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MR. BRIGGS' PROPOSITIONS.

We are indebted to Mr. James A. Briggs for a verbatim copy of the address on Taxation, delivered by him before the State Bar Association at Albany, which has already attracted widespread attention in the daily press, and is deserving of the thoughtful consideration of property owners as bearing directly upon their interests, and indicating the drift of expert testimony upon this subject.

The measures of tax reform set forth in this address are by no means novel or original, but can be easily recognized as the embodiments of ideas, with immaterial variations in form heretofore advanced, by David A. Wells and George H. Andrews. At the time of their first enunciation they were freely examined and discussed by the press, and failed to make any lasting impression upon the public mind, or to evoke any legislative action. Whatever value or merit was once claimed for them, they were found upon close examination to be logically untenable and practically inimical to the best interests of the State and city. They were long ago so thoroughly expounded and exploded that it is somewhat of a surprise to find them revived and spread before the public at this late day as beneficial or practical measures of reform.

Mr. Briggs is largely indebted to his predecessors for the main substance and groundwork of his propositions, and they are certainly not indebted to him for any reinforcement of argument, or even for any clearer or more cogent advocacy of these peculiar measures.

We have placed ourselves upon record as declaring these measures to be fraught with direct and incalculable injury to the interests of real estate, and the lapse of time together with careful study and reflection have failed to unsettle our conviction. Whenever and wherever this questionable mode of reforming our present discreditable tax system may appear, we intend to array ourselves in opposition to it, and to reiterate our standing objections.

In the preface of his address, Mr. Briggs says that "Taxation, should it be confined to real estate?" is the subject proposed to me by your committee for the topic of discussion. I shall not confine myself to this question, and in regard to it would merely say there are many who have given much attention to taxation, who have come to the conclusion that taxation upon real estate is the best system that can be devised for raising revenue for State purposes."

It is to be regretted that Mr. Briggs should have seen fit to evade the discussion of the vital topic which was proposed to him. Even though he might have chosen to espouse the affirmative of this question, it would have been interesting to

property owners to see the grounds of belief set forth in logical and connected order of those who espouse this side. The sweeping assertion with which Mr. Briggs is content to dispose of this question is lacking, we believe, in historical accuracy. Besides Messrs. Wells and Andrews, we have yet to learn of any other prominent publicist who has taken a decided stand on their side of the question. In support of his own thesis Mr. Briggs was compelled to cite as sole authority the deduction of a French philosopher who flourished nearly one hundred and fifty years ago, who is reported as having discovered that all wealth arises from the earth, and hence to have concluded that it is proper to levy all taxation upon real estate. As if in apology for quoting this ancient and musty authority, and for adopting this startling conclusion, Mr. Briggs candidly admits that no European government has since then paid the slightest attention to this recommendation, but that, on the contrary, the taxation of real estate in Europe has been confined to extremely small percentages. According to data, which we quote bodily from the address, the percentages of revenue now exacted by European governments from real estate are as follows:

France	18.43
Holland	8.68
Russia	11.21
Austria	17.54
Prussia	11.39
Belgium	20.72
Hungary	32.30
Great Britain	5.28
New York State	88.63

We are at a loss to imagine how Mr. Briggs can expect the legislators or citizens of the great Empire State in this latter end of the nineteenth century to adopt a conclusion which has lain dormant and has been practically discarded for so long a time, and to adapt our tax system to a standard which is in direct opposition to the enlightened judgment of the most advanced nations of Europe. There is an unfitness or incongruity in this mode of teaching which needs to be only referred to to be exposed.

Instead of discussing the question proposed for debate, Mr. Briggs has chosen to dismiss this vital topic unconsidered, and has contented himself with the adoption of the ideas and conclusions of other persons, without even restating their arguments or furnishing any additional facts to support his case. Instead of argument, he has presented to his hearers a mass of technical data derived from his experience as a State Assessor, all going to show what is universally understood by the reading public, that personal property in the hands of individuals in this State, and particularly in this city, is scarcely touched by the Tax Assessors, and, when reached, appears in altogether disproportioned amount to the total that is known or believed to exist, and always in a beggarly disparity to the amount of assessed real estate valuations.

Mr. Briggs' address proceeds upon the assumption that since County Assessors have failed through apathy, ignorance or corruption to reach a tithe of the personal property which is assessable under the law, therefore it were better to abandon all attempt at imposing a tax upon personal property. It would seem as if the natural deduction from these facts would be that such palpable failures and laches on the part of

County Assessors should be corrected by additional legislation, if necessary, or else by strictly enforcing the penalties which are prescribed for non-performance of duty in the present State tax law. Mr. Briggs shows and admits that at present real estate is made to bear in this State fully seven-eighths of taxation, and, as if this were not enough, he blandly proposes that the other eighth also should be assessed upon real estate, in order that personal property may go entirely free.

We have carefully perused the full address of Mr. Briggs, and have excerpted from it, as well as its desultory method would permit, certain substantive propositions which are scattered throughout the text. We now present these for the benefit of our readers.

PROPOSITIONS.

1. To relieve real estate from State taxation, excepting the State common school tax.
2. That all taxation should be limited to real estate.
3. To limit taxation to real estate for all State purposes, except the State common school tax, and also for all local taxation in towns and cities.
4. To limit taxation to real estate in the counties.
5. To relieve all personal property in the hands of individuals from taxation.
6. To reduce the legal rate of interest throughout the State to six per cent.
7. To assess valuations of real estate for taxation at intervals of five years; new buildings to be returned annually.
8. That banks be taxed on their capital for State purposes only, and other corporations be taxed lightly.

Finally, to raise all taxes for State purposes, except the school tax, from incorporated companies and exempt real estate from all other State taxes, and personal property in the hands of individuals from all assessment of taxation.

It will be seen that the first, second, third, fourth and final propositions are cognate in substance, while the intervening ones relate to subsidiary topics which do not necessarily belong to a discussion of the main question.

We would call attention to the fact that the first and third propositions are in direct conflict. The third embodies an altogether different idea from that elsewhere presented, and from that which, from the context of the other propositions, we would suppose Mr. Briggs intended to present. Whether these inconsistencies are the fault of the type or of the manuscript, we are unable to discover, but it is certain that the substance of this third proposition has given a coloring in the minds of reviewers to the whole of Mr. Briggs' address—a coloring, we would add, which is liable to wrest it from what we conceive to be its original intention. For a proof of this we will quote from the editorial review which appeared in the *New York Herald*:

"Mr. Briggs maintains that State taxes, with a few specified exceptions, should be levied on real estate alone, releasing the great mass of personal property."

Overlooking this *lapsus penne* as we discern it, the gist of Mr. Briggs' propositions and of his predecessors in these opinions is that State taxation shall be taken off real estate and applied

directly to incorporated companies, in the expectation that this relief will enable real estate to dispense with the assistance of taxation upon personal property, and then to abolish taxation of personal estate in the hands of individuals. Unlike Mr. Andrews, who proposes that the whole of State taxes should be taken off real estate, Mr. Briggs proposes to take off all but the State common school tax. In all other respects we believe Mr. Briggs' views coincide with those of Mr. Andrews. In the discussion of so intricate a subject as that of taxation, it is desirable that writers and particularly public teachers should seek to attain the utmost clearness of conception and statement, in order that the public mind may be rightly instructed and spared unnecessary confusion.

While in the line of corrections, we will endeavor to straighten out some erroneous implications which appeared in the able review of the *Herald*, already referred to, although not cited as actual errors, still, in the connection in which these facts are presented, erroneous deductions may be drawn.

1.—(Quoting the *Herald* article.) "The two cities of New York and Brooklyn pay fully seven-tenths of the taxes. Of the \$50,234,858 of taxes for all purposes, levied in the State last year," says Mr. Briggs, "the cities of New York and Brooklyn paid \$35,653,834." The system which works this injustice to these two great cities causes minor injuries which are more widely distributed."

The ratio of these two amounts, which are correctly stated, is due not to the system of State taxation, but to the plundering systems of local governments which prevail in New York and Brooklyn. The total of State taxation, that is for purely State expenses, included in the larger of these amounts is less than \$8,000,000, of which New York and Brooklyn are called upon to pay less than \$5,000,000. Consequently the ratio of the combined local taxation in New York and Brooklyn to the total local taxation of the State would be expressed very nearly in these figures: \$42,000,000 for the whole State and \$30,000,000 for New York and Brooklyn. This explanation will absolve the present method of levying State taxes from an unfair aspersion.

The *Herald* also says: "Even in the city of New York, where last year \$99,000,000 of personal taxes were assessed, \$74,000,000 of this amount was assessed to the banks, &c." The actual figures are as follows: The total amount of assessed personal valuation in 1877, in this city, was \$206,000,000. Of this amount the banks were assessed, \$74,000,000; insurance companies, \$25,000,000; real estate mortgages (about), \$76,000,000; individuals and all others, \$31,000,000. So that the statement would correctly read that of \$99,000,000 assessed to incorporated companies, \$74,000,000 were assessed to the banks.

We are too grateful for any interest that may be manifested by the daily press and public officers in the momentous question of State and municipal taxation to indulge in any censorious or captious criticism of efforts which may be made for its elucidation and amelioration. We desire to canvass the presentations made by Mr. Briggs in the most friendly spirit, and with all the instincts of a co-adjutor in his efforts to draw attention to one of the most pressing and imperative subjects of the day.

We propose to present a brief and succinct synopsis of our objections to this new method of levying taxation, and will treat of them under the two heads into which the subject naturally divides itself.

STATE TAXATION.—It is proposed to abandon the present method of apportioning the budget of State taxation among the various counties of the State, and in lieu thereof to permit the State government to levy direct taxation for its ex-

penses upon certain specified corporations or classes of property. This is a wide departure from the established and time honored usage of this State, and, as we believe, an unnecessary and unwarrantable innovation. It is contrary to the theory, principles and traditions of our Republican form of government to allow the State government to levy direct taxation. It has a tendency to weaken the claims which individual citizens have upon the State government, and to lessen the obligations and responsibilities which the State government owes to the individual, and also to make the State government the mere creature and beneficiary of corporations.

In practice, this system if adopted could not fail to work out evil results in either of two directions. Such a levy might fail to meet the necessary demands of the State government, or it might meet them liberally and even in excess.

If the first of these dilemmas should present itself, then the State would be compelled to apply to the counties for relief in liquidation of whatever deficiency might arise. In this event an unexpected and disappointing burden would be imposed upon the counties which could not fail to give rise to widespread irritation and dissatisfaction, and a return to the former system of apportionment would be inevitable. As is more likely to be the case in our prosperous State, this levy might pan out liberally and in excess of all legitimate State needs. We have learned too well in this country during the past fifteen years how greedily the office-holding class will absorb any surplus of revenue, rather than return it to the tax payers. With an unfailling and well nigh inexhaustible supply if it should prove so, to meet demands for State expenses, the State government would be led to enlarge its functions unduly, to foster extravagance, to multiply offices and to embark in unnecessary and expensive public works. Thus the tax to be levied on corporations would become increasingly onerous, and would amount, we can easily imagine, within a short time to more than would ever be levied under the present system, however faithfully and zealously it might be carried out. As the most prosperous and extensive, and the numerical majority of these incorporated companies are located in and about New York, the drain for State expenses would fall unequally in regard to location, and this special State tax would fall upon corporations which were obliged to respond either through land ownership or extra rent assessment to heavy real estate taxes such as would result in this city and Brooklyn from an exclusive real estate tax system.

Under the most favorable construction which we can place upon the workings of this proposed system, we are led to believe that the promised relief of corporations would be delusive and nugatory. The combined State and municipal taxation which they would be called upon to respond to would far exceed in oppressive effect, any which our present inequitable system could produce. In fact, there would be an intensification of present evils.

As an apt conclusion to this branch of the subject, we will append an extract taken from a daily paper of recent date, which presents facts well worthy of the consideration of publicists engaged in advocating this new system of taxation:

PENNSYLVANIA'S EMPTY TREASURY.

HONESDALE, Pa., Nov. 27.

"The school officers of this and other districts have been inquiring why their share of the annual appropriation of \$1,000,000 by the State has not been distributed to them this year; and a recent investigation made by Prof. Wickersham has elicited the fact that there is no money in the State treasury. The explanation given for this unprecedented state of affairs is that the revenues of the State have not been suffi-

cient to meet the demands on the treasury. This is mainly due to the fact that most of the corporations of the State paid no taxes last year, owing to the depression in business. A few years ago real estate was relieved from payment of State taxes in Pennsylvania, and the dividends of corporations were taxed instead. There will be a deficit of \$2,000,000 in the State treasury at the end of this year."

MUNICIPAL TAXATION.—The scheme proposed involves the abolishment of all taxation upon personal estate in the hands of individuals or corporations by local authorities, confining municipal taxation strictly to real estate. The arguments heretofore advanced in favor of this method were, principally, two.

First, that by relieving real estate of taxation for State purposes, it would be able to dispense with the assistance derived from the taxation of personal estate and qualified to assume the whole burden of local taxes.

This argument was used at a time when the amount of State taxes apportioned to New York county largely exceeded the amount derived by the municipality from the taxation of personal estate. The times have changed, however, and the relation of these two items has changed with them. Under successive State administrations distinguished for economy, the budget of State taxation has been greatly reduced, until now the portion assigned to New York is considerably less than the amount derived from the taxation of personal estate even after the withdrawal of about thirty millions of bank capital. With proper diligence on the part of the local assessors, this loss of thirty millions might be more than made up, and personal taxation brought nearer to its normal standard. With increasing economy on the part of the State government, the item of State taxes in our city budget would continue to diminish. The disparity between these two items being now reversed and the resources of the city from personal taxation being much greater than the amount levied for State taxation, the former argument fails entirely of its effect.

Second, the other argument used was that the exemption of real estate mortgages from taxation would reduce the rate of interest to six or even five per cent.

But without any such radical change in taxation, this very result has been brought about by the force of circumstances, and the owners of real estate who desire to procure loans thereon for reasonable amounts have been able during the past three years to negotiate them at one or the other of these rates. The desirability of good New York mortgages at the reduced valuations of real estate is now so apparent that the demand for them is far in excess of offerings, and there is every prospect that this state of things will indefinitely continue. Besides, the largest lenders upon mortgage are institutions which are exempt by law from taxation on such investments. Even individual lenders find that they are seldom troubled by the Tax Commissioners with reference to their loans on mortgages. Of \$300,000,000 of mortgages said to exist on city property, not over one-quarter or \$75,000,000 are taxed. In effect this argument also fails.

