charlotte M. — Mary A. Huyck.	209 17
28 Derby, Freeman — J. J. Malone.	1,205 38
28 Daved, Gabriel T. — J. W. Bell.	136 29
28 De Graff, Myndus M. — Alice Partridge.	107 33
28 De Loynes, George — Austin Baldwin	159 25
28 Delano, Ezra B. — W. H. Story.	108 55
28 Donovan, Simon — Bernard McLoughlin.	118 50
28 Duggan, John, Jr. — J. F. Doellner.	71 93
28 Doe, John — T. E. Studley.	553 91
28 Depau, Lewis Augustus — C. D. Gildersleeve.	10,198 22
28 Devlin, Charles — James Watson.	1,037 98
28 Dowling, Thomas C. — Bernard Reilly (Assignee).	61 51
28 Dupignac, William C. — A. M. Wilder, Jr.	106 48
28 De Wolf, David R. and Joseph B. — Millville Mutual Marine and Fire Ins. Co.	637 51
27 Downes, Anna M. — David Silverstein	254 15
27 Downs, G. M. — Michael Curley.	34 35
27 De Prato, Antonio — G. J. Muller.	240 43
28 Dart, Edward (Assignee) — J. W. Moore.	200 60
28 Doshier, — — M. H. Moses.	65 50
28 Duffy, Michael — People of the State of New York.	300 60

25 Edwards, George W. — Dennis Sullivan.	199 65
26 Etheridge, Charles — Joseph Niess.	1,125 56
27 Ensworth, S. S. — J. S. Bloss.	432 51
28 Ehlers, Henry — George Ehret.	132 05
21 Fiske, Oliver (as Marshal) — H. G. Fiske.	2,881 28
22 Farleigh, William C. — Bertha Meyer.	423 42
23 Flaurand, August and Eugene — Importers & Traders' Nat. Bank.	1,834 25
23 the same — Importers' & Traders' Bank.	1,769 27
23 Flannery, Lydia B. — William Rodh.	310 81
23 Fitzsimons, Patrick — Merchants' Nat. Bank.	3,159 72
23 Follows, William — G. P. Rowell.	95 65
23 Fish, William D. — H. G. Curtiss.	123 44
23 Fulmestock, John — Wilhelm Pickhardt.	395 55
25 Fish, William L. — George Caffo.	151 92
25 Follows, Samuel B. — Daniel Simmons, Jr.	558 72
25 Frank, Saul — N. J. McCaul.	248 06
25 Fairchild, Benjamin P. — Mutual Life Insurance Company.	174 42
26 Frank, Solomon — Rebecca Harris.	133 73
27 Fitzgerald, David — John Fitzgerald.	872 24
27 Fuller, Edward — Martin Worn.	775 35
27 Fannon, P. M. — S. J. Weaver.	119 78
27 Frank, Philip W. — Jacob Sebastian.	251 53
27 Flaunjan, John M. and Daniel M. — Joachim Muidhof.	556 02
28 Foerster, Franz — J. W. Van Horn.	120 99
21 Gottwald, Christian — Robert Cochran.	170 96
21 Garrison, Henry — C. J. Herder.	130 80
23 Garrison, James R. — Robert Pettigulfoyle, Keran J. — Grew.	84 35
25 Garstin, James R. — Alexander Melville.	90 98
25 Gale, Edward D. — E. J. Oliver.	17 60
25 the same — the same.	37 00
25 Goldstein, Abraham — Abraham Seligsberg (Assignee).	1,064 59
26 Gamel, William G. — Michael White	58 11
26 Grant, David Beach — S. W. Johnson (Exr., &c.).	2,295 25
26 Gay, Lyvina — Mary E. Hynes.	4,505 13
27 Gerth, Frank O. — Bank of the Metropolis.	61 63
28 Gibbons, Thomas J. — J. R. Floyd (Exr., &c.).	310 00
21 Hollister, George B. — C. C. Orutt.	114 54
21 Helms, David — Joseph Mayer (Assignee).	202 94
21 Hanford, Ebenezer — Edward Hall.	10,360 69
22 Heyman, Isaac — Hezekiah Kohn.	218 75
23 Hochstadter, Bernhard — Importers and Traders' Bank.	1,509 27
23 Hetherington, John — James Campbell.	8,815 10
23 Howell, David P. — Robert Sherrard, Jr. (Presdt.).	1,464 77
23 Hicks, Silas and William — Louis Tobias.	221 14
23 Hurl, Charles — Michael Beck.	213 06
23 Howard, Leonard S. — David Wiener.	108 39
25 Herbert, Justin P. — K. L. Speth.	112 44
25 Hanburger, Isaac — Albert Daggett (Sheriff).	147 90
25 Hauser, H. — D. C. Dodd, Jr.	158 27
25 Herzberg, Moritz — Isaac Plant.	105 87
25 Helfrich, Henry — Michael Beck.	81 86
26 Horn, George — Nicholas Murphy.	56 69
26 Hocrnancy, William L. — E. W. West (Assignee, &c.).	3,338 15
26 Hammond, Winthrop M. B. — Clinton Wire Cloth Co.	122 88
26 the same — Nat. Mfg. Co.	361 58
26 the same — Enoch Kotcham.	244 50
26 Hamilton, J. H. — John Burlinson.	176 87
26 Horn, George — Isaac Lachenbruch.	243 43
27 Hall, Mary J. — Sarah J. Burnham	50 75
27 Hickey, William — W. A. Butler	68 71
27 Hickey, Silas and William — J. C. Koch.	290 74
28 Inoham, Peter — People of the State of New York.	300 60
28 Herrmann, Frederick — Dorothea Munster.	96 00
21 Jacobsen, George — A. I. Hall.	164 49
23 Jacobs, Charles — S. A. Raborg.	164 15
26 Johnson, Jane L. — John Riegelmann, Jr.	1,250 67
26 Jackson, Orlando — T. E. Studley.	553 91
27 Jones, Henry A. — T. W. Rollins.	589 80
28 Jennings, Susan — E. C. Hazard.	848 59
21 Koehler, Joseph M. — Michael Curley.	284 79

25 Kneeland, Stillman F.—M. L. Cutler.....	449 65
25 Kitzinger, Henry and Moritz—Marcus Goldman.....	2,659 60
25 Kleinfeld, Samuel H.—Adolph Alexander.....	91 44
25 Kelly, Michael J.—T. W. Dwight.....	228 45
25 King, Elizabeth R. B.—S. B. Duryea.....	517 58
25 Korber, John—William Merton (Assignee).....	84 72
25 Koerpel, Ellen—J. C. Baldwin.....	265 50
25 Ketchum, Joseph—J. W. Behmer.....	5,134 87
25 Kiernan, Francis—A. L. Myers.....	633 06
25 Kohn, Frank D.—Bank of the Metropolitan.....	61 63
25 Keegan, John—Francis Gregory.....	41 66
25 Lane, Frederick A.—William O'Brien.....	29,503 65
25 Leahy, James—Samuel McLean.....	857 73
25 Lyman, William H.—W. G. Fargo (Assignee).....	1,517 01
25 Lynch, John P.—Clinton Wire Cloth Co.....	122 88
25 the same—Nat. Mfg. Co.....	361 58
25 the same—Enoch Ketchum.....	211 59
25 Lazon, Adolph H.—Ernest Leau.....	561 00
25 Lech, Abraham—Grand Central Bank.....	215 90
25 Leidesdorf, P.—Jacob Schastian.....	251 55
25 Landers, Thomas—Robert Jack.....	844 11
25 Lakin, Luther S.—Glen Cove Starch Mfg. Co.....	80 70
25 Leagon, Lester—People of the State of New York.....	259 00
25 Murphy, Daniel A.—Robert Cochran.....	170 96
25 Meyer, Samuel T. and Asher T.—John Ambler.....	731 20
21 Mottelky, Paul E.—C. G. Patterson.....	286 04
23 Mann, Meyer—Patrick McCabe.....	90 75
23 Martin, William R.—J. F. Wyckoff.....	8,705 53
25 Miller, Homer and Harriet—J. B. Kirby.....	253 74
25 Murphy, Dennis—C. H. Smith.....	113 88
25 Monard, Auguste—B. F. Mudgett.....	395 55
25 Moyers, M.—S. J. McCaul.....	248 06
25 Myers, W. Worthington—A. S. Pellegrini.....	319 76
26 Mansfield, Maria—Catherine L. Spencer.....	1,115 32
26 Monard, Augustus—J. E. Bilotta.....	391 70
26 Manton, Daniel E.—E. W. West (Assignee, &c.).....	3,338 15
26 Middleton, William S.—Enoch Ketchum.....	214 59
26 the same—Nat. Mfg. Co.....	361 58
26 the same—Clinton Wire Cloth Co.....	122 88
26 Mangano, James—August Meyer.....	56 11
26 Morris, Samuel—Alois Hauger.....	131 16
27 Morris, John E. and J. S.—T. E. Arnold.....	296 41
27 Marsh, Edward—Onondaga Nat. Bank of Utica.....	1,054 07
27 Marsh, Edward L.—Onondaga Co. Bank.....	1,036 88
27 Moore, Lucius—W. A. Butler.....	68 71
27 Mahon, John—Thomas Hagan.....	49 17
28 Moore, John C.—L. N. Blew.....	716 39
28 Moore, George—Max Berger.....	105 79
28 Mulligan, Michael—Joseph Kopetzky.....	113 35
21 McGuire, James—A. E. Barnes.....	106 93
23 McKay, Isaac L.—J. F. Durston.....	565 93
25 McKim, Richard—Michael Beck.....	213 06
26 McOwen, Anthony—C. B. Sherwood.....	83 09
26 McCrum, Mary L. and John J.—Samuel Willets (Guard).....	2,491 92
26 the same—the same.....	2,389 37
26 the same—E. P. Rushmore.....	1,789 31
26 the same—J. H. Hynen.....	2,384 28
26 McCullough, John—J. O. Morse.....	46 23
26 McMahon, Oliver—Edmund Thimney.....	1,197 46
26 McDermott, Kate—Mary E. McGroarty.....	4,505 13
26 McCarty, John—Bernard Levine.....	162 30
27 McManus, Henry—Philip Burghardt.....	185 28
27 McAlister, Theodore E.—Daniel Stanford.....	887 37
27 the same—the same.....	70 95
27 McMartin, Duncan—A. H. Nones.....	238 45
27 McCoy, Patrick—J. M. Moore.....	215 67
27 Norton, Patrick—W. H. Akin.....	32 70
27 Noonan, Michael—W. H. Red J. Jr.....	119 45
27 Norton, Charles B.—S. M. Bines.....	72 56
27 Nassauer, Theodore E.—Grand Central Bank.....	778 12
27 the same—the same.....	959 67
27 Neale, David J.—H. B. Claffin.....	493 66
28 Neid, Walter—Louis Bailey.....	54 50
28 O'Donnell, John—P. T. Seiter.....	92 68