We look in vain through Mr. Briggs' address for the smallest fragment of a reason which would justify the levying of taxation in this State exclusively, or in any large percentage upon real estate. There is indeed a vague declaration in the concluding portion of his address, in which he predicts wonderful results as likely to flow from the adoption of the proposed system. That wealthy men will flock to the city, and that new and important industries will be established, and that real estate will be in such demand both for purchase and for renting as will raise the scales of values far above present standards, are suggestions which accompany every great scheme, good

or bad. Having only recently emerged from an era of high prices and high rentals, and having realized their fullest capabilities of benefit and injury, Mr. Briggs will probably pardon New York property owners if they decline to build hopes upon a renewal of any such experiences. It is the dictate of wisdom as well as of common sense that real estate at moderate prices, both for renting and for selling, is altogether a more useful commodity than when held at fabulously high prices or rents.

The framers and advocates of this new method of taxation seem to be totally lacking in a proper perception of its obvious results.

After all, what is it they propose but that the power of assessing personal property shall be taken away from public officers responsible and amenable to the people and transferred to private individuals who happen to be the owners of real estate, and on whom they wish to confer this sacred and delicate prerogative of sovereign government.

The relief from taxation promised under this system to tenants and owners of property, is altogether fantastic and illusory, because based upon a prophesied increase of trade, the benefit of which, if it occurs, may be neutralized by other conditions.

One immediate effect of the operation of such a system of taxation, will be a bitter conflict between landlords and tenants, the former seeking to reassess their great load of taxation, while the latter will steadily resist the imposition. With landlords in moderate circumstances, depending upon the rental of their premises for support, the conflict will be an altogether unequal one. Solvent and wealthy tenants will carry the day and compel such landlords to rent premises for less amounts than are required to pay adequate interest on capital investments, and to reimburse the sum of city taxes.

The aspiration for land ownership on the part of thrifty, industrious and moderately well-to-do citizens, the most desirable element of population and the one which New York greatly needs, will be hopelessly repressed and thwarted.

Real estate, as the conspicuous victim of tax oppression, will be despised by prudent and careful investors, and weak holders will seize the first opportunity to relinquish their tenure of it. The work of concentration may be slow but will be inevitable. By a natural law, real estate titles will steadily gravitate into the hands of wealthy owners whether they desire to become possessed of them or not. Foreclosure suits and judgments for debt will be the potential means of such transfer. If we could suppose that the real estate titles of this city might in time become concentrated in the hands of one hundred or one thousand wealthy owners, the state of things would be completely reversed. It would then be a question of might and not of right. The strong landlord would harshly and offensively coerce the weaker tenant to pay the amount demanded for rent, or in default thereof, compel him to vacate the premises. We may be sure that the premises so vacated, of which many examples may be pointed out on our leading thoroughfares, would be allowed to remain vacant and unused until such time as the imperious landlord might be able to realize his arbitrary rent. There is no power of expulsion in a community stronger than that of high rents or high prices for real estate. This monobasic system of taxation, or the confining of taxation exclusively to real estate, is pre-eminently one of the best means of begetting such an expulsive power, and of fostering a landed aristocracy.

Under the successful operation of such a system, real estate would be valued at the fullest possible ratings, rents would be arbitrarily increased, weaker owners would be overpowered and dis-

possessed, strong and wealthy owners would appropriate and control the land, and the conditions of land occupation would be repelling and prohibitive.

On the other hand, the unsuccessful operation of the system would be sure to leave real estate a drug and a burden, just as its success by creating a power of expulsion might ultimately render real estate an empty and unprofitable possession. The snail's pace growth, which has characterized New York for the last ten or fifteen years, in comparison with other populous centres, owing to high prices and a vicious tax system, would degenerate into a still slower growth; not merely through caprice nor a spirit of rebellion on the part of incoming and proffering population, but through sheer inability on the part of common people to respond to the rents and prices that would be demanded.

The glittering bauble which these political philosophers hold up to dazzle the eyes of land-owners, is, that men of wealth will swarm to this city, and will eagerly compete with each other for the possession of eligible sites. We may lay claim to some experience with these representative men of wealth, who have heretofore sought the city, and we may affirm that, as a class, they are not lacking in business keenness. They seek in a greater degree even than do men of moderate means to obtain full value for the money that they may part with. High value may be countenanced and responded to by a few men who have never worked for their money, but the mass of plodding, wealthy Americans will avoid a city distinguished for exorbitant prices of real estate, as they would one infested with contagious disease. Besides, there is more vacant territory on this island than all the rich men in the country could occupy, if they felt disposed to do so. Real estate owners, builders, operators and speculators have waited long and patiently for this wealthy demand, only to be disappointed at its meagreness, and are now assiduously cultivating the patronage of the great middle class, by the marking down of prices and by the erection of apartment houses and small and plain dwellings.

The greatest blight and hindrance which have ever befallen the growth and prospects of this city may be detected in the fabulous land prices so long asked but rarely realized, and in the extortionate rentals that were successfully demanded during the era of inflation which so lately terminated. From the consequences of such another experience, even if it were likely to occur, we may invoke the powers above and below to deliver us.

FORGED DEEDS AND MORTGAGES.

The crime of forgery has been commonly perpetrated in connection with securities such as stocks and bonds, and in bank bills and checks. It is somewhat remarkable that it so seldom crops out in conveyances of real estate, where it would seem an inviting and accessible field for its perpetration, is presented. When we consider the artificial and purely abstract method whereby real estate is commonly dealt in by contracts, deeds and mortgages entirely disassociated from the land; and further consider the easy circumstances under which these various instruments are executed and interchanged, it becomes a matter of wonder and felicitation that more frequent occurrences of a fraudulent nature in real estate are not recorded. Instances have happened where the title of property has been conveyed by fraudulent deeds, and where loans have been obtained upon mortgages which were not genuine. Occasionally, we hear of contests arising in the courts over these false instruments. Not long ago a savings bank, a prominent and carefully managed institution, was defrauded of the sum of ten

thousand dollars which was obtained by an applicant for a loan upon a mortgage which proved to be fraudulently executed. The total lack of acquaintance between parties to a real estate transaction, which is generally the rule not the exception, favors the negotiation of fictitious instruments. No experienced conveyancer can fail to appreciate the risk that is run in the acceptance of instruments affecting real estate where the parties are not personally known, and known to be responsible. The reliance for proof of the identity of parties executing these papers is mainly placed upon the certificate of the notary. Where the duty of the notary is faithfully and intelligently performed, this risk is reduced to a minimum. It is not necessary, however, to assume fraudulent collusion on the part of the notary in the falsifying of his certificate. The proof of acknowledgment is often carelessly and remissly undertaken by the notary, and if ever so careful and scrutinizing, he is in danger of being imposed upon by innocent or designing persons. An honest notary may be made a party to a fraudulent conveyance through one or a series of introductions which bring the utterer of a forged instrument into an acquaintance with the notary sufficient to induce the latter to take the acknowledgment as that of the *homo fide* owner. Conveyancers are often exacting in requiring the notary to certify that the party making the acknowledgement, is personally known to the notary, but this safeguard is seriously weakened by the perfunctory method which commonly prevails of receiving these acknowledgments. In the case of forged bank paper or promissory notes, the opportunity for identification is so ready and accessible as to render the victims of it inexorable. Diligence on the part of a notary in identifying the party subscribing to an instrument involves the expenditure of much time and trouble, and if faithfully undertaken would render the office an irksome and unprofitable one. While the presumptions are all in favor of the integrity and genuineness of the real estate instruments which have been formally subscribed and acknowledged, still there are loopholes in the methods of preparing and delivering them which expose mortgagees and grantees to a serious risk. Cases not infrequently arise, for instance, in which the dower right in property is mortgaged or conveyed by the signature and acknowledgment of a person other than the wife of the grantor or the mortgagor.

There are delicate considerations connected with conveyancing which call for closer scrutiny than is usually bestowed upon them. The annoyance and pecuniary loss that might arise out of the occurrence of a single mishap would outweigh and belittle the greatest expenditure of time and trouble which a painstaking and conscientious conveyancer might incur in his efforts to forestall and guard against such a calamity. After all usual formalities have been complied with it is customary with experienced counsel to exact an affidavit of identity and ownership from grantors and mortgagors which in the case of responsible and accessible persons is supposed to cover all possible contingencies.

The possibility of uttering forged instruments was much greater when conveyances and mortgages were concealed and buried up in the Register's office without publication. An ample safeguard is now afforded in the daily and weekly publication of the official records of real estate transactions which furnishes the owners of property with a notice of and clue to any attempted fraudulent manipulation of their estates. It is the bounden duty of every owner of property to watch these publications in order to be apprized at the earliest possible moment of any attempt at fraudulent tampering with, as well as to keep himself informed of current transactions. The publica-

tion of these matters in daily papers is fitful and intermittent in some, and neither full nor reliable in the case of those which undertake to furnish this information regularly. It is only in the columns of THE REAL ESTATE RECORD that owners may count upon finding full, accurate and reliable transcripts from the records. From one cause or another, efforts are frequently made to suppress the publication of particular instruments. These efforts are apt to succeed in ordinary daily publications, but are rarely, if ever, successful in eluding the diligence of this journal. Our system of collating these data is so thorough and searching that attempts at suppression are certain to come to our knowledge. Particular pains are then taken to ferret out the instrument and incorporate it in our list. To the full extent of our ability and power, we intend to make our lists inclusive of every instrument that finds its way to the Register's office. Through the instrumentality of this journal fraudulent conveyances have been heretofore brought to light, and we have the acknowledgments in our possession of owners who have been benefited by the information thus obtained. It is a common event for our searcher to develop inaccuracies of location or boundary, whose prompt correction is the means of saving untold trouble in the future. We should suppose that every owner of property in this city would esteem it a duty and a pleasure to acquaint himself with all the information which our pages present, and particularly to scan the lists of conveyances and mortgages.

We intend that this journal shall be in every respect a complete magazine of all data necessary to the intelligent ownership of real estate in this city. We court the scrutiny of property owners in regard to the details of our transcripts, with confidence that they will rarely find either omissions or inaccuracies. As a ferret for the discovery of false, faulty or fraudulent instruments there is none other at hand, and no better one could be devised.

The scope of our usefulness, and the source of our patronage although not confined to the owners and dealers in real estate, yet in faithfully serving this limited constituency, we feel that we have a right to claim their friendly interest and liberal support. It shall be our unceasing effort to merit the good will and favor of this select but distinguished community. We can present no higher attest of the intrinsic value of this paper than by referring to the growing patronage which it has received from the date of its first issue, the full measure of which we expect will ultimately include a large majority or the entire list of the property owners of New York.

II. LIFE INSURANCE.

In a late article we expressed the opinion that, theoretically, life insurance is absolutely safe; and that failure can only result from gross mismanagement. It is not the theory, nor the system, with which the people are at war; but it is chiefly the practice or management. The theory is as perfect and as safe as the most consummate ingenuity and the most extensive experience can devise; and this is manifest by a mere glance at the figures. Take, for instance, the annual premium for the insurance of \$1,000, at age forty, on the ordinary life plan, say \$31.30, or, for \$10,000, \$313, to be paid annually as long as the insured may live; and his expectation of life at age 40 would be, by the "American tables," over 28 years. This annual rate is made up of the "net rate" and the "loading;" the net rate includes the amount necessary to pay all death losses as they accrue, and also the reserve, which is such an amount as, if paid every year for say 28 years (we do not pretend to be accurate, except so far as necessary for illustration), and

improved at compound interest at $4\frac{1}{2}$ per cent.—the legal standard in this State—will amount, in the aggregate, at the expected death of the insured—28 years hence—to \$1,000; this amount at the age named is \$21.30; and to this element, or portion of the premium, when extended over, say ten thousand lives, so as to get the true or natural "average of mortality," will meet the amount at risk on all the insured lives with unerring certainty; the balance of the \$31.30 is added to cover all forms of "expenses," and all contingencies incident to the conduct of the business, and is called the "loading."

Experience has shown that the loading is more than sufficient to cover every possible "expense;" to provide against any unfavorable or excessive mortality; and to form a surplus out of which dividends may be returned to the insured.

These figures are more easily understood when extended over large numbers: for instance, the net premium of \$1,000 is \$21.30, or on \$10,000, \$213; take then 10,000 patrons, each paying a net premium of \$213, and we have an annual income of \$2,130,000, from this source alone; and, if no expenses were necessary, these premiums would pay all the insured risks as they mature.

Now, the "loading," as above, is seen to be \$10 per \$1,000, or, on \$10,000, \$100; and on 10,000 policies an aggregate of \$1,000,000, intended for expenses and dividends. Thus policyholders can see, only too clearly, how it is that they themselves pay their own insurance, and also support in profligate extravagance an army of useless clerks and officials, whose chief duty seems to be to get all they can out of the policyholders while they live, and, if they do not rob them by bankruptcy, amalgamation, re-insurance, "freezing out," or by some insidious and stealthy mathematical process, before they die, they are quick to catch at any expedient, or pretext by which to evade the payment of death losses by means of protracted and expensive litigation. Anything and everything but an honest and faithful performance of the trust they assumed. Any intelligent policyholder can judge, from the amount above stated as "loading," whether or not it is possible to run a life company honestly and successfully, and in the interest of the insured instead of the management.

The "net premium" each year goes into a general fund, commercially, or politically, known as a "sinking fund;" but in this business it is called "the reserve;" and, as it accumulates annually from the annual inflow of new premiums, and from interest on the investment of funds on hand, it swells rapidly to immense proportions; as, for instance, in the "Mutual Life," in which the reserve has reached the sum of over \$73,256,000. This particular fund is the *holy of holies*, the most sacred of all; the law guards it with the most jealous care; every State erects a special bureau, like its Bank Department, called an Insurance Department, with a Commissioner and subordinates, charged with the high trust of constant watchfulness over these accumulated funds, and endowed with arbitrary, visitatorial and remedial powers sufficient for the purpose; but which, instead of being exercised in the conscientious performance of a high and sacred duty, are perverted often to the purposes of corruption and political intrigue. If this reserve is safely kept and invested, and produces interest at only $4\frac{1}{2}$ per cent., a company will remain solvent, and with this fund can at any time reinsure every outstanding risk; every policyholder is thereby protected, but, if it is wasted or impaired, tampered with or stolen, as has been the case in some companies, it is the duty of the State officials to interfere and close up the affairs of the company.

This fund is constantly tampered with as we will show in future articles; but our present object is to show the absolute safety of the system,

when honestly worked; and that *honesty* is the *missing element* in the problem of perfect success. The success of a life company carried on honestly, not by adventurers but by faithful men, with the light of all the experience we have had, is simply a question of the amount of business done. The business is based primarily on the "law of averages." A company begins with a single patron; it grows from one to a thousand; and so on until ten, twenty or fifty thousand lives are insured. The Mutual Life has over 91,000; the Connecticut Mutual over 66,000, and the Equitable over 46,000 lives insured. Among the large companies we get the most perfect operation of the laws of average, which include average "mortality," average "forfeitures," average "surrenders," and average "losses," as well as other "averages;" and it is found that this law of averages, or chances, is almost unerring in its results; so that it is possible to base all requisite mathematical data and calculations upon it with perfect safety. If, then, a company has grown to such a magnitude, in respect to the number of lives at risk, as to allow of the healthy operation of these fundamental principles, and the law of chances has a sufficient field in which to show its infallibility, the success of that company is inevitable; and it *needs honest men to manage it*. And not only this, but it is possible to conduct the business of such a company in such a wise and prudent manner as to return, each year, large dividends, or over-payments, to the insured. These profits are realized from several sources.

First.—A company only needs to realize $4\frac{1}{2}$ per cent. interest on its investments of the "Reserve" to meet its expectations; but in fact the investments include the reserve and also some portion of the surplus; and, if seven per cent. is earned, this gives rise to a large profit. We think the net premium adopted by the Mutual Life and other sound companies is in fact calculated on a 4 per cent. basis; and this only increases the certainty of safety and success in the business.

Second.—If the lives insured are carefully selected the deaths will fall short of the average death rate shown by the tables of mortality; and hence also comes a profit, beyond the calculations on which the premiums were based.

Third.—If the business is conducted with fidelity and economy, here also a profit is realized.

Fourth.—Many policies lapse and are forfeited by the voluntary act of the insured, discontinuing payments of premiums either from choice, or other motive, and hence also a profit.

And in other ways, the *management being honest*, large profits are made and the insured are entitled to the benefit of them.

The business of nearly all the companies is now conducted on the "mutual plan," and the insured are entitled to all the profits, in strictly mutual companies, while in stock, or mixed companies, the profits are divided; in some the stock simply receiving semi-annual interest, and, in others, a certain share, say one-fifth, of the profit in addition; the entire balance of the profits goes to the policyholders. There are a few companies whose entire history has been creditable, and worthy of unstinted praise; for their management has been so prudent and cautious, so honest and economical that they have not only made large returns of dividends to the insured, but they stand to-day foremost in rank, and no thought or question is raised as to their solvency and perpetuity. It is indeed a question, whether, now that public confidence is universally shattered in the business as it has been managed, all the patronage which the system is able to retain will not drift into these few substantial and solid corporations, and within the next five or ten years all the third class, and possibly one or two second class concerns be forced into bankruptcy, or merged into their older and stronger rivals. This looks to us to be

the inevitable tendency of the business; natural commercial causes may bring about this result, and many persons, well-informed upon the subject, are of this opinion. If the thirty-four companies now doing business in New York were united; if the patronage of about twenty-seven of them should all be thrown into the other seven it would wipe out of existence many companies now wholly unworthy of any public confidence; and the effect on the few remaining companies would be, to lessen the ratio of expenses, and thus practically cheapen insurance to the insured. It would rid the business of twenty-seven Boards of Directors, and the clerks and officers and pensioners who always attend them. It is easy to see that several millions would be saved annually in this one direction; and assuredly the tendencies of the times, now in the direction of economy, are strong enough to sooner or later produce this result. There certainly are over a score of companies for which there is no use or necessity in the world; and the public good would be promoted vastly by their suppression.

MARKET REVIEW.

REAL ESTATE MARKET.

The only sale held during the week except under foreclosure proceedings was that of the houses and lots. Nos. 116 and 116½ Monroe street, which were bought by Clara McGovern for \$2,110. Nine houses and lots situated on the south side of One Hundred and Twenty-second street, between Fourth and Lexington avenues, which were sold to satisfy second mortgages, amounting in the aggregate to about \$20,530, and bought by the plaintiff for \$14,780, over and above the first mortgage of \$4,000 on each house and lot. The premises situated on the northwest corner of First avenue and Twenty-eighth street (98.9x100) were purchased by Solomon Loeb for \$38,000, the amount due on the mortgage thereon, amounting to about \$29,100. Full details of other sales are printed below.

Since our last report vacant lots have been transferred at the following prices:

Boulevard, e s, 24.11 n 151st st, 25x100	\$4,475
63d st, n s, 75 w 4th av, 25x100.5	5,500
70th st, s s, 205 e 5th av	15,000
75th st, s s, 150 e 4th av, 50x102.2	19,000
81st st, n s, 225 e 9th av, 50x102.2	24,000
82d st, s s, 225 e 9th av, 50x102.2	
91st st, n s, 180 e 3d av, 95x100.8 (¼ part)	3,235

The notable plan filed during the week for the erection of buildings is that of I. V. Hogan, who will erect on the northwest corner of Fifth avenue and One Hundred and Nineteenth street, twenty two story buildings.

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

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

Broadway (No. 29), n w cor Morris st, four-story brick store, 29.9x58, to Royal Phelps. (Amount due, about \$52,900.)	\$58,000
Mott st (No. 127), w s, 100 n Hester st, five-story brick store and tenement, 25.6x100, to John Donnelly. (Amount due, about \$6,000.)	8,575
Monroe st (Nos. 116 and 116½), s s, 75.7 w Rutgers st, 31.3x17.3, two three-story and basement dwell'gs, to Clara McGovern. (Executor's sale.)	2,110
West Broadway (No. 33), n e cor Worth st, five-story brick warehouse, with lease of lot, 50x27; leased March 3, 1866, term 30 years, ground rent \$1,800 per annum, to J. E. Schermerhorn. (Amount due, abt \$4,600.)	2,500
*7th st (No. 51), n s, 150 e 2d av, four-story brick tenement, 25x97.6. (2d mort. \$4,000; all liens, about \$21,000.)	15,400
*13th st (No. 134), s s, 100 w 3d av, four-story brick store and tenement; No. 136, four-story brick build'g, and two and one-story brick extension in rear, 50x103.3. (Amount due, about \$15,000.)	7,500
*23d st (No. 517), n s, 150 w 10th av, three-story brick dwell'g, 25x98.9. (Amount due, abt \$9,600.)	7,000
*24th st (Nos. 336 and 338), e s, 125 w 1st av, two four-story brick stores and tenements, 50x98.10. (2d mort. \$14,000, all liens about \$21,000.)	12,000
30th st (No. 144), s s, 190 e 7th av, 23x82.7x23.1x85.6; also, plot in rear, in default, three-story brick dwell'g and two-story brick shop in rear, to E. D. James (def't). (Amount due, about \$5,200.)	9,050

33d st (No. 215), n s, 160 w 7th av, three-story brick dwell'g, 20x98.9, to Felix Donnelly. (Partition sale.)	7,500
*34th st (No. 323), n s, 200 w 8th av, four-story stone front dwell'g, 21x98.9	16,075
*34th st (No. 361), n s, 119.1 e 9th av, four-story stone front dwell'g, 18.7x98.9	11,705
*35th st (No. 376), s s, 79.9 e 9th av, 30.2x98.9, four-story brick dwell'g, and two-story brick stable in rear. (Amount due, about \$13,450.)	5,400
*38th st (Nos. 550 and 552), s s, 125 e 11th av, vacant, 50x98.9. (Amount due, abt \$6,900.)	3,600
*53d st (No. 219), n s, 181.8 w Broadway (before widening), three-story brick dwell'g, 25x100.5. (2d mort., \$6,900; all liens, about \$12,000.)	8,200
*69th st, s s, 200 w 8th av, shanties, 50x85.3x38.1x13x95.11. (Amount due, abt \$7,900.)	5,200
85th st (No. 125), n s, 81.2 w Lexington av, four-story stone front dwell'g, 17x100.5, to A. L. Nasser (def't). (Amount due about \$1,500.)	12,000
*114th st (No. 304), s s, 80 e 2d av, vacant, 20x100.11	2,000
*115th st (No. 419), s s, 170 e 1st av, two-story dwell'g and two-story brick stable in rear, 25x100.10	4,000
*116th st (No. 108), s s, 95 e 1st av, three-story stone front dwell'g, 18.7x100.10	
116th st (No. 414), s s, 159.10 e 1st av, three-story stone front dwell'g, 18.7x100.10	18,000
*117th st (No. 328), s s, 350 e 2d av, two-story frame dwell'g, 25x100.10. (Amount due, about \$1,300.)	1,650
*119th st (No. 417), n s, 363 w Av A, three-story brick (stone front) dwell'g, 25x1½ block. (Amount due, about \$6,800.)	5,000
*120th st (No. 431), n s, 250 w Av A, three-story brick dwell'g, 13.9x100.11. (Amount due, abt \$6,850.)	6,500
*122d st (Nos. 108 to 122), s s, 140 e 4th av, nine three-story brick dwell'gs, 150x100.11. (2d mort., \$20,520, all liens about \$56,530.)	50,780
*124th st (No. 330), s s, 334.6 w 1st av, three-story brick (stone front) dwell'g, 18x100.11. (Amount due, about \$7,950.)	8,300
Washington av, w s, 200 s 5th st, 66x150, to Frederick Grote (defendant.) (Amount due, abt \$1,500.)	4,465
1st av (No. 605), w s, 74.1 e 35th st, four-story brick store and tenement, 24.8x75, to C. C. Pinkney. (Amount due, about \$8,600.)	8,200
1st av (Nos. 479 to 485), n w cor 28th st, five-story brick cabinet factory and frame extensions, 98.9x100, to Solomon Loeb	38,000
*2d av (No. 528), e s, 61.10 n 29th st, four-story brick store and tenement, 17.10x75. (2d mort. \$1,700; all liens, abt \$9,700)	9,000
*2d av (No. 2321), n w cor 119th st, three-story frame store and tenement, 20.10x80	
119th st (No. 249), n s, 80 w 2d av, one-story frame stable, 20x100.11	6,500
*2d av (No. 529), e s, 61.10 n 29th st, four-story brick store and tenement, 17.10x75. (2d mort. \$1,700, all liens about \$9,700.)	9,000
*10th av, w s, 30.5 n 69th st, four-story brick store and dwell'g, 20x85. (2d mort., \$3,650; all liens, about \$9,650.)	7,010
Total	\$369,620

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. I. F. Bissell and Jacob Cole have made the following sales for the week ending Dec. 18:

*Adelphi st, w s, 30 s Willoughby st, 20x100	\$6,400
*Baltic st, s s, 300 w Vanderbilt av, 100x262 to Butler	13,500
*Bridge st (No. 365), e s, 25x100, three-story brown stone dwell'g	5,000
*Coles st, s s, 100 w Henry st, 40x91.6	300
*Denn st, n s, 125 e New York av, 75x114	8,000
*Ewen st, w s, 50 n Renssen st, 25x100. (Morts. \$2,300)	2,500
*Fulton st, s w cor Utica av, 33x80	
Fulton st, s s, 23 w Utica av, 21x80	
Fulton st, s s, 44 w Utica av, 21x80	
*Guernsey st, e s, 220 s Norman av, 50x100	9,000
*Hicks st, w s, bet State and Joralemon sts, 16.11x100	5,000
*Madison st, s s, 20.3 w Nostrand av, 20x100	4,850
Pacific st, n s, 210 e Hoyt st, 20x100, to Theo. Macknet	4,900
1st pl, s s, 113 e Clinton st, 20x133.5, to Divine Curtis, Jr.	1,300
Lafayette av (No. 278), s s, 20 w St. James pl, 20x100, three-story brown stone front house, to Royal Phelps	13,000
*Lafayette av, n s, 58.4 e Throop av, 16.8x100	9,000
*Washington av, e s, 366.8 n Gates av, 20 x 119.11	2,000
	8,000
Total	\$92,650

BUILDING MATERIAL MARKET.

BRICKS.—We find no improvement on the position for Common Hards, indeed, if any thing the market has shaded off somewhat, and sales were made at 12½¢ to 25¢ decline in many cases. About \$4.25 is considered a top rate outside of the fancy brands and

even at this, demand is in no way stimulated, buyers moving simply on the spur of ability to put their purchases to immediate use. Dealers have made scarcely any distribution of stock from the accumulation on hand, and it is extremely rare that they can be induced to give cargoes attention, while the general consumption is for the time being moderate and tending to diminish rather than increase during the balance of the year. The river, too, has kept open and free, and all rumors to the contrary notwithstanding the shipments in this direction made no more than a seasonable abatement. Taken altogether, the market is slow and tame at the moment, and valuations to some extent nominal. Pales are not showing good quality, and \$2.50 is an average top price, but good dry stock would probably do a trifle better. Fronts are without features of a decided character, the business being mainly in small lots on local account at about former rates.

We quote Pale, # M., \$2.25@2.50; Hards, Up-rivers \$3.50@4; Haverstraw bay, \$1.00@1.25; favorite brands, \$4.75@5.75; Fronts, Croton—brown, 7; dark, \$8; red, \$9; Philadelphia, \$26@28; Trenton, \$24@29; Baltimore, \$34@38. Yard prices, delivery included, \$2@3 higher on ordinary and \$5@6 on fronts.

HARDWARE.—There is a rather quiet market as a rule, and the only approach to activity is to be found on the regular winter and holiday goods. Builders' hardware, however, now and then finds a fair order, and some of the jobbers who make this class of goods a specialty seem well satisfied with the market as it stands, making due allowance, of course, for the season of the year. Values, as a rule are held steadily, and indications promise an advance rather than a decline, in view of the low cost everything has reached. The Yale Lock Manufacturing Co. have become the sole makers of the Yale, Shephardson and Feltor locks, and advise that in future the price of duplicate and extra keys on all three styles will be uniform. Duplicate keys will be 35c for single key, and 30c each for two or more keys to same pattern. Discounts are, for 10 or more keys to same pattern, 10 per cent.; for 25 keys do do, 15 per cent.; for 50 keys do do, 20 per cent.; for 100 keys do do, 25 per cent.

LATH.—The market continues quiet at about former rates. Some small sales were made at \$1.50 per M, but this is an exceptional rate, and in a wholesale way \$1.45 per M is the highest we hear mentioned. Receivers as before talk steadily and somewhat indifferently, owing, in the main, to the season, and the prospect of small supplies, but the indications respecting the demand are not very brilliant.