25 O'Shea, Patrick—Jacob Van Name.....	83 97
26 the same—Henry Ferris.....	129 90
26 O'Neal, John—W. E. Brockway.....	38 90
26 O'Donnell, C. H.—Victor Ingold.....	77 65
27 O'Donnell, Michael—James O'Brien (Sheriff, &c.).....	755 15
21 Proal, Arthur B.—J. H. Pake.....	100 20
23 Peugnot, Eugene—J. M. Battie.....	2,593 91
23 Pitz, John—Michael Beck.....	105 66
25 Peddie, Margaret—H. B. Claffin.....	190 27
25 Prowler, Morris—Isaac Lachenbruch.....	562 69
27 Pinckney, William J.—Solon Humphreys.....	449 61
27 Pitts, Charles V. L.—Joseph Willets.....	185 40
27 Petrovski, Auguste—Henry Detlefsen.....	67 83
27 Pierce, Charles A.—P. V. Smith.....	121 63
27 Pries, William H.—Diedrick Esdohr.....	27 79
23 Reilly, Charles H.—Merchants' Nat. Bank.....	3,179 72
23 Rensen, Margaret—William Rensen.....	158 14
23 Reilly, Edward—Asa Holt.....	758 56
23 Rogers, Charles E.—F. W. Smith.....	1,101 44
25 Roeder, Adolph—George Schmidt.....	89 59
25 Roeder, August—Bank of the Metropolitan.....	451 55
25 Rowe, Griffith—J. H. Livingston.....	11,585 51
25 Reis, Mrs. J. Moeller—D. M. Samuels.....	197 08
25 Rogers, Benjamin A. and Ivin D.—M. V. Hargrove.....	149 50
26 the same—A. B. Cramer.....	46 40
26 Randall, Thomas L.—G. P. Rowell.....	419 84
26 Rushon, John C.—Henry Allen.....	170 86
26 the same—C. S. Reflector Co.....	65 35
27 Rees, Gus—Grand Central Bank.....	116 17
27 Raeky, Edmund—L. H. Anderson.....	176 50
27 Rapp, Augustus L.—Farrell Dorrity (Exr., &c.).....	357 39
27 Rogers, William T.—L. M. Bates.....	6,657 01
27 Reilly, Francis—Hugh O'Reilly.....	67 50
27 Rollwagen, Louis P.—G. F. Langbein.....	2,254 39
27 Reeve, Isaac T.—John Fitzgerald.....	852 24
27 Raimos, William G.—G. M. D. Littell.....	344 25
27 Rodenberg, William—E. F. Mauser.....	422 17
27 the same—the same.....	1,096 79
27 Radcliff, Andrew N.—W. B. Harrison.....	515 07
28 Rogers, Charles E.—Ninth Nat. Bank.....	2,296 78
28 Robertson, Lawrence D.—J. A. Fraser.....	379 83
23 Schulz, Simon—A. V. Richards.....	340 03
23 Sivori, Anthony—C. F. Schmidt.....	419 02
23 Sheridan, Elizabeth—Mary E. Ingersoll.....	167 87
25 Shaw, Charles H.—J. W. and I. M. Miller.....	178 56
25 the same—Simpson, Hall, Miller & Co.....	443 04
25 Sloat, Cornelius—R. H. Somers.....	135 05
25 Schelsinger, Louis—Marcus Goldman.....	2,659 60
25 Stonehill, Theresa—R. J. Hoquet.....	1,522 84
25 Studwell, Alexander, Henry A. and George S.—A. H. Dailey.....	1,554 96
25 the same and the same.....	1,340 96
25 Studwell, William J.....	353 33
25 Studwell, Alexander—A. H. Dailey.....	353 33
25 Slight, Jacob T.—C. J. Herder.....	210 16
25 Shanley, James—N. J. McCaul.....	248 06
25 Spofford, Gardiner—Conrad Muller.....	134 93
25 Schiffer, Samuel—J. H. Livingston.....	11,585 51
25 Schwalm, Henry—J. F. Doellner.....	71 93
26 Scott, Jeremiah—James White.....	181 32
26 Scott, Rufus L.—Samuel Willets (Guard).....	2,491 92
26 the same—the same.....	2,389 37
26 the same—E. P. Rushmore.....	1,789 31
26 the same—J. H. Hynen.....	2,384 28
26 Strenz, Adolphus C.—Imperial Skirt Mfg. Co.....	87 66
26 Stoutenberg, Xenopan (Exr., &c.)—Michael Hanley.....	30 73
26 Stoughton, Charles B.—W. B. Pettitt.....	1,132 12
27 Schuster, Susman—Grand Central Bank.....	778 12
27 the same—the same.....	959 67
27 the same—the same.....	215 90
27 the same—the same.....	116 17
27 Sayre, Eliza A. H.—Sarah J. Burnham.....	50 75
27 Snyder, Edward N. and Anthony S.—J. R. Morewood.....	1,330 36
27 Sheehy, John—Jeremiah Steelman.....	491 27
27 Spencer, Luther C. and George C.—G. M. D. Littell.....	331 08
27 Steele, George F.—Martin Worn.....	776 35
27 Schaffel, Bernard—Henry Detlefsen.....	67 83

27 Schreider, August—Louis Dauglass.....	67 50
27 Secor, Charles F.—Francis Swift.....	381 75
28 Stephenson, Sarah J.—Meyer Rosenthal.....	170 44
28 Stone, Harriet A. (Admr., &c.)—A. G. Day.....	12,188 15
23 Smith, A. Burdette—Turner & Seymour Mfg. Co.....	714 35
23 Turrell, George B.—Fausto Mora.....	134 47
23 Townsend, 2d, Gilbert—D. H. Houghtaling.....	145 22
27 Treadwell, Horace—W. C. Amerman.....	923 38
27 Tilton, David—F. C. Reed.....	123 15
28 Tromih, John—People of the State of New York.....	300 00
28 Thayer, Anson—A. J. Todd.....	194 98
28 Tanner, H. A.—George Elbert.....	152 05
28 Thorn, Frederick W.—Andrew Eisinger.....	578 67
23 The Highlands Chemical and Mining Co.—Lehigh Valley Coal Co.....	1,336 76
23 Saxonia Court No. 5,930 of the Ancient Order of Forresters—Sarah Ober.....	662 98
23 The N. Y., Brooklyn and Sea Shore R. R. Co.—Anthony Barrett.....	227 74
23 The Nat. Photographers Chemical Co.—E. S. Butterfield.....	82 74
25 The Globe Mutual Life Ins. Co.—Sarah Fox.....	1,732 17
26 The Cerealia Flour Mills—Sarah L. Wells.....	2,056 88
27 Clarke & Cross Wood and Lumber Co.—Jeremiah Steelman.....	491 27
27 The Kendall Biscuit Co.—F. W. Hurt.....	1,381 53
27 The Nat. Life Ins. Co.—Bernhard Bromer.....	1,076 56
28 The Mayor, Aldermen, &c—Samuel Putnam.....	190 84
28 The New York Construction Co.—Nat. Bank of Commerce.....	131,133 29
23 Underhill, Charles and George W.—Moses Straus.....	392 51
21 Vetter, Julius—Bernard Brod.....	249 55
25 Venus, Frank—W. H. Hazard.....	267 50
25 Vreeland, Elder O.—C. C. Reed.....	101 56
27 Vogt, John—East River Nat. Bank.....	523 11
27 the same and Bank of the Metropolitan.....	728 30
28 Vincelette, Peter—A. S. Sullivan (Pub. Admr. &c.).....	4,348 92
23 Van Alstyne, Charles G.—G. P. Rowell.....	95 65
26 Van Ostrand, Jacob—J. S. Smith (Exr. &c.).....	1,963 36
27 Van Pelt, Moses D.—Helen M. Strong.....	412 24
27 Vannote—Diedrick Esdohr.....	28 79
27 Van Horn, George G. and John W.—Douglas Campbell.....	2,799 61
23 Willis, William B.—Charles Haines.....	304 92
23 Wint-rhottom, James—Develia L. Bradbury.....	527 98
23 Wemore, Elisha S.—J. N. Glover.....	210 69
23 Wood, Alfred M.—Thomas Reed.....	10,250 61
25 Wallenstein, Moses—Albert Daggett (Sheriff).....	147 90
Wyckoff, Peter } Nat. City	
26 Wyckoff, Charles B. } Bank.....	2,329 90
26 Willis, William H. }	
26 Whearty, Samuel—August Becker.....	36 93
26 Woglun, A.—David Thornton.....	435 48
26 Wheeler, George—R. J. Brown.....	73 42
27 Wilson, Thomas—S. B. Althouse.....	198 60
27 Warfield, Richard H.—G. M. D. Little.....	331 08
27 Wessell, Elizabeth—Joseph Niess.....	1,665 95
27 Walsh, Susan, S. and M.—P. L. Mills.....	119 53
27 White, George H.—G. H. Roberts.....	40 60
28 Williams, Alexander—People of the State of New York.....	500 00
28 Woller, John—Justus Luhrs.....	92 54

KINGS COUNTY, N. Y.

Feb.	
21 Adams, Russell W.—R. Ingraham.....	\$582 96
27 Aldrich, Charles H.—E. Verity.....	1,159 28
27 Apt, Louis—N. Fulda.....	57 83
27 Ash, Ezekiel—The Western Catholic Publishing Co.....	37 87
20 Bernheim, Charles L.—A. Daggett.....	335 88
20 Briody, Henry—D. Sullivan.....	498 51
21 Beale, John C.—The Philharmonic Society, Brooklyn.....	6,832 34
21 Brandt, Adam—C. B. Payne.....	525 11
21 Borbuch, Elizabeth—South Brooklyn Saw Mill Co.....	167 73
21 Bowne, Theodore E.—E. Beard.....	83 37
23 Goddy, Edward—E. Wilcox.....	1,131 63
23 Booth, Oliver H.—A. G. Williams.....	224 38
23 Bischoff, Louis—J. L. Carbrøer.....	250 48
23 Benson, Laurence S.—T. Moser.....	109 08
26 Bernstein, Hyman—S. Dinkelspiel.....	94 35
26 Brandel, Frank—M. Beck.....	80 76

27 Burrell, Seymour—J. W. Helmer...	5,134 87
20 Castner, Frederick K.—The Germania Savings Bank, Kings Co...	100 47
21 Chapman, George W.—J. M. Shanahan	74 10
23 Chambers, John L.—H. P. Journeyay	331 34
23 Cranford, Philip L.—T. Moser	109 08
25 Cook, John—Union Trust Co., New York, (Receiver)	892 70
25 Chapman, William H.—The Nat. City Bank, New York	2,329 60
26 Coit, William A.—W. K. Lothrop	2,780 97
27 Conway, Edward—H. W. Corliss	88 63
27 Celler, Julius—H. Sampson	108 96
21 Dazell, William F.—H. Clausen, Jr.	184 05
21 Drake, Alethea M., and John J. (impld.)—M. A. Glover	656 44
23 De Graff, Myndus M.—A. Partridge	107 33
23 Dwyer, William, (impld., &c.)—P. Hackett	287 71
23 De Hinton, Frank—T. Moser	109 08
26 Dixon, George H.—C. P. Williams	1,436 29
26 Dalton, Michael—M. Falvello	1,695 01
26 Dobbins, John J.—M. Beck	89 06
27 De Wolf, David R., and Joseph B.—The Millville Mutual Marine & Fire Ins. Co.	637 51
27 De Loynes, George—A. Baldwin	159 25
25 Elmore, George B.—E. Z. Lawrence	181 51
26 Etheridge, Charles—J. Niess	1,125 56
21 Fox, Richard—W. Wilson	248 09
25 Fairchild, Benjamin P.—The Mutual Life Ins. Co., New York	174 42
27 Fitzgerald, William—H. W. Corliss	88 63
23 Garms, Henry—C. Lawton	189 54
23 Graff, Myndus M. De—A. Partridge	107 33
23 Gravelius, Maria—M. Rogers	78 25
23 Green, Squire S. P. (applt.)—J. A. Nichols, (Respnt.)	80 31
26 Globe Mutual Life Ins. Co., New York—A. M. R. Schreiber	1,315 86
27 Goodwin, Sarah A.—S. T. Maddox	77 25
20 Haas, Melchior—W. R. Clarkson	2,016 94
21 Huntington, John H.—J. M. Shanahan	159 94
21 Henry, Charles H., and Armistead C.—W. J. Acheson	297 31
23 Haviland, Lyman P.—H. Dollner	1,507 93
23 Harnickell, A. G. A.—M. G. Lane	21,537 68
23 Howe, Elisha M., (impld., &c.)—J. Hesse	281 50
23 Harbottle, James N.—A. G. Williams	224 38
23 Hinton, Frank De—T. Moser	109 08
23 Howell, David P.—R. Sherrard, Jr.	1,464 77
25 Hicks, Silas and William—L. Tobias	221 14
26 Haynes, George A.—T. C. Cronin	88 91
26 Happel, Henry—E. Bedell	125 00
26 Hegarty, Annie—C. Hayes	196 69
26 Hanlon, Andrew—G. W. Mead	117 14
26 Helfrich, Henry—M. Beck	81 86
26 Hurd, Charles—M. Beck	213 06
27 Heid, Philip and Mary B.—E. Olmsted	1,053 79
21 Isaacs, Isaac—W. F. Weeks	56 95
21 Jones, Willis—W. J. Acheson	237 31
21 Jansen, Rudolph—W. G. Robb	431 31
25 Jacobsen, George—A. I. Hall	104 49
20 Kolb, R.—F. Graf	133 97
20 Kendall, James S.—G. T. Davis	80 89
23 Keller, Ferdinand—N. Espenheid	603 23
25 Kangerer, Metha K.—C. H. Street	75 20
26 Kroose, Henry (impld.)—C. Schlim	3,249 89
26 Koehler, Louisa—Geo. Koehler	121 54
23 Loof, Margaret—C. Lawton	189 54
23 Lyon, Joseph L. D.—A. G. Williams	244 38
27 Larkin, Patrick—Rosannah Korke	50 87
28 Lynch, William—Ellen A. Lyons	696 84
19 Menz, Lorenz—H. Hansen	840 38
20 McGay, Isaac L.—J. T. Wilson	82 18
20 Montgomery, William—J. D. Hulse	89 27
21 Muller, Frederick—B. Fischer	118 24
21 McCaffrey, James—G. J. Amsdell	73 97
21 Monaghan, John and James (impld.)—Mary E. Sanderson	123 31
21 McSpedon, Hester—T. McSpedon	153 13
23 McCormack, Joseph E.—Ninth Nat. Bank, New York	684 82
23 Michaelis, Catharine—C. Lawton	189 54
21 Nutt, John W.—J. Breitmeyer	612 59
21 Neild, Jonathan—H. D. Brookman	1,227 23
28 Neswald, Andrew—J. W. Mason	121 06
25 Neidenstein, Henry C.—E. H. Dewey	268 26
21 Rogers, Charles E.—R. Ingraham	582 96
26 Ronnenberg, Heinrich—E. Kane	81 13
20 Scully, Ann—C. Finkbeiner	207 13
20 Schribner, Charlotte—J. R. Dickerson	290 84
21 Sherman, Sherman J.—R. T. Merwin	1,143 38
21 Searby, Lewis—J. Baird	25 25
23 Salmon, F. G.—E. Wilcox	1,131 63
23 Schilling, William J.—F. C. Lang	197 75
23 Search, Henry, Jr.—Jehny Hesse	281 50
25 Studwell, Alexander—A. H. Dailey	353 33

25 the same, and H. A., and G. S. and W. J.—A. H. Dailey	1,340 96
25 the same—the same	1,554 96
20 Waste, Eli P.—J. T. Wilson	82 18
20 Walthers, William H.—T. Wildman	55 96
20 Wallenstein, Moses—A. Daggett	147 99
20 Wright, James C.—W. T. Johnson	104 10
21 Watson, John—F. H. Stege	93 85
21 Weil, Joseph—W. F. Weeks	56 95
21 Woodbridge, Mary F.—L. Henry	427 54
23 Worth, Archibald C.—H. Dollner	1,507 93
23 Wolf, Anna—C. Lawton	189 54
23 Webber, Wesley—Theresa Moser	109 08
25 Wright, Mrs.—J. McFarland	183 21
26 Woodhull, Charles A.—H. C. Richardson	141 86

SATISFIED JUDGMENTS, N. Y.

Feb. 21 to 27, inclusive.