LIME.—Generally, the position is a firm one, as the small supply gives sellers a fair advantage. The demand, however, is neither active, general, or promising, and business throughout has a dull sort of tone.

LUMBER.—Business throughout the entire market continues of comparatively moderate volume and slow of motion, with rarely features of interest to note, except occasionally a little struggle over export orders, between closely competing dealers. The foreign demand, indeed, is about all that can be found on the market at present, in anything like wholesale form, the call for home use being confined to few and occasional jobbing parcels. As a rule, holders are offering their stocks readily, and are willing to accept former rates.

Eastern Spruce is quoted on the general range about as before, the figures covering the rates at which it is supposed operations would be conducted on a more liberal offering of stock. There is not, however, many indications of anxious buyers, and an addition to supplies in first hands would be a little slow in finding an outlet even at this season. We quote at \$10.75@11.75 for random, possibly \$12.00@12.25 for choice lengths in small cargoes, and \$12.50@13.00 for specials, the extreme for extra difficult.

White Pine is selling without much general animation, and shows no features differing greatly from those for some time ruling. Home wants are small and uncertain, and mostly the outgrowth of some special necessity with no buyer operating in expectation of a repetition. On foreign account the demand in the aggregate will probably take considerable stock this month, but the movement is irregular in character. We quote at \$14.50@15.50 per M. for West India shipping boards; \$19.00@20.00 for South American do; \$13.00@15.00 for box boards; \$16.00@17.00 for do, wide and sound; and timber to order at \$38@50 per M.

Yellow Pine not much wanted for immediate use here, but a few schedules have been handed in for the estimate, and some of our dealers anticipate that the sales for early spring delivery will be very good. Exporters call occasionally for cargoes to be shipped direct from the primary markets, but this demand is not a full one. We quote random cargoes at \$18@22 per M.; ordered cargoes \$22.00@24.00 do; green flooring boards, \$20@21 do; and dry do, do, \$20@23. Cargoes at the South, \$13@15.50 per M.; hewed timber \$7.5@14.

Shingles are under very good control still and held pretty steadily. Aside from occasional calls from exporters, and now and then a small home order, however, there is not much demand, and dealers are scarcely in a satisfied frame of mind over the situation. Cypress are selling at about \$6 for saps, and \$9 for hearts; pine shipping stocks \$4 for 18 inch and Eastern sawed grades at \$2.50@4.50 for 16 inch at quality and quantity. Machine dressed cedar shingles quoted as follows: For 30 inch \$16.00@22.25 for A, and 28.75@34.25 for No. 1; for 24 inch \$6.50@16.00 for A, and 16.75@23.00 for No. 1; for 20 inch \$5.00@10.50 for A, and \$11.25@15.75 for No. 1.

Hardwoods remain firm, and desirable offerings would to some extent command a full price, as there is a fair call and scarcely anything in the way of stock within reach. Supplies could be brought forward from the interior with a faint possibility of affording a margin, but the market can also be easily overloaded, and agents who have been through the experience have no desire to take the risk. We quote at wholesale rates by car load about as follows: Walnut, \$77@85 M.; ash, \$37@38 do; oak, 35@40 do; maple, \$30@35 chestnut, 1st and 2d, \$30@35 do. culls, \$18@20 do; cherry, \$45@55 do; white wood, 1/2 and 5/8 inch., \$27@27.50, and do. inch \$33@35 do; hickory, \$25@30 do. for Western, and \$40@50 for good near by stock.

Yard trade is fluctuating, but as a rule, tends to fall off somewhat all around. Buyers on local account come forward for only the small parcels required for immediate consumption, and out of town orders are not plenty by any means. Prices about as before, with some irregularity now and then according to size of invoice terms, etc., but the general tone easy.

From among the recent lumber charters we select the following:

An Am. barque, 514 tons, from Savannah to River Plate, lumber, \$18 50 net; Br. barque, 545 tons, from St. Mary's to Montevideo or Buenos Ayres, lumber, \$28 net; a Br. barque, 427 tons, from Calais to Montevideo or Buenos Ayres, lumber, \$16 net; an Am. schr., 442 tons, hence to Buenos Ayres, white pine lumber, \$14 net, up-river ports \$3 extra; an Am. brig, 235 tons, from St. Mary's to Rio Janeiro, lumber, \$20 net; a Br. brig, 310 M. lumber, from Brunswick to Rio Janeiro, \$20 net; a schr., 428 tons, from Tuspan to New York, wood, \$18; a schr., 132 tons, from Mobile to North Side of Hayti, lumber, \$8, and back to New York, logwood, \$1, and foreign port charges; a Ger. barque, 160 M. lumber, from Wilmington, N. C., to Rio Grande do Sul, \$22 net; a schr., 129 tons, hence to Jacksonville and back with lumber, \$9 for the round; a schr., 160 M. lumber, from Jacksonville to New York, \$7.25; a schr., 221 tons, hence to Jacksonville, and back with lumber, \$9 for the round; a schr.; 300 M. lumber, from Brunswick to New York, \$6.

Exports of lumber from the port of New York:

	This Week.	Since Jan. 1, '78.
West Indies	655,148	21,674,862
South America	297,381	15,189,259
East Indies	48,997	5,159,452
Europe, Continent	117,000	6,323,926
Europe, United Kingdom	184,300	6,653,776
Total	1,302,826	54,301,275

GENERAL LUMBER NOTES.

STATE.

From a statement of the receipts at Buffalo by water during the season of navigation, gleaned from the columns of the Buffalo Courier, we take the following having reference to forest products:

	1876.	1877.	1878.
Lumber	118,897,600	140,306,619	175,382,052
Lath	3,745,000	6,392,200	3,555,000
Shingles	29,677,000	53,574,000	66,173,600
Staves	9,444,127	17,284,985	11,485,880
Hoops	24,107,725	22,403,700	7,482,000

Aside from the above 568,000 feet of lumber was received by the Lake Shore & Michigan Southern Railroad, and nine cars of staves.

The following statement shows the shipments of the articles mentioned from Buffalo by canal from the opening of navigation to December 1st:

	1876.	1877.	1878.
Lumber, feet	95,019,455	79,782,688	57,213,581
Shingles	29,281,750	25,067,000	17,167,000
Staves, lbs	77,464,200	84,787,229	54,719,369

Showing an increase this season over 1877 of 15,236,755 feet of lumber and 4,214,750 shingles, and a decrease of 7,223,629 pounds of staves.

THE WEST.

SAGINAW VALLEY.

Lumberman's Gazette Office:

EAST SAGINAW, December 17, 1878.

So far as the local market is concerned, the Gazette itself as well as without its market quotations. There is no wholesale market at present, and quotations must necessarily be nominal. Navigation is closed, few rail shipments are being made, and no buyers to speak of are in the market. A few Eastern buyers have been in the Valley during the past week, but their principal business appeared to be "looking around." No sales were recorded or came to light even on private terms, and the general feeling is that there will be no transactions worth mentioning until after the 1st of February. Buyers generally seem disposed to feel that they would rather wait and watch the result of lumbering operations, and those with whom we have conversed seem to feel that with the logging operations now in prospect and progress lumber must take a tumble before spring, or by the opening of navigation. Stocks on the river are fair but not excessive, and the general belief of manufacturers is that they will be considerably decreased by next spring, particularly if the present rail freight is maintained or not materially increased. In conversation with a number of manufacturers who are holding stocks we are informed that they do not propose to sell at less than \$5.50 and \$11 and \$3@37. A prominent commission man informed a representative of the Gazette that fair, ordinary stocks can be obtained at \$5, \$10 and \$25. We give these figures as the top and bottom. While it is possible that lumber can be obtained at the lower figures, there is a still

larger class that will refuse the latter. These are men who know the value of their lumber, and can afford to hold it. We apprehend that the same lumber can not be bought for less than \$1 more in the spring. Lath holds its own at \$1.20@1.25, with but a limited supply. Shingles during the past week have shown some sign of weakness. Good, or the best river brands, have been held at \$2.60 for No. 1, the prices ranging from \$2.50 to \$2.60, with country brands about 10 cents less. There is but little demand at present, and the market is quiet. James Stewart & Co., the largest operators in shingles in this locality, have shipped about 90,000,000 against about 70,000,000 last year. They expect to ship between 12,000,000 and 15,000,000 by rail during the winter. Sales of country shingles during the past week have been made as low as \$2.25, but this we consider a low figure.

The following from the Lumberman and Manufacturer:

MINNEAPOLIS, MINN., December 12, 1878.

Winter having fairly set in, the demand for lumber becomes of necessity light everywhere; but it has hardly kept up with the average of the last three years during the past month, and seems to be growing small and beautifully less day by day. A few dealers are enjoying all sorts of apprehensions for the future, but as a rule they are calm and serene under the confidence that the wonderful development of the West will create a demand for all the lumber on hand next season, especially if the winter should be an open one like the last. A large part of the trade consists in special timber for railways, and this nearly always goes off at full rates, and we hear of no cutting on prices.

River and lake navigation having closed, there is no movement of lumber, except the ordinary local trade to dealers along the railway lines. The subject of freights still continues to attract more and more attention and protests against the system in vogue are multiplying everywhere. Even at Chicago, where they have had a few cracks of the lash, they are getting indignant because outside lines should presume to carry cheap freights to other places.

Although but little snow has fallen as yet in the pines, the prospects are most favorable for a gigantic winter's cut as the ground is getting well frozen, and lots of time left for plenty of snow.

THE EAST.

The Boston Commercial Bulletin says:

The lumber market is utterly devoid of features of interest. There is only a light repairing demand, but stocks are small, and holders are very steady in their views. Western lumber is arriving to a very small extent only, but is not wanted.

The Albany season may now be considered as closed, so far as shipping by river is concerned. Nearly everything sold has been got off, and it is not probable that any more vessels will load. A few buyers are now in the market, and no sales of any magnitude are made. Prices in the schedule may be considered as those of the close of the year. There will be wintered a large stock of spruce, but the quantities of pine, hemlock and hard woods will be less than last year.

THE PROVINCES.

The year's business on the Quebec lumber market is reviewed by Messrs. J. Bell, Forsyth & Co., as follows: There has been a marked falling off in the trade, the arrivals of sailing vessels from sea showing a decrease of 206 vessels, 259,511 tons, while the clearances of lumber laden vessels only reach 476, of 399,833 tons, against 796 vessels of 670,637 tons in the previous year.

The anticipation that the manufacture of timber and deals for this year's supply would be greatly curtailed, has been realized, but the limited demand from the overstocked markets of Great Britain, and the unwillingness of manufacturers in many cases to accept the low current prices, has nullified the effects of the reduction in make, and caused such a decrease in exports, that stocks are now heavier in the aggregate than in 1877. The production this winter of all woods will, it is believed, be exceedingly light; a total cessation for one season would be the most desirable thing that could happen, as old wood could be worked off and stocks reduced to a healthier basis. It is to be regretted that lumbermen cannot, or will not, see the folly of continuing to cut timber that is not wanted, and which they have to sacrifice at prices that hardly pay for the labor; they should remember that vast as our timber resources have been, and are even now, they are not inexhaustible; fine lumber is getting scarcer every year, and some day the material that is being wasted now for next to nothing will be very valuable. However, man is apt to be selfish, and too many think it better for them to make a cent now, than the next comer should have a chance of making a dollar. But even from a purely selfish point of view, it will be best for them in the end to withhold the axe until there is something to be made by it; continually selling below cost will end in ruin, even of the wealthiest.

The Spring fleet commenced to arrive early in May, but the leading shipping houses being well supplied, it was found impossible to effect sales to any great extent. This unsatisfactory state of things has existed all season, sales being effected with much difficulty, and generally at prices considerably under those originally asked. The market for local consumption has been pretty fair, owing no doubt to the low prices at which culls and inferior wood were procurable. Another branch of our local trade, however, is almost paralyzed, and one which should be, if possible fostered—we allude to ship-building. The present prices being unremunerative, there are but eight or nine vessels building where forty or more

were on the stocks some five-and-twenty years ago. Efforts are now being made by our government to induce the government of France to remove the deferential duties against Canadian built ships, which, if successful, will, we trust, lead to extensive orders from French ship-owners.

White Pine—Square—The supply of this great staple of our trade has been moderate, the shipments exceedingly light, and the stock wintering, most of which is held by the producers, considerably larger than it has been since the year 1864, when it reached 17,500,000 feet. The supply from the Ottawa and its tributaries will be greatly curtailed, as our banks have refused to grant the usual credits, and many lumbermen are turning their attention to "logging" in order to supply the the improved demand from the American markets. We trust our Ottawa friends will give these statements their attention, and taking into consideration the heavy stocks held here, as well as the probable limited demand in the home markets, we cannot too strongly urge the necessity of abstaining from the manufacture of this wood for at least one year. This would be a great relief to our market and materially assist in influencing prices next season. We admit that the quantity of common and inferior on hand is excessive and the proportion of first-class small, but the difficulty in procuring the latter makes this state of things unavoidable. The market for White Pine has been dull all season, sales being effected with difficulty; only about fifteen Ottawa rafts changed hands.

The Lumberman and Manufacturer publishes extracts from a private letter, dated at Quebec, as follows:

"The season just passed has been the worst that the port of Quebec has ever experienced. Business was begun here with 3,000,000 feet of unsold timber, and will close with a much larger quantity likewise remaining unsold; in fact, there is a great deal of the timber of 1877 yet remaining in first hands. This state of things has waked up the manufacturers all over the country to the fact that they cannot continue such large supplies, and the consequence is that, from all I can learn, there will not be more than from two and a half to three millions of white pine timber made on the Ottawa this winter, and it is to be hoped that the course adopted will have the desired effect of readjusting both demand and prices.

"Deals are just as bad as square timber. There have been very great sacrifices made in London by forced sales of deal consignments. I am happy to state, however, that our merchants in the trade have lived through the commercial storm, and that it is thought there is no fear of any failures."

FOREIGN.

Latest mail advices from Cuba report:

White Pine—A cargo has come in from Bath which had been sold to arrive at \$34.50 gold, 3, 4 and 5 months. One from Philadelphia has been sold at \$37 gold, cash, and another from St. John, N. B., at \$37 gold, at 90 days. These cargoes have partially covered the wants of our dealers and we cannot quote now at over \$35 gold as current prices.

Pitch Pine—No arrivals and we quote nominal value at \$32 gold.

The Timber Trades journal as follows:

LONDON, December 6, 1878.