*Brown, Philo M.—Thomas M. Argall, (1873)	\$223 20
Bullock, Thomas O.—Austin Church, (1874)	259 71
Same—John A. Lowry, (1873)	23 93
Same—James R. Smith, (1873)	104 72
Same—John A. Lowry, (1873)	582 45
*Barnes, —William Ruger, (1875)	1,456 00
Ballin, Louis (Moses Hohenfels, (1872)	2,173 93
Bowman, John	461 29
Boyar, James, Jr.—Peter Henderson, (1877)	461 29
Buehl, Johanna Z., and Charles Z.—Joseph A. Murr, (1877)	223 09
Buckman, Henry, Leonard and Thomas H.—Walter D. Van Veghten, (1873)	654 19
Colyer, Isaac—Richard S. Roberts, (1877)	459 28
Chellburg, Frederick—Benjamin Wood, (1877)	132 23
Same—same, (1877)	62 72
Davidson, James H.—George M. Clapp, (1878)	244 55
*Dougan, John A.—Richard S. Roberts, (1877)	459 28
Doying, Ira E.—John Mahen, (1875)	159 68
Emerson, Edward H.—Benjamin Wood, (1877)	62 72
Same—same, (1877)	132 23
Gilman, Daniel H.—Bridget McManus, (1878)	1,212 26
Greenman, George E. and Thomas S.—Mary M. Flaherty, (1878)	98 52
Same—same, (1877)	537 20
Houghton, Howard C.—George M. Clapp, (1878)	244 55
Hahn, Isidor—Alfred Booth, (1877)	1,127 83
Johnson, David—Robert Samuels, (1878)	95 41
*Jones, J. Wyman—Willis S. Paine, (1877)	20,681 43
Johnston, Peter—Thomas McAuley, (1877)	217 23
Judson, George L.—Richard S. Roberts, (1877)	459 28
*Knapp, William R. and Hiram—Frederick Terhune, (1871)	93 49
Same—same, (1871)	112 94
Lockman, William, William, Jr., and Henry—Alexander Bonnell, (1877)	329 71
Loewenberg, H.—Louis Moritz, (1876)	289 00
Lamb, Joseph W.—Gustav Tideman, (1877)	894 95
Ludden, A. B.—Richard S. Roberts, (1877)	459 28
Lawrence, E. Z.—George B. Elmore, (1878)	1,491 92
Latting, Walter S.—Benjamin Wood, (1877)	162 72
Same—same, (1877)	132 23
*Lesserman, August—The People of the State of New York, (1877)	370 09
Mabie, Levi J.—George M. Clapp, (1877)	244 55
Meyer, Peter F.—Frederick Folz, (1876)	431 00
McQuade, Patrick—The Mayor, &c., of New York, (1878)	81 14
Same—same, (1878)	81 14
Michael, Jacob—Samuel F. Green, (1868)	171 81
Phillips, Richard—Helen Phillips, (1878)	269 50
*Paul, Henry—The People of the State of New York, (1877)	360 00
Post, John—Syracuse Iron Works, (1877)	741 73
Quigley, Daniel J.—Gustav Amsinck, (1877)	648 53
Same—same, (1876)	512 53
Raymond, Gould F.—Austin Church, (1874)	256 71
Same—John A. Lowry, (1873)	33 93
Same—James R. Smith, (1872)	104 72
Same—John A. Lowry, (1873)	582 45
Randall, Mary Ellen—Bridget McManus, (1878)	1,212 26
Richards, Pierre C.—Samuel A. Thompson, (1877)	69 77
Roach, John—John C. Croker, (1878)	8,239 32
*Stanwood, Jacob—William Ruger, (1878)	1,450 60
*Sause, M. J.—Richard S. Roberts, (1877)	459 38
*Scott, James—William Drennan, (1876)	89 15
The Mayor, &c., of New York—Joseph Spears, (1878)	159 85
*The Memphis & Charleston R. R. Co.—Germania Fire Ins. Co., (1871)	2,854 44
*The Mutual Life Ins. Co.—Mary L. Mitchell, (1878)	11,731 71
The Mayor, &c., of New York—Ephraim D. Brown, (1877)	13,431 48
Same—Amos Cutting, (1873)	145 16

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

MECHANICS' LIENS.

NEW YORK CITY.

Feb. and Mar.	
1 Eighty-seventh st, n s, 125 w 3d av, 50x—	
Frank E. Wise agt Henry C. Baker and Wil-	
ham H. Aldrich	\$106

21 Fourth av, n w cor 66th st, 80x110, Lambert Haaren agt Charles H. Styles, (Correction)	696
25 Fourth av, n w cor 66th st, 100, 5x110, John Bulman agt Charles H. Styles	473
26 Fifty-eighth st, Nos. 420 and 422 W, s s, John Perry agt the American Watch Co. and William Jardine	12
26 Fourth av, w s, about 100 n 64th st, 20x—	
Sixty-sixth st, s s, 109 w 4th av, 110 houses	
The Salamander Works agt Ira E. Doying	217
25 Fifty eighth st, No. 310, s s, about 220 w 8th av, John M. Cauda agt Daniel Shannon and John Schwarz	396
25 Lexington av, s w cor 123d st, 100x100, H. Isaac E. Wright agt Wm. B. and O. Barton	48
23 One Hundred and Twenty-sixth st, n s, 75 w 7th av, 100x— John M. Cauda agt William Archer	1,020
25 One Hundred and Seventeenth st, n s, 29 e 5d av, 50x— James Glynn and Patrick Slavin agt Nicholas and Frank Hesse and George Strecker	90
27 One Hundred and Twenty first st, n s, 90 e 4th av, 187x— (11 houses), Col. H. Wise agt Henry P. and Wm. F. Neubuhr	33
23 Sixty-eighth st, s s, 160 w 4th av, 10x— Henry Hillmejer agt G. N. & N. A. Williams and John Leyh	859
27 Sixth av, No. 500, n e cor 30th st, 8, 2x55, 8	
Also, Nos. 49 to 55 East 3d st, John Hogan agt Cockriel & Spaulding and Josiah Jex	1,860
23 Thirtieth st, n s, 97 w Broadway, 78x— S. Klaber & Co. agt Boyce & Fairfield and Josiah Jex	609
23 Thirtieth st, n s, 97 w Broadway, 78x— S. Klaber & Co. agt Boyce & Fairfield and Josiah Jex	600
25 Third av, e s, about 26 s 87th st, 97, 5x— Thomas Garretty agt N. A. McCool, Patrick H. McManus, Abraham C. Quackenbush and J. N. Mersereau	65

KINGS COUNTY, N. Y.

Feb.	
23 North Henry st, n e cor Herbert st, 125x100, King & Adams agt Lamber & Kopp, William Mills and Richard and Bridget Chidwick	\$220
26 Quincey st, s s, 100 w Reid av, 20x100, Michael Phelan agt Henry McAnn, James Nelson, John R. Hennessy and Emline F. Lockwood	110
21 Tompkins av, s w cor Madison st, 100x100, Brandies & Wickert agt Henry, Henry S. and Henry P. Young	233

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 71—Forty sixth st, n s, 180 e 7th av, one four-story brown stone tenement, 20x20x15x75; cost, \$15,000; owner, T. J. Duffly, 131 West 31st st; architect, Wm. H. Cauvet; builders, John Perrine, and T. J. Duffly.	
Plan 72—Canal st (No. 277), one five-story brick warehouse, 25x82; cost, \$16,000; owner, H. E. Pellen, 9 East 55th st; architect, Chas. E. Haight; builders, Lyon & Bunn.	
Plan 73—One Hundred and Thirteenth st (No. 100 East), one four-story brick dwelling, 20x59; cost, \$9,000; owner, &c., C. P. Seebald, 156 East 11th st.	
Plan 74—Eleventh st (No. 29 West), one one-story brick, &c., stores, 22x23x16.3x21.8; cost, \$1,000; owner, Joseph H. Bennett, 150 West 45th st; architect, Jas. Stroud.	
Plan 75—Fifty-fifth st (No. 336 East), one five-story brown stone flat, 19.5x58; cost, \$11,000; owner and builder, John Livingston, 336 East 55th st; architect, J. H. Valentine.	
Plan 76—Fifty-sixth st, n s, 175, w 9th av, one five-story brown stone flat, 25x106.2 and 109.5; cost, \$8,000; owner, M. A. Oliver, 611 West 52d st; architect and mason, B. F. Oliver; carpenter, not selected.	
Plan 77—Sixteenth st (Nos. 120 and 122), one two-story brick dwelling, 43x50; cost, \$15,000; owner, New York House and School of Industry, on premises; architect, S. V. Stratton; builder, John J. Tuska.	
Plan 78—First av, n e cor 31 st, one five-story brick store and tenement, 24x62; cost, \$13,500; owner, M. Levy; architect, W. Jose.	
Plan 79—Third st, n s, 62 East 1st av, one five-story brick store and tenement, 33x24; cost, \$7,000; owner, M. Levy; architect, Wm. Jose.	

BROOKLYN, N. Y.

Humboldt st, n e cor Withers st, one three-story frame store and dwelling, 20x45; owner, Wm. Young, on premises; architect, A. Herbert; mason, F. Brevdel; carpenter, not selected.	
Kosciusko st, s s, 325 e Lewis av, one one-story frame dwelling, 18x27; owner, F. W. Tabor; builder, Mr. Trappold.	
St. James pl, w s, 175.11 n Atlantic av, two three-story brown stone dwellings, 17x50; owner, Wm. Moses, Washington av; architect, A. Hill; builders, Brown & Snediker.	

Walworth st, 140 from s w cor Willoughby av, one two-story frame dwelling, 25x34; owner, Edmund Walker, 38 South 9th st; builders, W. J. Manner and D. Hoger.

Warren st (No. 455), one three-story brick dwelling, 25x44; owner, James McGarry, 491 Warren st; builder, Thomas McCoy.

Wyckoff st, n s, 109 e Bond st, one four-story brown stone flat, 25x35; owner and builder, G. W. McIn, 3 Willoughby st; architect, R. Dixon.

North 24 st, s w cor 5th st, one two-story brick office and stable, 12x37; owner, W. Hill, Hewes st near Marey av; architect and carpenter, O. H. Donahue; mason, Benj. Mills.

Tenth st, n s, 100 e 4th st, one one-story brick store house, 25x35; owner, W. H. H. Childs; architect, R. Orr; builder, P. J. Carlin.

Flushing av, s s, 75 e Hamburg av, one one-story frame store, 25x35; owner, Chas. Rode, 21 Rock st; builders, J. Soffky and J. Wartman.

Hudson av (No. 150), w s, about 150 s Prospect av, one three-story brick store and dwelling, 25x41; owner, Jacob Kneil; architect, &c., S. V. R. Alven.

Munhattan av, w s, 75 e Moserole av, three two-story frame stores and dwellings, 16x40; owner, C. Kennedy, Jr., 321 South 5th st; architect, F. Wilson; builders, B. Benny and J. Wright.

ALTERATIONS, N. Y.

Attorney st, No. 5, raised one story; cost, \$1,000; owner, Geo. Hess; builder, Chs. Sturtzkober.

Attorney st, No. 7, raised one story; cost, \$800; owner, &c., same as last.