We have entered into the closing month of what has been one of the worst years for the trade of this country that the decade has witnessed; not a single branch of commerce has been what may be termed in a flourishing condition; while, on the contrary, all departments have been more or less stagnant. Everybody you meet that has anything to say on the subject echoes the same cry—bad trade, nothing doing, no orders: Yet, notwithstanding these doleful utterances, there must of necessity be a great trade going somewhere to supply the wants of the community, but it is the unprofitable nature of what is done that causes the outcry. The exporters, however, in respect of profits are greater sufferers than the importers, and are more affected by the general depression, to which is added the difficulties they find in competing in the foreign markets. The latter part of the month just past, and the commencement of the present, have been more than usually severe and wintery in the south of England, though we have not had much frost, but cold drizzling rains lasting for days, with winds always edging back to the north and east, at night, however variable in the daytime, and sometimes blowing very hard. Nevertheless, in spite of these disadvantages, the building trade has only been partially interrupted, and every hour of daylight has seen out-of-door work resumed about London as if the workman watched for it as an angler does for a bite, and made the most of it while it lasted. It is pleasant also to notice that this season we are free from any large strike in the building trade, which last year caused so much ill blood, and brought no good to anybody but foreigners, and perhaps, if all were known, very little to them. In the timber trading world there is very little change to notice. We are in that kind of transitory state when we look about for a new impulse, as if we expected it but have not the least idea of the direction from which it is to come. There is a great quietude among the shippers abroad, who preserve an attitude of expectation also. They have been careful to limit their transactions with the lumberers to the probabilities before them, and are believed to be working well within their capital, so as to be under no necessity to realize hastily. This may be regarded as the rule, but doubtless there are exceptions, and it not unfrequently happens that one large holder who has missed his market, and whose necessities do not permit him to stand out for a price any longer, upsets all the calculations of the more prudent investor, and undersells the cheapest of the new season's buyers. This kind of thing, how-

ever, is short lived where the quantity lying over from last year is limited, and we do not hear of any very heavy remainder in any north of Europe ports. The discouragement of last season was so effective that toward the latter part of it there seemed a total disinclination on the part of the Swedish and Norwegian mill owners to replenish their decreasing stocks by entering into any new transactions till they saw how the opening prices were likely to rule in the spring, and the same spirit is said to prevail up to the present time.

LIVERPOOL, December 4, 1878.

Though the imports from British North America for the past month has, roughly speaking, been one-half less than that of last year, there is no improvement in prices to record, as the consumption has been upon a similarly curtailed scale, therefore there is no change in prices previously quoted. In Canadian goods the only articles which show an increase in value are oak, elm and pine deals, and these only obtain it from the fact that prime quality is light in stock, and this is the quality only which commands attention, other descriptions being almost neglected, and there is no alteration in the previous quotations to record; spruce deals and birch remain without alteration. Very little is doing in the way of contracts "for arrival" in pitch pine, and the general impression current among merchants is to wait the tide of events, which seems to point out the advisability of buying on the spot rather than enter into engagements for future deliveries.

NAILS.—Demand fluctuates somewhat, but seldom reaches any great amount of animation, and has been very well satisfied with the supplies available, both as to quantity and assortment. Prices are still more or less unsettled, but on the general range quoted as before. We quote nominally 10d. to 6d. common fence and sheathing per keg, \$2.12 to \$2.15, 8d. and 9d., common do. per keg, \$2.40; 10d. and 11d., common per keg, \$2.65; 12d. and 13d., common do., per keg, \$2.90; 14d. and 15d., light, per keg, \$3.65; 16d., fine, per keg, \$4.40; 18d., per keg, \$4.40. Cut spikes, all sizes, \$2.60. Floor casing and box, 5c. above the same sizes of common. Finishing, \$1 above and fine finishing \$1.25 above.

CLINCH NAILS.

1 1/4 to 1 1/2 in. 2 & 2 1/2 in. 3 1/2 & 3 3/4 in. 3 in. & longer \$5.00 \$4.50 \$4.25 \$4.00 per keg.

OILS.—Operations are mostly of a jobbing character, but in this way fair, and on a basis of former rates, with the general tone of the market steady. Desirable supplies are now very plenty. We quote 50 @ 4c. per gallon; lard, 50 @ 5 1/2c. for winter; 46 @ 4 1/2c. for No. 1, and 40 @ 4 1/2c. for No. 2; crude cotton seed, 35 @ 38c., and refined summer yellow, do. 44 @ 46c.

PAINTS.—Operations, as a rule, are gradually diminishing. Some few jobbers report a continuation of a pretty full line of orders, but this is the exception, and the general tone of the market is dull. Stocks are moderate on all classes of stock, so much so in some cases as to induce a slightly speculative feeling, but the reduction is only a natural sequence of the season when dealers are preparing to take their annual inventories. On prices no radical changes have taken place, and about the former general line of figures is quoted, with, however, the tone pretty firm on most of the leading styles of goods.

PITCH.—Demand has been moderately active and from the usual resources with the offering equal to the outlet. Holders, however, not anxious operators and generally looking for former rates. We quote at \$2.00 @ 2.12 1/2 per bbl. for City delivered.

SPIRITS TURPENTINE.—Business has quite generally shown a dull and uncertain tone, and the market rather weakened all around. Holders, however, refrained from offering with freedom, and after a break of about 1c. per gallon, secured a somewhat steadier tone. We quote at 28 @ 29c. per gallon according to quantity of stock handled.

TAR.—The market is without decided change. A fair jobbing demand prevails with the stock equal thereto, but no surplus, and holders unwilling to operate except on a basis of full former rates. We quote at \$2.25 @ 2.50 per bbl. for Newberne and Washington, and \$2.37 1/2 @ 2.62 1/2 for Wilmington, according to size of invoice.

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.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

DEC. 11, 12, 13, 14, 16, 17.

Boulevard, e s, 24.11 n 151st st, 25x100, vacant. Thomas Pruden to James Britt. (C. a. G.) (Morts. \$4,475.) Nov. 19.....4,475

Bloomfield st (No. 13), n w cor 10th av, runs west 74.2 x north 49 x southeast to 10th av, x southwest 8.11, one-story frame office of coal yard. The Pennsylvania Coal Co. to John R. Graham. Nov. 26.....\$3,500

Boulevard, n e cor 109th st, runs north 176.9 x east 75 x south 31.10 x northwest 52.8 x south 161.6 to 109th st, x west 125, two two-story frame dwell'gs, and one story frame stable. Salome Loew to Edward Selleck. Dec. 1.....70,000

Broome st (No. 127), s s, 25 e Pitt st, 50x80, five-story brick store and tenem't. Augustus Hoefzle to Frederick Helbig. (Mort. \$19,000.) Dec. 10.....23,500

Broadway or Kingsbridge road, s e s, intersection centre line Boulevard or Dyckman st, runs southwest along Broadway (as widened) 405 x southeast 277.1 x southwest 50 x southeast 400 to centre of Sherman av, x northeast 200 x northwest 300 x northeast 250 to centre Boulevard or Dyckman st, x northwest 50 x southwest 250 x northwest 100 x northeast 250 to centre Boulevard or Dyckman st, x northwest to beginning.....

208th st, n e s, 100 s e 10th av, 100x90.11.....

Sherman av, s e s, 100 n e Emerson st, runs northeast 250 to Isham st, x southeast 218.11 to 10th av, x southwest 152.8 x northwest 156.6 x southwest 125 x northwest 150..... Francis Tomes to Herman R. Mead. (1/2 part.) Nov. 29.....700

Same property. Alexander H. Stevens (trustee in bankruptcy) to Herman R. Mead. (1/2 part.) Nov. 29.....175

Same property. Frederick Mead to Herman R. Mead. (1/2 part.) Nov. 29.....nom

Emerson st, s w cor Cooper st, 100x100. Francis Tomes to Isaac M. Dyckman (trustee). Nov. 29.....100

Same property. A. H. Stevens (trustee in bankruptcy) to Isaac M. Dyckman (trustee). Nov. 29.....25

Front st (No. 34), n s, bet Broad st and Coenties slip, 28.11x76.1x28.9x75.11, three-story brick store. Josephine F. Classon, New Dorp, S. I., to Elizabeth Carter. (Q. C.) Dec. 5.....5,000

Grand st (No. 484), n e cor Willett st, 16x62, four-story brick store and dwell'g. (Foreclos.) William L. Findley to John N. Fiacre, Hudson Co., N. J. (Mort. \$8,000.) Nov. 12.....8,000

Greenwich st, s e cor Morris st, 51.4x78.9x47.5x 51.5; Nos. 37 and 39 Greenwich st, four-story brick store; No. 9 Morris st, four-story brick store. Anna wife of Gouverneur Morris, Mary W. Morris, Sophia M. wife of Charles D. Burrill, Pelham and A. N. and James Morris (trustees), John Grimbald (sole exr. Helen Morris) to The New York Loan and Improvement Co. Nov. 8.....40,000

Grand st (No. 106), n e cor Mercer st, 25x107.4, three and four-story brick store and dwell'g. William H. and James T. Munn to Mary W. Hopkins and Alice P. and Emily A. Munn. Nov. 14.....5,000

Same property. Mary W. Munn (extr. W. H. Munn) to Mary W. Hopkins and Alice P. and Emily A. Munn. Nov. 14.....nom

Grand st (Nos. 577 and 577 1/2), s s, 110 w Corlears st, 30x96.5x26.8x83.5, five-story brick store and dwell'g. (Foreclos.) John M. Barbour to Margaret A. Harrison. December 10.....8,100

Same property. Margaret A. Harrison to Lorenz Schulz. Dec. 10.....9,500

Same property. William James D. and Margaret A. O'Donohue to Margaret A. Harrison. Nov. 13.....500

Hawthorne st, n e cor Cooper st, 100x100.....

Emerson st, n w cor Cooper st, 100x100.....

Francis Tomes to Sarah M. Smith, Youkers. Nov. 29.....200

Same property. A. H. Stevens (trustee in bankruptcy) to Sarah M. Smith, Youkers.....50

Hoboken st, s w cor Washington st, 20x60. 120th st, s s, 343.9 e Av A, 18.9x100.11.....

Augusta G. wife of Robert G. Farmer to Mary E. wife of John McElroy, Albany, N. Y. (Morts. \$13,500.) Nov. 9.....exch

Mangin st (Nos. 17, 19 and 21), w s, north of and near Broome st; Nos. 17 and 19, two two-story (brick front) frame dwell'gs; No. 21, vacant lot. Laurentina A. wife of Arthur H. Snowden, South Norwalk, Conn., to Cora A. Snowden, same place. (1/2 part.) Nov. 8.....2,000

Perry st (No. 74), s s, 81.8 e Bleecker st, 20x95.3, three-story brick dwell'g. (Foreclos.) James H. Gilbert to John F. Sheafe. Dec. 12.....12,900

Prince st (No. 145), n e cor South 5th av, 20x71.3, three-story brick store and dwell'g, and one-story brick store and dwell'g in rear. (Foreclose.) Bradbury C. Chetwood to Henry Siefke. Nov. 15.....12,425

Pearl st (No. 226), s s, 22x94.10x23.6x102.3, five-story brick (front) warehouse. William H. and James T. Munn to Mary W. Munn (in trust). Nov. 14.....5,000

Rivington st (No. 42), n s, 75.4 e Forsyth st, 24.8x100, three-story brick store and dwell'g, and four-story brick shop in rear. August L. Nossor to Charles Schluter. (Morts. \$8,000.) Dec. 16.....16,350

Rivington st (No. 81), s s, 25.2 w Orchard st, 25x 50, three-story frame store and dwell'g. (Foreclos.) William L. Findley to Elizabeth Rogers. Dec. 11.....300

South st (No. 197), n s, 50 e Oliver st, 25x80, four-story brick store and dwell'g. (Foreclos.) Alexander H. Wallis to The United States Trust Co, New York. Dec. 12.....12,000

Spring st (No. 206), s s, 3d lot w of Sullivan st, 25x100. Anna E. wife of B. Franklin Oakley, Babylon, L. I., to Rudolph H. Jansen, Brooklyn. (Mort. \$8,000.) Nov. 16.....10,000

Thompson st (No. 145), w s, 268.2 n Prince st, 24.8x100, six-story brick tenem't and store

Thompson st (No. 143), w s, 243.6 n Prince st, 24.8x100, six-story brick store and tenem't, and two-story brick tenem't in rear.....

Salomon Marx to David Oppenheimer. (Mort. \$31,000.) Nov. 14.....55,000

Thompson st (No. 152), e s, 97.9 s Houston st, 24.5x99.7, two-story brick dwell'g, and two-story frame stable in rear. Charles Stritter to Louisa Felten. (Mort. \$6,000.) December 17.....16,000

Watts st, n s, 91 e Varck st, 21x80.6.....

Watts st, n s, 112 e Varick st, 21x80.6.....

Nos. 22 and 24, two three-story frame (brick front) dwell'gs, and four-story brick shop in rear.