Broadway, No. 1382 (rear), raised one story; cost, \$700; owner, Mrs. Ann Seaman; builders, Jas. Hamel & Son.

Canal st, No. 319, extension, 25x37; cost, \$700; lessee, G. W. White; architect and carpenter, T. B. Kerr; mason, W. C. Hanna.

Christopher st, No. 95, front alteration; cost, \$200; owner, Wm. Lohman; builders, Wm. Dolle and J. Munde.

Clinton pl, No. 1, front alteration; cost, \$800; owner, E. W. Hudson; architect, J. Daniel, Jr.; builders, Ozen & Mount and G. S. Poindexter.

Eliot s s, 355 w 2d av, raised one story; cost, \$900; owner, Moritz Uhl; builder, Geo. Mand.

Fulton st, No. 50, raised one story, inferior alterations; cost, \$2,500; owner, Wm. Everdell, Jr.; architect and carpenter, O. K. Buckley, Jr.; mason, R. P. Carr.

Fourteenth st, No. 35 West, extension 25x59; interior and front alterations; cost, \$3,500; owner, J. C. Baldwin; architects, Thom & Wilson; builder, J. Coar.

Forty-third st, No. 252 West, raised one story; cost, \$1,000; owner, Barry Pryor; builders, J. H. Marey.

Forty-seventh st, No. 343 East, front alteration; cost, \$150; owner, Gottfried Kappus; architect, Wm. Graul.

Grand st, No. 480, extension 9x14; cost, \$400; owner, C. Ferris; builders, J. Sinclair and W. Campbell.

Jay st, No. 12, raised one story; cost, \$500; owner, A. W. Durand; architects, Powell Bros. and J. McKee.

Jefferson st, No. 17, raised one story; cost, \$700; owner, F. Seib; architect, Chas. Sturtzkober.

Lexington av, n w cor 126th st, front alteration; cost, \$650; owner and architect, James Davis; builders, John Meehan & Thos. Danwoody.

One Hundred and Forty-third st, s s, 125 w 3d av, extension, 15x34; cost, \$500; owner, &c., Edw. Gustavson.

One Hundred and Sixty-ninth st, n s, 200 e 3d av, raised one-story; cost, \$1,000; owner, German Lutheran Church; architect, Wm. W. Gardiner; builder, G. E. Sherwood.

Second av, No. 432, extension, 24.8x15; cost, \$1,000; owner and architect, Fred. Hoppe; builders, Jackson & Johnson and C. W. Klapperts Sons.

Sixth av, No. 175, front alteration; cost, \$1,000; owner, Wm. C. Rheinlander; architect and builder, Henry Spear.

Twentieth st, s s, 75 w 6th av, raised seven feet; cost, \$1,800; owner, H. C. Koch; architect, W. Jose; builder, C. Eberspaeker.

Twenty-second st, Nos. 229 and 231, repair crushed walls; cost, \$1,000; owner, Mr. Ogilvie; architect and carpenter, E. Smith; mason, W. C. Hanna.

Twenty-second st, No. 241 West (rear), repair damage by fire; cost, \$1,120; owner, Geo. Forrester; architect and carpenter, E. Smith; masons, Lyon & Bunn.

Thirty-fourth st, No. 469 West, extension raised height main building; cost, \$1,200; owner, Olivia M. Taylor.

Tenth av, Nos. 601 and 603, extension, 50x20; cost, —; owner, David Crouse.

Union square, n w cor 16th st, extension, 30x12, inferior alterations, &c.; cost, \$10,000; owner, A. G. Fox; architect, G. W. E. Harney; builders, J. Bogert and J. C. Hoe & Co.

Wall st, No. 116, raised one-story; cost, \$1,000; owner, Mr. Cornell; builder, John Fletcher.

MISCELLANEOUS.

SPECIAL NOTICE.

Insure your Plate Glass at the "Lloyd's," No. 113 Broadway. The underwriters have combined assets of over \$750,000. They insure Plate Glass Windows and Doors against breakage by accident. Good security. Prompt payment of losses. Low rates.

NOTICE TO PROPERTY-HOLDERS.

DEPARTMENT OF FINANCE. BUREAU FOR THE COLLECTION OF ASSESSMENTS. 16 NEW COURT HOUSE, CITY HALL PARK. February 27, 1878.

Property-holders are hereby notified that the following assessment lists were received this day in this Bureau for collection:

(Confirmed Feb. 21; Entered, Feb. 23, 1878.)

SEWER.

James Slip sewer, alterations and extensions of cost, \$2,471.

Limits of assessment embrace property bet. Roosevelt, Oliver and Worth streets, and East River, and property between Canal street and East Broadway, Forsyth and Mulberry streets.

FLAGGING.

41st st, n s, from 9th av to 10th av (cost, \$53,98). 54th st, n s, from 6th av to 7th av (cost, \$27,94). 58th st, s s, from Broadway to 7th av (cost, \$12,94). 7th st, n s, from 9th av to Boulevard (cost, \$700,99). 12th st, n s, from 1st av to Av A (cost, \$252,21).

The limits embraced by the assessments made for the above improvements include all the several houses and lots of ground situated on the sides of the streets named, between the limits named.

CURB, GUTTER AND FLAGGING.

76th st, bet 1st and 2d avs and Av A and East River (cost, \$129,43).

Limits of assessment embrace both sides of 76th street between the limits named.

PENCING VACANT LOTS.

118th st, bet 1st and 2d avs (cost, \$61,50).

Limits embrace both sides of the street between the limits named.

All payments made on the above assessment, on or before April 28, 1878, will be exempt (according to laws) from interest. After that date interest will be charged at the rate of 7 per cent. from the date of entry.

The Collector's Office is open daily from 9 A. M. to 2 P. M., for the collection of money, and until 4 P. M. for general information. EDWARD GILSON, Collector of Assessments.

BUSINESS CHANGES.

Schedule of Assets and Liabilities filed by Assignees for the week ending Feb. 25:

Table with columns: Liabilities, Assets, Real Assets. Rows include Fouse, Hershberger & Co., Metzger & Son, Water st, Ribley & Burris, 1370 Broadway.

ASSIGNMENTS--BENEFIT CREDITORS.

- List of assignments including Ransom, Warren A., Ransom, Anton P., Boyd, Robert H., Trimble, James D., Orth, Herman, Phelps, Augustus W., Tice, Wm. H., Falconer, Frederick R., Brower, William H., Hatuf, Doderick W., Wight, James, Whitlock, Thomas, Anderson, Wm. G., Tilmann, Eugenie.

VOLUNTARY BANKRUPTCY.

- List of voluntary bankruptcies including Lyon, Kate E., Bennett, James G., Smith, Andrew H., Secor, Franklin B., Van Wagener, Louis B., Ahrens, Charles.

INVOLUNTARY BANKRUPTCY.

- List of involuntary bankruptcies including Brooks, Lorin and Samuel A., Salomon, Charles, Wiggant, Stephen T., Cromien, Joseph.

DISCHARGES IN BANKRUPTCY.

- List of discharges including McGraw, Richard D., Smith, Benjamin G., Jr.

ADVERTISED LEGAL SALES.

REFEREE'S SALES TO BE HELD AT THE EXCHANGE SALESMAN, 111 BROADWAY.

March

- List of legal sales including Fifty-fifth st (No. 30), s e cor 2d av 21x80, three-story brick stone front dwelling and five-story brick extension; One Hundred and Fifty-sixth and One Hundred and Fifty-seventh sts, bet 4th and St. Nicholas avs (block); Fifth av (No. 75) e s, 54 1/2 n 11th st; West Baltic st, s s, 100 w Henry st; Sydney pl, e s, 173 n State st; Broadway (No. 733), w s, 51 n Waverly pl; four-story stone front war-house; Jacob st, lots 255, 236 and 237 on map of lands belonging to heirs of Rev. Wm. Powell Fordham; Courtlund av, s e cor Benson st; Second av (No. 655), w s, 28 1/2 s 28th st; Four-story brick dwelling; Sixth av (No. 115), w s, 20 n 127th st; Depot st, n w cor Welch st; Sixth st (Nos. 721, 723 and 725), n s, 27 1/2 e Av C; Boulevard, e s, 75 e 25th st; Boulevard, e s, 125, 10 s 24th st; One Hundred and Eighteenth st (Nos. 151, 153, &c.); Tenth av, s e cor 151st st; Cedar st (No. 26), s s, bet William and Pearl sts; Ludlow st (No. 97), two-story frame (brick front) store and dwelling; Stanton st (No. 255), s s, 25 w Sheriff st; Union st, lot 48 on map North Melrose; Nineteenth st (No. 38), s s, 242 w 4th av; Twenty-third st (Nos. 403, 405 and 407), n s, 81 e 1st av; Thirty-ninth st (No. 520), s s, 200 w 10th av; Eighty-third st, s s, 300 w 9th av; Eighty-fifth st, s s, 120 e w 2d av; Twenty-sixth st, n s, 150 e 10th av; Canal st, s s, 76 1/2 w Vestry st; Wight st (No. 111), n s, bet Broadway and Greenwich st; Mulberry st (No. 115), w s, 25x100; Thirty-first st (No. 7), n s, 171.10 e 5th av; store and tenement and five-story brick dwelling in rear; Forty-eight st (No. 549), n s, 200 e 11th av.

BROOKLYN, N. Y.