Catharine F. wife of Richard M. H. Deas to David H. Knapp. (Q. C.) Dec. 16.....nom

Same property. William W. Lawson to David H. Knapp. (Mort. \$9,000.) Dec. 14.....14,000

2d st, s s, 50 e Av C, 50x100. Henry M. Lee, Gravesend, to William Kelly, Brooklyn. (Q. C.) (Mort. \$2,500, &c.) Nov. 19.....100

4th st (No. 329), n s, 337 w Av D, 20.3x96, three-story brick store and dwell'g. Frank Hoffmann to Frank Danz. (Mort. \$5,000.) December 10.....7,000

7th st (No. 293), n s, 105 e Av D, 20x97.6, four-story brick dwell'g or tenem't, and three-story brick dwell'g in rear. Paul Eppie, Providence, R. I., to Kunigunde Merkle. (1/2 part.) (Mort. \$4,000.) Dec. 11.....800

11th st (No. 233), n s, 159.10 w Waverly pl, abt 20.4x97, three-story brick dwell'g. Theodore C. B. Vidal to David Van Beuren. (Mort. \$6,000.) Dec. 12.....9,000

13th st (No. 542), s s, 130.3 w Av B, 17.8x103.3, three-story brick store and dwell'g. (Foreclos.) John H. V. Arnold to Thomas McCombe. Nov. 29.....3,500

14th st, s s, at point bet 1st av and Av A, where said 14th st intersects centre line of Stuyvesant st, runs west along 14th st 60.3 to northerly line Stuyvesant st, x southwest along said line to point 169.7 w of Av A, and 55.4 south of 14th st, x south 39.4 to centre Stuyvesant st, x—to beginning. Mary A. wife of James Savage, Jamaica, L. I., to Margaret Lynch. (Mort. \$18,000.) Nov. 20.....26,000

14th st, s s, 85 w Av A, runs west 59.4 x south 38.10 x east to beginning. Mary A. wife of James Savage, Jamaica, L. I., to Margaret Lynch. (Mort. \$18,000.) Nov. 20.....26,000

16th st (No. 520), s s, 289.3 e Av A, 18.9x103.3, four-story brick tenem't. Paul Eppie, Providence, R. I., to Kunigunde Merkle. (1/2 part.) (Mort. \$3,500.) Dec. 11.....600

17th st (No. 13 E.), n s, 250 e 5th av, runs north 83.10 x east 1.10 x north 4 x east 22.4 x south 15.5 x west 3 x south 74.1 to 17th st, x west 25, four-story brick dwell'g. (Foreclos.) Hamilton Morton to Elizabeth Thompson. (Mort. \$20,000.) Dec. 7.....2,000

26th st (No. 24), s s, 375 e 6th av, 25x98.9, four-story brick (stone front) dwell'g. William H. Munn and others to Mary W. Munn. (C. a. G.) Nov. 25.....5,000

27th st (No. 121 W.), n s, 16.8x98.9. Thomas Siggins, Great Barrington, Mass., to Gilbert X. Clements, Holoken, N. J. (Mort. \$7,500.) Sept. 30.....nom

27th st, n s, 120 w 6th av, 20x98.9. Thomas Siggins, Great Barrington, Mass., to Gilbert X. Clements, Hoboken, N. J. (Morts. \$8,000.) Sept. 30.....nom

27th st, n s, 170 e 3d av, 46.8x98.9. Isaac Rodman to William Laimbeer. (Mort. \$9,000.) Nov. 29.....13,000

29th st, s s, 100 e 10th av, 100x98.9; Nos. 454, 453 and 450, three three-story brick stores and dwell'gs; Nos. 448 and 446, two three-story brick dwell'gs. Oscar C. Weinman to Clinton

S. Harris. (Morts. \$90,000, taxes, &c.) December 2.....exch
 35d st (No. 331), n s, 350 e 2d av, 25x95.9, four-story frame store and dwell'g, and frame stable in rear. (Foreclos.) Maurice Leyne to Christian Von Hesse. Dec. 17.....2,000
 35th st (Nos. 31 and 33), n s, 400 w 5th av, runs north 88.9 x west 55 x north 23.6 x west 20 x north 42.3 x east 20 x south 10 x east 5 x south 10 to 34th st, x east 50, four-story brick (stone front) dwell'g, and two-story brick stable in rear. (Foreclos.) Rufus G. Beardslee to Alfred L. Loomis. Dec. 11.....67,000
 35th st (No. 28), s s, 335 w 5th av, 20x98.9, three-story brick (stone front) dwell'g. (Foreclos.) Rufus G. Beardsley to Elizabeth L. wife of Thomas Miller. Dec. 11.....15,100
 35th st (No. 34), s s, 455 w 5th av, 20x75.3, three-story brick (stone front) dwell'g, and two-story brick stable in rear. (Foreclos.) Rufus G. Beardslee to Henry Morgan and Charles E. Butler (exrs. Lucinda L. Morgan). December 11.....11,300
 35th st, s s, 775 w 9th av, 25x98.9. Catharine wife of Louis Munz to Caroline Munz. (Mort. \$11,400.) Sept. 3.....gift
 34th st (No. 104), s s, 125 w 6th av, 25x100.5, four-story frame dwell'g. Jane Cowen to John S. Ferguson. Dec. 12.....10,500
 34th st (No. 58), s s, 209 e 6th av, 25.4x100.5, four-story brick (stone front) dwell'g. Robert B. Lynd to Caroline V. wife of Augustus C. Foster. Dec. 10.....40,000
 34th st (No. 48 W.), s s, 233 e 6th av, 20x100.5, four-story brick (stone front) dwell'g. Emanuel Bernheimer to Caroline P. wife of Stephen Merrilow. (Mort. \$15,000.) Dec. 13.....25,000
 34th st (No. 10), s s, 101 w Madison av, 19x100.5, four-story stone front dwell'g. Ferdinand Fersch to Flora A. wife of Samuel Remington. (Mort. \$35,000.) Oct. 10.....45,000
 34th st (No. 15), n s, 300 w 5th av, 25x100.5, four-story brick (stone front) dwell'g. Adolph Scheffel to Edward P. Huyler. Dec. 4.....35,000
 34th st (No. 125), n s, 140 w Lexington av, 16.6 x 100.5, four-story brick (stone front) dwell'g
 34th st (No. 420), n s, 254 e 1st av, 20x100.5, three-story frame dwell'g, and two-story brick and frame shop.
 Mary A. wife of James Savage, Jamaica, L. I., to Margaret Lynch. (Morts. \$21,000.) Dec. 16.....25,000
 30th st, No. 141 East. Oscar C. Weineman to Louis C. Raegenner. (Q. C.) Nov. 15.....nom
 30th st (No. 427), n s, 400 w 9th av, 25x100.4, four-story brick dwell'g. Charles R. Parfitt to Mary A. Oliver. (Mort. \$6,000.) December 11.....12,000
 63d st, n s, 75 w 4th av, 25x100.5, vacant. Augustus F. Holly to Charles T. Barney. (Mort. \$3,600.) Dec. 14.....5,900
 64th st, s s, 130 w Lexington av, 20x100.5, Gerard and James W. Beekman (trustees) to Richard Hennessy. (1/2 part.) Dec. 14.....2,500
 Same property. Same (individ.) to same. (1/2 part.) Dec. 14.....2,500
 65th st, n s, 200 e 5th av, 25x100.5. Mary E. wife of Abraham Downey to John D. Crimmins. Dec. 12.....nom
 70th st, s s, 205 e 5th av, 30x100.5, vacant. Jennie wife of William H. Granbery, Clifton, N. Y., to Timothy C. Eastman. Dec. 14.....15,000
 74th st (No. 35), n s, 108.4 e Madison av, 16.8 x 102.2, four-story stone front dwell'g. (Foreclos.) Joseph Fettech to Walter M. Betts. (Mort. \$13,000, int. Aug. 1, 1877.) November 29.....nom
 75th st, s s, 150 e 4th av, 50x102.2, vacant. Henry Stollmeyer to Charles Bruning. December 9.....10,000
 77th st, n s, 153.4 w Madison av, 16.8x102.2, Saulesbury L. Bradley to Clara L. wife of Thomas H. Walter. (Mort. \$12,000.) December 11.....nom
 81st st, n s, 275 w 8th av, 25x102.2, vacant. (Foreclos.) S. Burdett Hyatt to Sarah S. Murray. Nov. 13.....3,000
 81st st, n s, 225 e 9th av, 50x102.2..... }
 Vacant..... }
 Mary R. Ruggles to Mary A. Bostwick. (C. a. G.) April 24.....24,000
 Same property. Mary A. Bostwick to Samuel B. Ruggles. (C. a. G.) April 25.....24,000
 82d st, n s, 175 e 9th av, 25x102.2. Oscar R. Meyer to Isidor and Simon Wormser. (C. a. G.) (1/2 part.) Nov. 29.....4,000
 90th st, s w cor Madison av, 11.1x100.8, vacant. (Foreclos.) J. Grant Sinclair to William Lintz. (Taxes, &c.) Nov. 20.....nom
 94th st, n s, 180 e 3d av, 95x100.8, vacant. Simon Wormser to Oscar R. Meyer. (C. a. G.) (1/2 part.).....3,338

105th st, s s, 100 w 11th av, 200x89.5x200x98.3, two two-story frame stables, outhouses, &c. (Foreclos.) Bradbury C. Chetwood to The Union Dime Savings Inst., New York. Oct. 31.....7,750
 113th st, n s, 20 e 4th av, 16x100.11. William Weeks to G. Augustus Mack. (Mort. \$5,000.) Nov. 30.....nom
 113th st, n s, 140 w 3d av, 40x100.10 (all of these) Broadway, w s, 54.3 s 57th st, runs west 97.11 x south 50 x west 100 x north 92.10 x east 5 x east 93 x east 90.6 to Broadway, x south 22.9. (1/2 of these).....
 John D. Phillips to Asher L. Phillips. June 16, 1875.....nom
 113th st (No. 426), s s, 247.2 w Av A, 20.10x 100.11, four-story stone front dwell'g. (Foreclos.) William A. Boyd to James H. Peffers. Dec. 13.....5,800
 113th st (No. 233), n s, 225 w 2d av, runs north 56.11 x southwest 32.10 x south 35.7 to 113th st, x east 25, two-story frame dwell'g.
 113th st (No. 151), n s, 50 e Lexington av, 25x 100, two-story frame dwell'g.
 Terrence McGuire to Margaret Cornely. (Q. C.) June 29.....2,000
 116th st (No. 509), n s, 98 e Av A, 75x100.10, three-story frame store and dwell'g.
 117th st, s s, 98 e Av A, 50x100.10, two-story frame stable.
 James Wiley to Norman and Henry Andrus. (Foreclos.) Dec. 13.....8,000
 117th st (No. 215), n s, 300 e 3d av, 16.8x100.10, two-story stone front dwell'g. George Strecker to Julius Frick. (Mort. \$3,500.) Dec. 11.....5,500
 125th st (No. 329 E.), n s, 300 w 1st av, 20x99.11, three-story brick dwell'g. Daniel P. Ingraham, Jr., to Charles A. Davison. Dec. 9.....7,000
 127th st (No. 60), s s, 247.6 e 6th av, 18.9x99.11, three-story stone front dwell'g. George A. Greeley to Emma A. Merritt. (1/2 part.) (Mort. \$6,500, &c.) Dec. 12.....1,500
 155th st, n s, 350 e 11th av, 50x99.11..... }
 156th st, s s, 350 e 11th av, 50x99.11..... }
 two-story frame dwell'g.
 John C. Graff to George W. Graff. (Morts. \$5,000, &c.) Nov. 18.....7,000
 Lexington av (No. 595), s e cor 52d st, 25.5x100, four-story brick (stone front) dwell'g, and No. 133 52d st, two-story brick stable. Mary E. wife of Robert H. Hawthorne to Henry B. Sire. (Mort. \$24,000.) Nov. 25.....30,000
 Lexington av (No. 50), w s, 74 s 25th st, 24.8x 100, three-story brick dwell'g. William Laimbeer to Isaac Rodman. (C. a. G.) (Mort. \$5,000.) Dec. 11.....9,000
 Lexington av, s w cor 91st st, 100.8x83.3, Nos. 128 and 130, two two-story frame dwell'gs; No. 132, vacant lot. Elizabeth J. wife of Daniel Morrison to John B. Hassloeher. (Contract.) Dec. 12.....15,500
 Madison av, w s, extd'g from 45th to 46th st, 200.10x120; Nos. 18, 20, 22, 24, 26 and 28 East 46th st, six four-story stone front dwell'gs; Nos. 17, 19, 21, 23, 25 and 27 East 45th st, six four-story stone front dwell'gs. Salomon Bellmann to Joshua Crane, Brookline, Mass. (Morts. \$270,000, and interest.) December 10.....other consid. and 5,000
 1st av (No. 844), n w cor 47th st, 25x60, five-story brick store and dwell'g. (Foreclos.) Charles H. Truax to John B. Wetteran. December 11.....13,000
 2d av (No. 1335), w s, 25.2 s 74th st, 25.3x67, four-story brick store and dwell'g. (Foreclos.) George Wm. Blunt to William Engel. (Mort. 6,500.) Oct. 31.....3,000
 3d av, n e cor 111th st, 25x100; No. 2025, three-story frame store and dwell'g; No. 203 East 111th st, two-story frame stable; No. 205 East 111th st, two-story frame store and dwell'g. Trustees of the Northern Dispensary, New York, to Patrick McTeague. (C. a. G.) December 11.....10,650
 4th av (No. 36), s w cor Astor pl, 10x100x16.6 to e s Lafayette pl, x n 4.6 to Astor pl, x n e 114, four-story corrugated iron store. Gertrude V. Raynor, Poughkeepsie, to Gertrude Ingersoll. (C. a. G.) (1/2 part.).....6,000
 4th av, w s, 24.11 n 129th st, 75x90; No. 2386, three-story frame dwell'g; No. 2388 four-story frame dwell'g; No. 2390, three-story frame store and dwell'g. Thomas Shea to Henry H. Brown. (Mort. \$6,000.) December 12.....other consid and 8,000
 6th av, n e cor 133d st, 99.11x110, vacant. Christopher Gray to The New York Life Ins. Co. (Mort. \$15,000; interest April 1, 1874, taxes, &c.) March 18.....15,000
 9th av, e s, 50.5 n 100th st, 25.8x100, vacant. (Foreclos.) George E. Sibley to Mary M. Holmes. Dec. 2.....1,550