Bergen st, s s, 75 w Hoyt st, 16.8x100, by I. F. Bissell, at 325 Washington st.
Union st, n s, 377 e 6th av, 40x90, by Jas. M. Seabury (Commissioner), at Court House.
5th st, w s, 37.6 s North 6th st, 19.6x90, by I. F. Bissell, at 325 Washington st.
Nostrand av, w s, 20 s Putnam av, 20x100, by Cole & Murphy, at 379 Fulton st.
Kosciusko st, s s, 321.8 w Nostrand av, 18x100, by I. F. Bissell, at 325 Washington st.
Monroe st, s s, 291.8 e Patchen av, 16.8x100, by J. C. Eadie, at 45 Broadway, E. D.
Kent av, e s, 100 n Flushing av, 32x75, by J. Cole, at 389 Fulton st.
Carroll st (No. 570), s s, 140 e 4th av, 20x59.11.
New York av, w s, ext'd g from Bergen to Dean st, 211.5x99.
Bergen st, n s, 90 w New York av, 65x114.5.
Dean st, s s, 90 w New York av, 60x100.
Kent st (Nos. 205, 206 and 208), bet. Manhattan av and Oakland st, each 25x100.
Bedford av, s e cor Bergen st, 11.11x61.3x28.6x68.1.
Rogers av, s w cor Bergen st, 17x11.2x17.3x11.2.
Bergen st, s e cor Rogers av, 22.8x98.3x5x127.
St. Mark's av, s s, 62 w Franklin av, 10.8x83.2x121.1x119.9.
Nostrand av, w s, extending from Hancock to Jefferson st, 200x100.
Franklin av (No. 100), n w cor Dean st, 20x80, by J. Cole, at 389 Fulton st. (Sales not judicial).
Navy st, w s, 25 s Bolivar st, 25x60.
Oakland st, n w cor 11 dia st, 25x100.
De Kalb av, s s, 100 w Tompkins av, 50x200 to Kosciusko st.
Hudson av, w s, 88.3 s Concord st, 52.11x89x73.7x97.6.
St. Mark's av, n s, 225 e Carlton av, 119x131.
Carroll st, n s, 191.8 w Hoyt st, 40x97.11.
Cumberland st, e s, 352.3 s Park av, 50x100.
Tillary st, s s, 75 w Stanton st, 25.2x100.
17th st, n s, 38.9 n w 7th av, 21x86.
by I. F. Bissell, at 325 Washington st.
Bremen st, s e cor Monteth st, 100x150, by J. C. Eadie, at 45 Broadway, E. D.
Adolph st, e s, 197.9 s Fulton av, 20x100.
Warren st, n s, 109.6 e Bond st, 17x100.
by I. F. Bissell, at 325 Washington st.

FORECLOSURE SUITS.

NEW YORK.

4th av, e s, 80 s 61 st, 20.5x97.6. John Stimmel agt Sylvester Murphy; att'y, Joseph Bellosheim.
112th st, s s, 279.2 w Av A, 19.5x190.11. Julia A. Low agt Charles F. Barnes; att'y, Henry W. Clark.
33d st, n s, 350 e 2d av, 25x98.9. Christian Von Hesse agt Patrick W. King; att'y, Elial F. Hall.
73d st, s s, 328 e Av A, 100x102.2. Nathaniel P. Rogers agt Morris S. Thompson; att'y, Henry P. Rogers.
72d st, s s, 198 e Av A, 100x100.2. Same agt same.
1st av, w s, 39 s 2d st, 19.4x65. The N-w York Life Ins. Co. agt Bernard Schwartz; att'y, Henry A. Bogert.
3d av, e s, 21.81 n 23d st, 21.81x85. Thomas J. McKee agt Edward Flaherty; att'y, Thos. J. McKee.
Laurens st, e s, 150 s Bleeker st, 25x100. Alexander Perry agt William Stevenson; att'ys, Townsend & Mahon.
43d st, s s, 100 w Lexington av, 25x100.5. The Washington Life Ins. Co. agt John W. Ritch; att'ys, Foster & Thomson.
Hudson st, e s, 56.8 n Domnick st, 18.4x160. Henry Sidenberg agt Catherine Ely; att'y, William Strauss.
28th st, n s, 127 w 7th av, 20x98.9. The Merchants Ins. Co. agt Mary A. Wilder; att'ys, More & Ostrander.
114th st, n s, 195 e 1st av, 25x100.10. John P. O'Neil (reavr. &c.) agt William Ross; att'ys, Wingate & Cullen.
Gold st, No. 92. Caroline Favre agt Anthony McCroddin; att'ys, Platt, Gerard & Bowers.
116th st, n s, 200 w 2d av, 20x100.11. William H. Fry agt Henry Brown; att'y, Thomas H. Cook.
John st, s s, No. 91. Samuel Riker agt Melchion C. G. Witte; att'y E. R. De Grove.
Liberty st, n s, Nos. 23 and 25. Wm. H. Pemberton agt Wm. H. Pemberton; att'y, Wm. H. Pemberton.
Canal st, No. 371. The Mutual Life Ins. Co. agt Samuel D. Gorman; att'ys, Dixon & Farnam.
46th st, s s, 63 e 9th av, 18.6x60. Theres Dorner agt Meyer Resenthal; att'ys, Kurzman & Yeaman.
38th st, n s, 125 e 5th av, 25x98.9. Benjamin W. Merriam agt Abraham Duryee; att'ys, Davies & Work.
5th av and 130th st, n e cor, 16.8x75. Annie W. Gould agt Charles H. Cray; att'ys, Hall & Blandy.
16th st, n s, 228 e Av B, 25x92. Charles Gillman agt Adam Klein; att'y, Edward F. Hassey.
47th st, s s, 240 e 5th av, 20x100.5. Peter Goelet agt William Daly; att'y, Robert Goelet, Jr.
11th av, e s, 49.11 s 126th st, 25x75. Franklin Savings Bank agt James Lang; att'ys, Warring & Hosea.
155th st, n s, 100 e Courtlandt av, 50x100. Mattie E. Randall agt M. W. Farrington; att'y, W. S. Smith.
104th st, n s, 150 e 4th av, 16.8x100.11. John Nonnenbacher agt Hermann Kleugemann; att'y, John C. Clegg.
Stanton st (see mort. lib. 1202, p. 99). Katherina Meyer agt Eliese Traub; att'y, John C. Clegg.

17th st, s s, 300 w 8th av, 30.51x65. Helenah Kouwenhoven agt John Flanagan; att'y, Samuel Riker.
Lexington av and 36th st, s w cor, 74.09x17.2. Mutual Life Ins. Co. agt Isaac L. Duvoet; att'ys, Davies & Work.
39th st, n s, 111.8 e 9th av, 16.8x98.9. Samuel S. Constant agt Ira B. Betts; att'ys, Deane & Chamberlin.
19th st, n s, 228 e 1st av, 21x92. Esther D. Pohalski agt Pauline Goldsmith; att'y, E. Goldsmith.
83d st, n s, 388.9 e 9th av, 20x102.2. Bank for Savings in the City of New York agt Conard B. Bider; att'y Charles E. Strong.
Broadway, No. 528. Clormont Livingston agt Joseph L. R. Wood; att'ys, C. R. & D. B. O'Connell.
2d av, w s, 75.5 s 4th st, 25x100. Henry Weil agt Jacob Boertlein; att'y, R. Murray.
29th st, n s, see mort. lib. 993, p. 373. Evelina Murray agt Edward McNeill; att'y, Thomas J. Powers.
83d st, s s, 125 w Madison av, 20x102.2. East River Sav. Inst. agt Fernando R. Walker; att'y, J. W. C. Loveridge.
113th st, n s, 109.6 e 2d av, 20x100.11. Abraham Dowling agt George N. Manchester; att'y, John H. Glover.
57th st, n s, 150 w 10th av, 25x100.5. Samuel S. Constant agt Philip Schaefer; att'ys, Deane & Chamberlin.
Grand and Pitt sts, s w cor, 57x119. Sarah Le Count agt William V. Le Count; att'y, Lewis Hurst.
Bethune and West sts, e cor, 142.10x120.10. The United States Trust Co. agt J. Holakim Davis; att'y, Wm. A. W. Stewart.
Springst, n s, see mort. lib. 1208, p. 338. William T. Blake agt William B. Foster; att'y, A. B. Millard.
27th st, s s, 61.6 w Lexington av, 13.6x29.6. Adella K. Broome agt James T. Taylor; att'y, George C. Blanke.
Orchard st, e s, 150 s Grand st, S. 6x25. George Bothner agt Joseph Isaacs; att'ys, A. F. & W. H. Kitchels.
69th st, s s, 200 w 11th av, 171.6x109.5. Sophie E. Minton agt William T. Washburn; att'y, George V. N. Baldwin.
Locust, Grant and Orchard avs, see mort. lib. 1221, p. 379. Vester Van Dyck agt John McQuade; att'ys, Ely & Smith.
6th av, w s, 21.81 n 23d st, 21.81x85. John J. Astor agt Charles B. Wood; att'ys, Everts, Southward & Choate.
154th st, n s, 150 w 7th av, 125x99.11.
114th st, s s, 150 w 7th av, 125x99.11.
United States Trust Co. of New York agt Michael B. Davis; att'y, William A. W. Stewart.
Lewis st, w s, 125 s Delancey st, 25x75. Matilda August agt Henry A. Fecher; att'y, Alfred Lyons.
Moree and Amity sts, n e cor, 50x95. Manhattan Life Ins. Co. agt William R. Roberts; att'ys, Fellows, Hoyt & Seibel.
Forsyth st, e s, see mort. lib. 1206, p. 437. Capricello Aldoretta agt John O'Donnell; att'ys, Brown & Rabe.

LIS PENDENS.

KINGS COUNTY.