7th and 8th avs. 145th and 140th sts, the block 7th av, n w cor 144th st, runs west 675 x north 49.11 x east (8) 100 x north along east side 8th av, 100 x east 100 x north 49.11 to 145th st, x east 675 to 7th av, x south 199.10, error in this.....
 George H. Bissell to The New York Loan and Improvement Co. (Mort. \$160,000; int. &c.) Dec. 11.....nom
 10th av, e s, 50 n 159th st, 49.11x116.8 to Kingsbridge road, x51.2x126.6, two-story frame dwell'g. Samuel H. Hurd (recvr.) to Isaac D. Cole, Jr. Dec. 14.....3,600
 11th av, w s, 50.5 s 43d st, 50x100, vacant. Elias G. Brown to James W. Ternan, Brooklyn. (Mort. \$4,336.) Dec. 9.....12,500
 11th av, n w cor 105th st, 25.11x100, vacant..... }
 105th st, n s, 100 w 11th av, 50x100.11, vacant..... }
 Bradbury C. Chetwood to The Union Dime Savings Inst., New York. (Foreclos.) October 31.....3,500
 Interior lot, 64.4 n 11th st, and 175 w 1st av, runs northwest 91.2 to old centre line Stayvesant st, x east 25 x south 98.8 x southwest 25, with right of way across No. 277 11th st. James Kelly to Camilla E. and Peter B. Kelly. (Mort. \$2,500.) Oct. 24.....nom
 TWENTY-THIRD AND TWENTY-FOURTH WARD.
 Gouverneur st, n s, 325 e Courtlandt av, 25x114.10. William J. Best (recvr.) to Caroline Fogel. Dec. 14.....1,325
 Ludlow st, s s, 300 w Prospect av, 105x100x 104.7x100.....
 Grove st, n s, lot 40 L. G. Morris property. West Farms, 110.6x97.6x112.6x100.....
 Waverly st, n e cor Monroe av, 100x100.....
 Charles Schmitt, Brooklyn, to Anna H. Gerding, Tremont. (Mort. \$1,452.) Sept. 13.....5,000
 Monroe st, n e s, extd'g from Madison av to West Farms road, 181x60 on road, x 176x60 on av. Eva wife of Jacob Stockinger to Paul Geyer. (Mort. \$1,500.) Dec. 12.....5,000
 136th st, n s, 446 e Southern boulevard, 25x100. Michael H. Hagerty, James H. Mullarky and John McCann (exrs. J. McConville) to James Clark. Dec. 2.....37
 141st st, n s, 97.2 e Alexander av, 17.2x100. Mary E. wife of Joseph W. Davis to John L. Burnett. (Mort. \$2,500.) Dec. 7.....5,000
 141st st, n s, 97.2 e Alexander av, 17.2x100, h & l. John L. Burnett to Joseph W. Davis. (Mort. \$2,500.) Dec. 7.....5,000
 141st st, n s, 250 e Willis av, runs east about 605 to Old Mill Brook, x north to 142d st, x west to a point 350 east Willis av, x south 100 x west 100 x south 100 to beginning. Thomas Smith to Samuel Johnston. Dec. 14.....47,500
 155th st, n s, 125 w Courtlandt av, 25x100. Mathilda Grannan (widow) to Martin and Regina Peltcher. Dec. 14.....1,000
 Concord av, s w cor Cliff st, 50x100. Margaret wife of Gustavus Pfeiffer to Clemens Muller. (Mort. \$1,500.) Dec. 13.....5,000
 Concord av, s e s, 47.6 n e Cliff st, 29x135. Margaret wife of Gustavus Pfeiffer to Robert, and Alina Vollbracht. (Mort. \$2,000.) Dec. 11.....2,800
 College av, s e s, lot 134 map Mott Haven, 25x 100. George Rosenwald to William Rosenwald. (Mort. \$1,500.) Sept. 10.....2,500
 Forest av, e s, 343.10 n New st, 29x300. Peter P. Decker to Charles A. Runk. (Assignment contract).....1,100
 Fulton av, n w s, 176 s w 170th st, 50x209.5x50x 209.3, hs & ls. Theodore C. Poble to Giambattista Lagomarsino. (Mort. \$2,000.) Dec. 11.....3,500
 Morris av, e s, 25 n 134th st, 25x100. Lewis B. Brown to William H. Findley. Nov. 1.....2,000
 Union av, e s, 297 s Morse av, 25x168x27x..... (Foreclos.) Louis P. Kircheis to James Johnson. Dec. 7.....550
 Willis av, w s, 87.6 s 146th st, 37.6x106. Francis L. Stetson to James H. Kellogg, Troy. December 13.....1,650
 West Farms to Hunts Point road, w s, opposite old landing place on West Farms Creek, 80x 185x201, house and gore. Caroline Corsa (widow) to Joseph Carroll. Dec. 12.....1,200
 LEASEHOLD CONVEYANCES.
 Bethune st, s e cor 13th av, 100x—x100x190.9. Harrison Brainard to George A. St. John. (Assign. lease).....nom
 Same property. George A. St. John to Louisa K. Brainard. (Assign. lease).....nom
 Bowery, No. 86. Patrick Lavelle to Julia Harvey, Brooklyn. (Assign. lease).....500
 Clark st, e s, 200 e Spring st, 25x90. The Recor, &c. Trinity Church to Charles E. Smith. 21 years from May 1, 1878, per year.....300
 Suffolk st, w s, 80 s Houston st, 22x100..... }
 Suffolk st, w s, 102 s Houston st, 24x100..... }
 Jacob Michenfelder to Charles Michenfelder. (Assign. lease.) (1-6 part).....2,300

Waverly pl, n s, 55.6 (on old map) e Macdougall st, 25.1x129.4 to alley, x 27.2x127.6. Mary A. C. Rogers to William H. Dunning, Sarah M. Mygatt and Angeline E. Darling (trustees J. A. Robertson.) 21 years, per year. 300
 3d st, s s, 100 w Av A, 25x111.11. William Astor to William Brandmire. 20 years from May 1, 1879. 375
 Same property. W. Brandmire to Katharine Krauss. (Assign. lease). nom
 3d st (No. 138), s s, 100 w Av A, 25x111.11. Katharine Krauss (individ. and extrx. J. Brandmaier) to William Brandmaier. (Assign. lease). nom
 4th st, n s, 275 e Av A, 25x96.2. John J. Astor to Joseph Reis. 20 years from May 1, 1879. 350
 56th st (No. 413), n s, 194 e 1st av, 20x94.11x20x95.11, three-story stone front dwell'g. (Leasehold.) (Foreclos.) Ambrose Monell to Peter and Robert and Jean B. Goelet and Hannah G. Gerry. Dec. 11. 3,000

KINGS COUNTY, N. Y.

DEC. 11, 12, 13, 14, 16, 17.

Adelphi st, w s, 270.9 n De Kalb av, 22.1x100. Emma A. wife of Frank M. Seaman to Catharine A. wife of Jacob H. Ackerly. (C. a. G.) (All title). nom
 Bergen st, n s, 273.4 w 5th av, 20x100. Catharine wife of Thomas Louthier to John Monas. (Mort. \$4,000). 85,500
 Bridge st, e s, 50 s Plymouth st, 25x100. Daniel Scott to John Scott. 3,000
 Butler st, n s, 103.10 e 5th av, 40x100. Eunice B. Lambertson, Rochester, N. Y., to Martha Hussey. 1,600
 Bainbridge st, n s, 400 w Patchen av, 100x100. Charles H. Hallock to Buel T. Williams. Smithtown. (Mort. \$1,500). 2,500
 Bainbridge st, n s, 220 e Yates av, 40x100, h & l. (Foreclos.) Albert Daggett to Isaac T. Carpenter, New York. 2,000
 Broadway, s e cor Pennsylvania av, 40x100. Friedrich Huttenlocher to Jacob Lutz. (Sub. to 2/3 of mort.). nom
 Butler st, n s, 190 e Albany av, runs north 123 x east 197 x south 265.4 x west 133 x north 134.6. (Foreclos.) James E. Graybill to Jefferson M. Levy, New York. 25
 Collins st, s s, 100 e Albany av, 184.1x200 to William st. Charles H. Mundy, Metuchen, N. Y., to George W. Farr. 2,000
 Dean st (No. 912), s s, bet Franklin and Clason avs, 14x100. T. W. Swimm to Annie wife of Thomas Cotter. (Contract.) (Mort. \$1,600.) Exch. for farm, 81 acres Maurice River, N. J. with stock, &c.
 Dean st, n s, 150 e 3d av, 25x100. Michael F. Dwyer to John H. Doherty. (Mort. \$3,000.) exch
 De Kalb pl, n w s, 100 n e Broadway, 25x130. (Foreclos.) Albert Daggett to Elvira Harbeck, New York. 1,200
 Eldert st, s s, 159.6 e Broadway, 17x100, h & l. Charles Schluter to August L. Nossler. 6,000
 Front st, n s, 173.3 e Gold st, 18.9x100, h & l. (Foreclos.) Albert Daggett to William Hastings, New York. 3,000
 Fulton st, s s, 79 w Grand av, 21x100. Eunice B. Lambertson, Rochester, N. Y., to Mary A. Starbuck. (Mort. \$1,000). 10,000
 Fulton st, s w s, 95.6 n w Buckbee's alley, runs southwest 78.9 x northwest 8.8 x northeast 39.5 x northeast 45.4 to Fulton st, x southeast 24. Jane S. wife of Henry Radford to William Waring. (Mort. \$9,000). 11,500
 Henry st, w s, 42.6 n Love lane, 23x92.6, h & l. Arnold A. Lewis to Annie L. wife of Charles E. Rogers. (Mort. \$6,000). 8,200
 Halsey st, n s, 33.4 e Throop av, 116.8x100. Throop av, s e cor Hancock st. \$3.4x90. (Foreclos.) Francis T. Johnson to Caleb S. Woodhull. 9,165
 Halsey st, n s, 133.4 e Throop av, 16.8x100. Caleb S. Woodhull to Henry S. Bellows. 3,850
 Hancock st, n s, 125 w Ralph av, 16.8x85. Maria M. Stone to Ebenezer Wiswall, West Troy, N. Y. 1,200
 Henry st, w s, 114 n Love lane, 25x92.6. Margaret S. Sprague (widow) and Annie Benton to William Wallace. (Q. C.) nom
 Humboldt st, n w cor Maujer st, 75x100. Bay av, n w cor Washington st, 25x100. Rose wife of Patrick Kenny to Thomas Shea. (Mort. \$4,000). 10,000
 Halsey st, n s, 275 e Tompkins av, 75x200 to Hancock st. Josephine G. wife of John Neidlinger to William Neidlinger. 1,000
 Halsey st, n s, 275 e Tompkins av, 75x200 to Hancock st. William Neidlinger to John Neidlinger. 1,000

Hancock st, s s, 135 e Tompkins av, 17.6x100. John Kenna to Ira Smith. (Mort. \$2,000). 3,000
 India st, s s, 175 e West st, 25x100. Selina C. Etheridge (widow) to Harriet J. wife of Isaac J. Van Amburgh. (Mort. \$5,350). 5,000
 Jackson st, n s, 175 e Leonard st, 25x100. Cornelius R. Atwater, Delaware, Sullivan Co., to Elnathan R. Atwater. 150
 Keap st, s e s, 221.4 s w Marcy av, 20x100. John Cregier to Anthony H. Creagh. (Mort. \$4,000). 7,000
 Lefferts st, n e s, 146.9 s e St. James pl, 22.6x100. E. C. Banfield, Walteborough, N. H., to Charles O. Tufts, Boston. (Mort. \$2,500.) nom
 Livingston st, s w s, 58.4 n w Boerum st, 19x63.2 x19.1x65.8. Franziska Grass, Washington, D. C., to Andrew Grass. (Mort. \$3,000). 5,000
 Livingston st, n w cor Nevins st, 21x67.6. Michael Dunn to William Barre. (Morts. \$3,700). 5,100
 Marion st, n s, 200 e Reid av, 25x100. Charles Luthgen to Emilie Pfaff. (All title). 100
 Marion st, n s, 375 e Reid av, 25x100. William Williamson, New York, to George I. Cole. (C. a. G.). 700
 Same property. G. I. Cole to Mary Williamson. (C. a. G.). 700
 Monroe st, n s, 159 w Throop av, 25x100. (Foreclos.) Albert Daggett to James Pilling. 2,500
 Morton st, s e s, 270 n e Wythe av, 20x100. Willett Bronson, Huntington, L. I., to Albert G. Ruliffson. (Q. C.). nom
 Same property. Albert G. Ruliffson to August Behre. (Morts. \$5,000). 8,500
 Madison st, s s, 46 e Stuyvesant av. and 99 on st x, gore. (Foreclos.) Albert Daggett to The Metropolitan Life Ins. Co., New York. 2,500
 Marion st, n s, 200 e Reid av, 25x100. Emilie Pfaff to Elizabeth Luthgen. (C. a. G.). 100
 Madison st, s s, 100 w Reid av, 20x100. Merry A. Parsons to William L. Vrooman. (Mort. \$3,750). 5,000
 Madison st, s w cor Nostrand av, 20.3x85, h & l. Joseph A. Cull to Nellie wife of Henry D. P. Allen. exch
 Marion st, s s, 125 w Patchen av, 25x100. Margaret wife of Martin Healey to Catharine G. O'Donnell. 800
 Maujer st, n s, 100 e Smith st, 25x100. Frank Manderie (att'y for Samuel Manderie) to Charlotte A. A. Giner, North Plainfield, N. J. (Mort. \$2,500, &c.). 4,000
 Monroe st, n w cor Stuyvesant av, 150x100, h & l. Anna M. wife of John J. Reilly to George W. Seiler, New York. (Morts. \$6,750). 12,000
 Meserole st, s e cor Lorimer st, 25x75. Graham av, n w cor Conelyea st, 50x105.2x54.8x86.2. Frederick Haupt et al. (heirs F. Haupt) to Louisa Haupt (widow). gift
 Nassau st, w s, 1,200 n 1st st, 25x150. Phillis Bridges to Serena L. Bridges. (Q. C.). nom
 Olive st, e s, 57.7 s Powers st, 25x64.7x19x57.4. Jacob Hack to John Klein, Creedmoor. (Mort. \$1,200, &c.). 200
 President st, n s, 175 w Bond st, 20x100. Bridget wife of Owen Finnen to Johanna Geyer. exch
 Prince st, w s, 470 s Willoughby st, 19x85, h & l. Ann E. King to Ann Calyer. (Re-recorded.) Oct. 30, 1865. 3,800
 Penn st, s s, 423.4 e Lee av, 20.2x100. Katharina Schmitt (widow), New York, to George Dotzert, New York. (C. a. G.) (Mort. \$3,500). 10,000
 Same property. Elizabeth wife of George Dotzert to Katharina Schmitt. (C. a. G.) (Mort. \$3,500). 10,000
 Plymouth st, n s, 92.6 e Gold st, 50x100. Bridget Brady (widow) to Edward J. Carroll, New York. 5,000
 Quincy st, n s, 205 w Bedford av, 18.9x100, h & l. Julia A. Rust, La Grange, to Charles D. Rust, New York. (Mort. \$5,700). nom
 Quincy st, s s, 205 e Nostrand av, 20x100. (Foreclos.) Ladislav Karge to Catherine Luke. 3,000
 Smith st, n e cor Carroll pl, 19.8x74.10x19.8x74, h & l. George Harvey to George W. Harvey, Batavia, Ill. (Mort. \$9,000). 10,000
 Strong pl, w s, 257.7 n Degraw st, 22x94.7, h & l. (Foreclos.) Albert Daggett to Frederick Prime, New York. 7,000
 Troutman st, s e s, 200 s w Wyckoff av, 25x100, h & l. Mathaus Ruppert to John Ruppert. 1,200
 Taylor st, s s, 220 e Wythe av, 20x100, h & l. Louise and Robert S. Dix, Darien, Conn., to Robert Dix. nom
 Tillary st, n s, 52.9 w Jay st, runs north 83.6 x east 25 x north 16.6 x west - x south 100 to Tillary st, x east 25 to beginning. Anton Burdorf to Albert Lane, Midland, N. J. nom