Canarsie av, e s, intersection Webster av, runs east 756.3 to Brooklyn av, x south 269 to C. Bliss st, x west 685 to Canarsie av, x north 265 to beginning. John E. Tousey agt Jonah Andrew; att'y, E. H. Spooner.
St. James pl, e s, 280 n Gates av, 20x100. George W. Shields agt Anna A. Shields; att'y, D. G. Harriman.
Union st, n s, 155.8 w Hoyt st, 19.4x90. Jared V. Peck agt Charles A. Peck; att'ys, S. H. Thayer.
Lefferts st, s s, 50.7 w Grand av, 16x158. William M. Purdy (Exr.) agt Edward H. Babcock; att'y, E. Ritzma DeGrove.
Lefferts st, s s, 27.7 w Grand av, 23x115.7x25.2x105.4. William M. Purdy (Exr.) agt Theodore I. Husked; att'y, E. Ritzma DeGrove.
Flushing av, s s, 125 w Washington st, 50x39.8x50x58.9. Excelsior Savings Bank agt Thomas Cassin; att'y, E. More.
2d pl, n s, 125 e Henry st, 16.2x133.5. James A. Flack agt Louisa M. Stenton; att'ys, Niles & Bagley.
Navy st, w s, 150 s Lafayette st, 25x100. Jacob Cole agt Mary D. Balbot; att'y, Robt. E. Topping.
11th st, s s, 117.10 w 7th av, 100x100.
11th st, n s, 142.2 w 7th av, 200x61.2x69.2x200.
John G. Leeds agt John H. Farrell; att'y, S. H. Clement.
Graham av, n e cor Bayard st, 21.4x77. The Dime Savings Bank, Williamsburgh, agt Louis Long; att'y, Demas Strong.
Graham av, e s, 21.4 n Bayard st, 20x77. The Dime Savings Bank, Williamsburgh, agt Louis Long; att'y, Demas Strong.
Graham av, e s, 41.4 n Bayard st, 20x77. The Dime Savings Bank, Williamsburgh, agt Louis Long; att'y, Demas Strong.
Warren st, n s, 196.6 e Henry st, 21.6x100. William K. Thorn (Admr.) agt Charles W. Trotter; att'y, C. W. Bennett.
Throop av, e s, 75 n River st, 25x87.8x26.9x68.8. Augustus F. Lumberger agt Barbara Hoeh; att'y, Max Brill.
Elderts lane, w s, 930.1 s Brooklyn and Jamaica turnpike, 100x364.
52d st, s s, 295 w 3d av, 25x100.5, and No. 81 Elizabeth st, New York. Benjamin F. Graley agt William H. Graley; att'ys, Stilwell & Swain.

Mertie av, n e cor Prince st, 16.8x62. The Long Island Savings Bank, Brooklyn, agt William B. Perkins; att'y, John C. Perry.
Fulton st, n s, 266.3 e Reid av, 51.2x97.1x50x55.19. Samuel T. Valentine agt Louis Hornum; att'y, Wilson M. Powell.
Broadway, n e cor entrance Cemetery of the Evergreens, runs north 650.3 x east 531.4 x south 423.10 x west 240.2 x south 211.6 to Broadway, x west 50 to beginning. The East Brooklyn Savings Bank, Brooklyn, agt Orson H. Smith; att'y, Kennard Buxton.
4th st, s s, 30 n e North 5th st, 30x80. Frank Steinhilkeker (Exr.) agt Francis Lehbert; att'ys, McGuire & Kulin.
Gate av, s s, 500 w Ralph av, 150x20 to Monroe st. Foster F. Holt agt Daniel J. Holden; att'y, Wm. M. Ingraham.
Hoyt st, e s, 300 n Seehornhorn st, 25x75. Sarah A. Carpenter agt Uriah F. Carpenter; att'ys, Kissam & Embury.
17th st, s w s, 215 e 7th av, 90x100.2. Frederick W. Starr agt Andrew Crowley; att'y, Theob. N. Melvin.
Maspath av, s s, 150 e Bushwick av, 25x82.2x26x76. William T. Tremere agt George Klein; att'y, A. C. Hockmeyer.
Vernon av, s s, 230 e Prospect st, 50x200. John A. Vanderveer (Exr.) agt William H. Duke; att'y, John A. Lott, Jr.
1st st, s s, s. indel. Lydia A. McCollum (Extr.) agt The Kendall Biscuit Co.; att'y, P. D. Gibbs.
Lee av, n e cor Henry cor Keap st, 20x85. John Green agt Angeline E. Sperry; att'y, William R. Syme.
2d st, easterly cor North 11th st, 25x100. Ann Forthofer (Admr.) agt Catharine Waiter; att'ys, Kugelmann & Mosbeck.
4th av, e s, 60 n 6th st, 20x90. Sarah C. Craft agt William H. Philip; att'y, Wilson M. Powell.
Dean st, n s, 181 w Albany av, Exr. Adelia A. Carpenter agt William Alexander; att'y, Wm. H. Willets.
Skillingham st, e s, 182.9 s Willoughby av, 18.9x100. Francis M. Carnes agt Daniel Muller, otherwise Miller; att'y, Charles T. Carnes.
Bedford av, s w cor Taylor st, 20x90.
Lefferts st, w s, 75 n Skillingham st, 10x100.
The People's Bank, New York, agt William Hebert; att'ys, Gray & Davenport.
Huntington st, n s, 150.1 e Canton st, 20x100. Samuel T. Valentine (Exr.) agt John C. Parlane; att'y, Wilson M. Powell.
Columbia st, s e cor Orange st, 51.06x101.6. William S. Brown agt Richard Russell; att'y, S. Gano-Puma.
South Oxford st, e s, 157.10 n Atlantic av, 70x90. The Mutual Life Ins. Co. of New York, agt William Esdaile; att'ys, Dixon & Farnam.
Macomb st, s s, 312.6 w 7th av, 12.5x100. David Lord, Jr., agt George W. Brown; att'ys, Lord, Day & Lord.
4th av, e s, 115.1 s 9th st, 10x90. Edmund Titus (Exr.) agt Albert C. Spier; att'y, W. H. Holms.
Stagg st, n s, 100 w Leonard st, 20x100.
Stagg st, n s, 100 w Leonard st, 20x100.
Augusta Morgan agt Ida Virmond; att'ys, Fisher, Hurd & Voltz.
3rd av, n w cor Warren st, 20x80. Louisa R. Snyder agt William H. Seely; att'y, E. H. Strickland.
18th st, s s, 17 e 6th av, runs south 28.10 x east 34 x south 46.2 x east 79.8 x north 15 to 18th st, x west 81 to beginning. Sophie C. Schalltz agt Oliver D. Taylor; att'y, M. A. Raymond.

RECORDED LEASES.

NEW YORK.

Barrow st, n s, 100 e Hudson st, 25x110.7. The Rector, &c., Trinity Church to Oliver W. Woodford; 21 years from April 4, 1897.
Broadway, No. 13. Emily Morton to the German Soc., New York; 5 years.
Bowery (No. 125), s e cor Grand st, basement. Louis Naumann to Solomon Izen; 5 years.
Broadway, e s, 125.5 n Grand st, 16.8x100.
Crosby st, w s, about 100 n Grand st, 108x100.
The General Soc. Mechanics and Tradesmen, New York, to Sam'l, Julius, A. H. and Abm. Levy; 21 years.
Canal st, No. 345, three upper flofs. Emma F. Temple and Virginia P. Brett to Silverberg Bros.; 3 years.
Ludlow st, No. 14, store, &c. Sarah Bergemann, Pueblo, Col., to Morris Levy; 3 years.
Nassau st, No. 39, and Liberty st, No. 56, store, &c. J. A. Cornell et al. (Exrs. J. Snyder) to Cordis, Maey & Co.; 5 years.
18th st, No. 206 East. Jas. M. Raymond, Scotch Plains, N. J., to Louis A. Grass; 3 years.
23d st, s s, 115 w 10th av, 50x98.9. Bradish Johnson to George Fitzsimmons; 21 years from July 23, 1872.
Lexington av, No. 99, store and cellar. Henry Ruter to Henry Mahtha; March 1, 1878, 5 years 2 months.
Lexington av, n w cor 118th st, 16x90. A. Teller to George Strecker; 7 years.
1st av (No. 845), n w cor 4th st. William Mullein to Henry Moses and Henry Silberstein; 1 year.
7th av, No. 240, store. Mary A. Dolan and James P. Dolan (Exrs.) to Edward Dolan; 5 years from May 1, 1877.
8th av, No. 285. John B. Hillyer to Samuel Wait; 3 years.
10th av (No. 363), n w cor 31st st, frame house and yard agt. Conrad W. Reckhardt to Jost A. Mehrteus; 3 1/2 years.

N. Y. STATE.

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

DUTCHESS COUNTY.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Dutchess County, including entries for Deuber, Chas., Clifton, John, Coons, E. A., Cozzens, J. H., East, Sarah, Hubner, Geo., Ormsbee, Nathaniel, Sutherland, Geo. H., Weeks, M. A., and Tivoli.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Dutchess County, including entries for Beminger, Julius, Jackson, L. J., Kasten, Wm., and Nesbitt, F. J.

BILLS OF SALE.

Table listing bills of sale in Dutchess County, including an entry for Sweet, Wm. H.

MECHANICS' LIENS.

Table listing mechanics' liens in Dutchess County, including entries for McDermott, Thomas, The same, D. Warren, The same, G. H. Norris, and The same, E. Eckert.

JUDGMENTS.

Table listing judgments in Dutchess County, including entries for American Bridge Co., Beecher, John, Carl, A. M., Devine, William, Emms, Chas., Highland Chemical Mining Company, Henderson, John, Hustis, H. H., Heermann, W. H., Holmes, Wm., Jewett, Henry S., Lasher, John, Miller, Hiram, Miller, Elizabeth, Butzer, Mary, Roe, Elias, Spencer, J. J., Schenck, H. B., Squires, L. N., Stuyvesant, J. R., Traver, P. H., Traver, E. S., Turner, W. F., and Wheeler, M. J.

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Orange County, including entries for Case, Frances A., Conkling, Stephen S., Crawshaw, George, Early, Ann, Gaunt, William I., Goodrich, Charles T., Gray, Richard, Hulse, Andrew E., Mahon, Julia, McMeekin, William, The same, The same, The same, Munich, Henry, and Myers, Edith A.

Table listing judgments in Dutchess County, including entries for Romer, Phebe, Sadler, William, Seely, Gabriel, and Van Cleft, Henry.

JUDGMENTS.

Table listing judgments in Dutchess County, including entries for Ackroyd, Edmund, Brown, John S., Burke, John H., Clark, Josiah G., Comfort, John H., Crist, John P., Gilmer, William, McMeekin, William, Parsons, Merrin, Quick, Nathaniel R., Robertson, William W., Rumsey, Selvester, Rumsey, Milton, Schneider, Michael, Smith, Tutthill, and Venus, Frank.

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Schenectady, including entries for Bradt, J. and P. Van Dyck, Clute, Harrison, and Ostrom, S. H.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Schenectady, including entries for Clute, Harrison, Freer, Margaret, Hart, Patrick, McGraw, Eliza, Ostrom, S. H., Schermerhorn, W. L., Van Brunt, Albert, and assignments of mortgages for Hopkins, Hannah and Ryneex, Ann.

ASSIGNMENTS OF MORTGAGES.

Table listing assignments of mortgages in Schenectady, including entries for Hopkins, Hannah and Ryneex, Ann.

JUDGMENTS.

Table listing judgments in Schenectady, including entries for Clute, J. H., Nicholas, Mary E., and Waumer, W. N.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Schenectady, including entries for Clark, Harriet, Fryer, Nicholas, and New Hope Lodge.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Essex County, including entries for Adams, E. L., Agar, Thomas, Baker, H. R., Bieberich, A., Bingham, David, Brown, David, Brackin, David, Corbally, Patrick, Crane, Mathias, Cobb, E. J., Cobb, R. L., Crane, Z. S., Crane, Oliver, Eberling, G. H., England, S. J., Francisco, Anthony, Fredericks, P. M., Fountain, John, Guerin, Annette, Graf, Herman, Hust, John, Hassinger, Peter, Hand, E. P., Hardenberg, J. R., Legros, A. L., Lehman, M., Munn, H., Munn, Polly, Macknet, Theodore, Nevins, Thomas, Paterson, J. M., The same, Paterson, Samuel, Pierce, R. T., Reeves, W. E., Sayre, Edward, Schauff, Adrian, Schmitt, Anton, Schwarz, E. J., Stevens, M. S., Smith, J. M., The same, Schulz, Th., Tichenor, L. J., and Thornton, William.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Essex County, including entries for Allen, George, Brown, David, Baldwin, C. E., Beck, Matthias, Christ, Joseph, Condit, William, Fitch, C. W., Falk, Joseph, Heppel, Louis, Hingle, George, Hyman, Leonhard, Monighoff, Joseph, Parsells, S. E., Reuck, Phaebe, The same, Rose, A. W., Schmelz, Joseph, Stoerzer, Bertha, Terrace, A. J., Walmsey, John, Wharry, J. S., and Wyatt, L. A.

JUDGMENTS.

Table listing judgments in Essex County, including entries for Bracken, David, Conroy, Patrick, Heller, Rudolph, Hewes, M. V., Keogh, Edward, Ortel, Henrietta, Schwetzer, Michael, and The State Banking Company.

Table listing judgments in Essex County, including entries for Titus, William, The Telford Pavement Co., Tuttle, G. F., Tormohlen, Henry, Vosey, G. M., Will, William, and Wessmer, Charles.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Essex County, including entries for Barkhausen, Hieronymus, Pathgate, J. E., Bresson, David, Bogner, Joseph, Brown, J. J., Buhler, J. F., Cushing, G. W. B., Cartwright, David, Coughlin, George, Condit, E. M., Coyne, Patrick, The same, Cyphers, Henry, Jr., Crane, Israel, Dadd, Ellen, Delaney, John, Devine, Arthur, The same, Doremus, H. M., Eckert, A. F., Freeman, M. A., Fischer, F. A., Hoek, John, Ganong, M. L., Gardner, Joseph, Harriot, R. E., Hayes, Charles, Hitechoek, John, Jackson, J. B., Keogh, Edward, The same, Lagay, Fritz, Lamm, Stephen, Mulligan, Laurence, McGonigle, Edward, Monroe, G. O., Miller, R. R., Met hesper, J. J., Nichols, D. T., Orgelman, Walter, Ost, Catherine, Parry, John, Priddy, Matilda, Rudden, Thomas, Riddler, William, Snythe, D. E., Sanford, William, Schneider, Casper, Smith, Edwin, Strauss, Morris, Sheridan, Bridget, Slingsland, W. H., Ulrick, M. E., Vanness, Jacob, and Zweichert, Christina.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, including entries for Allen, George, Brown, David, Baldwin, C. E., Beck, Matthias, Christ, Joseph, Condit, William, Fitch, C. W., Falk, Joseph, Heppel, Louis, Hingle, George, Hyman, Leonhard, Monighoff, Joseph, Parsells, S. E., Reuck, Phaebe, The same, Rose, A. W., Schmelz, Joseph, Stoerzer, Bertha, Terrace, A. J., Walmsey, John, Wharry, J. S., and Wyatt, L. A.

JUDGMENTS.

Table listing judgments in Essex County, including entries for Bracken, David, Conroy, Patrick, Heller, Rudolph, Hewes, M. V., Keogh, Edward, Ortel, Henrietta, Schwetzer, Michael, and The State Banking Company.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Hudson County, N.J., including names like Burgess, Bull, Bramhall, Brinkerhoff, etc., and their respective values.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Hudson County, N.J., including names like Bulkley, Beck, Cooper, etc., and their respective values.

CHATEL MORTGAGES.

Table listing chattel mortgages in Hudson County, N.J., including names like Ake, Bogert, Bellis, etc., and their respective values.

Table listing items for sale in Hudson County, N.J., including horses, wagons, and furniture.

BILLS OF SALE.

Table listing bills of sale in Hudson County, N.J., including items like horses, wagons, and furniture.

JUDGMENTS.

Table listing judgments in Hudson County, N.J., including names like Beare, Coon, Carragan, etc., and their respective amounts.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages, including names like Donahue, Heard, Milne, etc., and their respective values.

PATERSON CHATEL MORTGAGES.

Table listing Paterson chattel mortgages, including names like Briggs, Burrell, De Forest, etc., and their respective values.

MARKET QUOTATIONS.

Table listing market quotations for various goods like brick, cement, and glass, including prices and specifications.

DOORS, WINDOWS AND BLINDS.

Table listing prices for doors, windows, and blinds, including specifications like size, material, and finish.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS,
Per square foot, net cash.

Table with 2 columns: Item description and Price. Includes Fluted plate, Rough plate, and HAIR-Duty free.

Cattle... bushel of 7 lb... \$...
Goat... @ 0 12 1/2

IRON.

Table with 2 columns: Item description and Price. Includes Bar, 1 to 1 1/2 in., Railroad, 70c, Pig, Scotch, Gartscherrie, etc.

Store prices, cash.
Bar, Swedes, ordinary sizes... 130 00/100 50

Table with 2 columns: Item description and Price. Includes Bar, Swedes, plow sizes, Bar, refined, 1 1/2 to 2 in., etc.

LATH—Cargo rate.

Table with 2 columns: Item description and Price. Includes LIME, Rockland, common, Rockland, finishing, etc.

LUMBER.

Table with 2 columns: Item description and Price. Includes Pine, very choice and ex. dry, Pine, good, Pine, shipping box, etc.

PAINTS AND OILS.

Table with 2 columns: Item description and Price. Includes Chalk, China clay, Whiting, Paris white, etc.

Table with 2 columns: Item description and Price. Includes Lead, white, American, in oil pure, Lead, red, American, Litharge, American, etc.

PLASTER PARIS

Table with 2 columns: Item description and Price. Includes Nova Scotia, white, Nova Scotia, blue, Calcined, Eastern and city, etc.

SLATE.

Table with 2 columns: Item description and Price. Includes Purple roofing slate, Green slate, Red slate, etc.

SOLDERS.

Table with 2 columns: Item description and Price. Includes No. 1, No. 2.

STONE.—Cargo rates, delivered at New York.

Table with 2 columns: Item description and Price. Includes Amherst freestone, Berlin freestone, Berea freestone, etc.

BLUE STONE.

Table with 2 columns: Item description and Price. Includes Drain stone, Flag, smooth, Flag, rough, etc.

NATIVE STONE.

Table with 2 columns: Item description and Price. Includes Common building stone, Base stone, 2 1/2 ft. in length, etc.

TIN PLATES.—Duty, 1 1-10c.

Table with 2 columns: Item description and Price. Includes I. C. charcoal, I. C. coke, I. X. charcoal, etc.

ZINC, Duty, sheet, 7 lb, 2 1/2c. Sheet (gold) foreign... (currency) domestic...

J. L. MOTT'S "ST. GEORGE" ELEVATED OVEN AND "DEFIANCE" LOW OVEN KITCHEN RANGES, "DEFIANCE" BROILER, "SOCIAL" FIREPLACE HEATER, Mott's "STAR" HOT AIR FURNACES, CUSHING'S PATENT GAS-TIGHT HOT AIR FURNACES, GRATES AND FENDERS, DEMAREST'S Patent Water Closets, THE J. L. MOTT IRON WORKS, S. KLABER & CO., MANTLES, TILING, WAINSCOTING, PLUMBERS' SLABS, ETC.