Union st, n s, 272.6 e 6th av, 20x90, h & l. Union st, n s, 252.6 e 6th av, 20x90, h & l. Margaret L. wife of Samuel B. Vreeland, Hoboken, N. J., to Richard Dudgeon, New York. (Morts. \$11,000, taxes 1878). nom
 Van Bruut st, s s, 270 e Bedford av, 20x100. Charles D. King to James S. and George F. Simpson. (Morts. \$4,100). 5,300
 Van Buren st, s s, 425 e Grand av, 50x100. Sarah E. wife of Isaac O. Horton to Eleanor R. Donnellon. 3,000
 Warren st, s s, 350 e 4th av, 20x100. Laura A. Sneed to Alexander Barclay, Newburgh. 5,500
 Warren st, n s, 125 e Franklin av, 15x131. Josephine G. wife of John Neidlinger to William Neidlinger. (Morts. \$3,700). 100
 1st st, southerly cor North 13th st, 100x100. Mary E. wife of Joseph Smith to Oliver B. Jennings, Fairfield, Conn. 13,500
 South 1st st, n e s, 50 s e 7th st, 25x77, h & l. Knickerbocker av, w s, 23 n Starr st, 22x100. Joseph F. Pettit to George H. McMurray, New York. (Mort. \$2,000, &c.). nom
 Same property. G. H. McMurray to Mary A. Pettit. (Mort. \$2,000). nom
 2d pl (No. 31), n s, bet Henry and Clinton sts, 25 x133.5. Lucy Kirtraud to Ernest G. Lucy K., Edward C. and Sarah O. Sofio (children of Richard E. and Martha W. Sofio). nom
 2d st, n s, 273.2 e Smith st, 15.6x96.6, h & l. John Layton to Daniel Martin. (Mort. \$3,000, 4,000
 Same property. Daniel Martin to David B. Babcock. (Q. C.). 4,000
 South 3d st, s w s, 150 s e 10th st, 25x95. (Foreclos.) Albert Daggett to The German Savings Bank, Brooklyn. 2,000
 5th st, southerly cor North 13th st, runs southwest 50 x east to Union av, x north 20 to North 13th st, x northwest 33 to beginning. John Powers to Patrick J. Mahony. 100
 6th st, n s, 75 s North 5th st, 25x85. (Foreclos.) Edwin C. Schaffer to Sarah Rose (extrx. J. Rose). 1,800
 12th st, s s, 97.10 w 8th av, 50x100x50.3x100. (Partition.) Clarence L. Burnet to Julia Murphy. 2,125
 15th st, s s, 111 e 3d av, 18x112.10. Mary J. wife of Thomas McCormick to Robert Caldwell. (Mort. \$1,800). 1,500
 15th st, s s, 74.6 e 3d av, 38.4x112.10. Mary J. wife of Thomas McCormick to Robert Caldwell. (Mort. \$4,000). 3,800
 20th st, s w s, 161 s e 5th av, 15x100, h & l. Henry D. Brandt to Samuel T. Ogden, Pond Ed. dy, Sullivan Co. 2,500
 22d st, n s, 344.9 e 5th av, 18.5x100. Robert Geddis and Ann wife of James Anderson to Sarah E. Zener. (Mort. \$1,725). 2,300
 Atlantic av, s e cor Van Sien av, 100x112x100x108. Van Sien av, e s, 108 s Atlantic av, 75x100. Smith av, w s, 100 n Pacific av, 75x100. Pacific av, n w cor Smith av, 100x100. Adams st, e s, 125 s Liberty late Pacific av, 75x90. Jefferson st, w s, 100 s Liberty av, 75x90. Baltic av, n w cor Eldert av, 75.11x100. Eldert av, w s, 90 n Baltic av, 50x101.8. Madison st, w s, 175 s Baltic av, 50x81.6. Madison st, e s, 100 n Broadway, 50x90. Eldert av, w s, 150 n Bay av, 50x97.2. Also lots 9 A and 9 blk map C C, East New York, lots, &c., which said lot 9 is not on said map.
 David A. Frame, Montclair, N. J., to Mary G. F. Miller, Montclair, N. J. 5,550
 Atlantic av, s s, 140 w Troy av, 40x100. (Foreclos.) Albert Daggett to Isaac T. Carpenter, New York. 2,000
 Albany av, w s, 20 n Pacific st, 20x87. Andrew Miller to Katharina wife of Richard Fritz. (Mort. \$3,000). 5,000
 Bushwick av, n e s, 83.5 s e Woodbine st, 16.8x80, h & l. Eva Fortune (widow) to Frederick P. Pfarr. (Mort. \$1,500). 2,500
 Clason av, w s, 146.3 n Atlantic av, runs west 86.8 x southwest 13 x southeast 15.2 x east 77.9 to Clason av, x north 18. Mary A. wife of Benjamin F. Wells to Sarah Elizabeth Tut-hill. (Mort. \$4,500). 7,500
 Clinton av, e s abt 160 n De Kalb av, 43.9x242.5 to Waverly av. James N. Smith to Sidney Dillon. nom
 Same property. S. Dillon to Lizzie M. wife of James N. Smith. nom
 Carlton av, e s, 589.8 s Fulton av, 15.3x100. Elma Y. McChesney (widow) to Sarah M. wife of James McChesney. (Morts. \$2,200, taxes, &c.) nom
 Clermont av, w s, 107 n Atlantic av, runs west 38.11 x southwest 26 x southeast 20 x east 30.6 to Clermont av, x north 31, h & l. Edward Keil to Edwin D. Phelps. (Mort. \$2,000). nom

Evergreen av. e. s. 25 n Stanhope st. 16.5x100. Adeline wife of Walter P. Pitcheb to William H. Scott, New York. 2,000
 Flatbush av, s e cor Montgomery st, runs south 100 x east 100 x southeast 100 x north 100 to Montgomery st, x west 265 to beginning. Elizabeth M. wife of Chichester Mills to R. H. Hansen. nom
 Flushing av, s s. 25 e Sandford st, 25x100. Martin Byrne to Michael and Jane Cassidy. (Mort. \$1,000) nom
 Franklin av, southerly road from New Utrecht Bay to New Utrecht, being lots 289 to 231 and 231 to 358 inclusive, map Brighton, extgd to Bay, except certain portions thereout. (Foreclos.) Albert Daggett to Samuel D. Morris. s, 100
 Grand av, e. s. 125 n Myrtle av, 50x100. Christiana Jackson (widow) to Lucy E. wife of John H. Clayton. nom
 Greene av, n. s. 175 w Bedford av, runs west 355 to Franklin av, x north 125 x east 105 x south 18.7 x east 250 x south 105.3.
 Greene av, n e cor Franklin av, 100x104.3x100 x105.
 Albert Daggett to David B. Moses, Ossining. 60,000

Hamburg av, n w cor Palmetto st. 50x85. Patchen av, e. s. 80 s Monroe st, 20x20. Thomas Donohue to Mary wife of John Foran. (Mort. \$7,250) 1,000
 Hamilton av, n w s, 50 n Waverly pl, 50x106.6. John Murray, Alameda Co., Cal., to Bridget McNally. 200
 Lewis av, e. s. 49 s Macon st, 40x90. Moses G. Leonard to A. Sidney Leonard, Woodstock, Conn. 13,000
 Liberty av, s s. 52.6 w Jefferson st, 50x100. Jefferson st, w s, 100 n Baltic av, 125x90. Adams st, e. s, 100 n Baltic av, 100x90. Baltic av, n w cor Jefferson st, 27.6x100. Baltic av, s s, extgd from Adams to Jefferson st, 180x—, gores.
 Albert Daggett to John Maxwell, Easton, Pa. (Foreclos.) 600
 Myrtle av, 55.6 e Pearl st, 20x78. Samuel Haynes to Harry W. Michell. 9,000
 Myrtle av, n s, 55.6 e Pearl st, 20x78. Harry W. Michell to Emeline P. wife of Samuel Haynes. 9,000
 Myrtle av, s s, 50 e Skillman st, 50x111.10. Navy st (No. 246), w s, 75 s Lafayette st, abt 25x100.
 Navy st (No. 239), e s, 200 s Lafayette st abt 25x100
 John Murphy to William A. Downing. (All liens) nom
 Same property. William A. Downing to Ann Murphy. nom
 Orient av, e s, indeft new lots, indefd dimensions. (Foreclose.) Albert Daggett to John D. Carroll. (Mort. \$400) 25
 Portland av, w s, 501.6 n Atlantic av, 45x100. Sarah M. Willetts, North Hempstead, to Solomon S. Jackson, Oyster Bay. 5,400
 Reid av, s e cor Lexington av, 20x85. Merry A. Parsons, East Hampton, L. I., to Andrew D. Baird. (Mort. \$2,000) 6,000
 Rochester av, e. s, 52.6 n Bergen st, 25x100, h & l. John Vander or Gander to Mary wife of Bretton Klemm. (Mort. \$560, &c.) 625
 Snedecker av, w s, 100 n Baltic av, 100x100. Frederick Cobb to Julia F. Nichols, Albany, N. Y. (Mort. \$900) nom
 St. Marks av, s s, 95 e Clason av, 40x126. St. Marks av, n s, 100 e Clason av, 104.9 to centre line.
 Madison st, x n 138.6 x west 47.4 x s 126. David D. Terry to Amos Robbins. (Foreclos) 1,425
 Throop av, n e cor Quincy st, 20x50, h & l. Phebe A. wife of Tappen Reeve to William E. Leffingwell. (Mort. \$2,000; taxes, &c.) 70
 Vanderbilt av, n e cor Bergen st, 21x72, h & l. Bergen st, n s, 72 e Vanderbilt av, 18x32.6, h & l.
 John H. Doherty to Michael F. Dwyer. (Mort. \$6,500) exch
 Van Cott av, n s, 25 e Humboldt st, 25x95, h & l. August Behre to Albert G. Ruliffson, New York. 4,300
 Washington av, e s, 137.3 s Grand av, 25x abt 106.5x5x112. (Foreclos.) Albert Daggett to David F. Hall, Portland, Conn. 400
 Willoughby av, s s, 275 w Yates av, 25x200 to Hart st. Ann J. wife of William J. Duane to Grace E. Cook. (Mort. \$2,500) 4,000
 Washington av, e s, 91.7 n Wyckoff st, 25x131x 27.5x120. (Foreclos.) Albert Daggett to Caturine Flood. 1,250
 Washington av, w s, 192.11 s Myrtle av, 16.1x 100. Eleanor R. Donnellou to Julia A. wife of Thomas P. Cummings. (Mort. \$4,500) 8,000

5th av, e s, 38 s Park pl, 56.10x78.10. Peter Troy to Emma wife of Richard F. Sears. (Mort. \$18,000) 30,000
 5th av, s e cor St. Marks av, 161x78.10. George W. Brown to Emma wife of Richard F. Sears. (Mort. \$57,500) 90,000
 5th av, e s, 40 n Park pl, 60x78.10. James N. Smith to George W. Brown. (Q. C.) (Mort. \$16,000) 16,000
 All grantors title in estate of late W. E. Shipley. Michael A. Parsons to Mariette wife of Amos B. Bancroft, Boston, Mass. nom
 Brooklyn and Jamaica pike, s s, 100 w Judson av, 125x242 to Washington pl, x 142x275. (Foreclos.) Albert Daggett to Andrew Beck, Field Bend, Pa. 8,500
 Coney Island road, n e cor Flatbush to New Utrecht road, 39 98-100 acres. William H. Taylor to Simeon B. Chittenden and Uriel A. Murdock, New York. nom
 Clove road, n s, 360 w line bet land A. Vanderveer and J. Lott, 120x600x71x600. William C. Traphagen to Lewis O. Wilson. (C. a. G.) nom

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.

DEC. 11, 12, 13, 14, 16, 17.
 Anthony, Peter, to Margaret H. Garrard. 1st av, w s, 25 s 38th st, 25x75, rear irreg. Dec. 12, 1 year, 6 per cent. \$6,000
 Same to same. 1st av, s w cor 38th st, 25x75. Dec. 12, 1 year, 6 per cent. 8,400
 Same to Samuel Eddy, Morristown, N. J. 1st av, w s, 25 s 38th st. (See above.) Dec. 12, 1 year. 4,750
 Same to same. 1st av, cor 38th st. (See above.) Dec. 12, 1 year. 4,850
 Same to Emeline A. wife of Samuel Eddy. 1st av, w s, 50 s 38th st, 19x65, rear irreg. Dec. 12, 1 year. 7,000
 Amidon, Francis H., to John Webb. 5th av, e s, 42.8 s 53d st, 17.8x100. Dec. 12, 1 yr. 22,000
 Bools, Catharine A., to THE MANUFACTURERS' AND BUILDERS' FIRE INS. CO., New York. 2d av, w s, 75 s 56th st, 25x100. Nov. 1, 1 year. 12,000
 Same to Charles E. and Edward V. Loew. Same property. Nov. 1, 1 year. 5,000
 Behre, Brigetta, wife of Frederick M., to Mary Corsa. Columbia av, easterly cor Jackson av, 100x100. Dec. 11, 3 years. 800
 Beltz, George, Utica, to Elias Trion. Houston st, s s, 54 e Chrystie st, 27x74.3. Dec. 12, 3 years. 6,600
 Breen, James R., and Alfred G. Nason, to Selig Steinhart. 60th st, n s, 100 e Madison av, 50x100.5. Dec. 3, 3 years. 15,000
 Bresler, Charles E., to William A. Falls. 31st st, s s, 141.8 w 6th av, 20.10x98.10x21.5x94.8; 6th av, w s, 50 s 49th st, 25x100; 6th av, s w cor 47th st, 125.3x100.2x131.9x100; 46th st, s s, 140 w 6th av, 20x100.5. Dec. 12, indemnity
 Briggs, Peter, Williamsbridge, to John B. Haskin (guard.) Williamsbridge road, n s, adj. L. J. Jerome, 8 1/2 acres. Dec. 12, 3 years. 1,000
 Bronson, Willett, Huntington, L. I., to William Barton. 65th st, s e cor Madison av, 50x100.5. Dec. 13, 1 year. 12,000
 Bruning, Charles, to Henry Stollmeyer. 75th st, s s, 150 e 4th av. P. M. Dec. 9, 1 year, 6 per cent. 10,000
 Same to same. 75th st, same, property. Dec. 9, 1 year, 6 per cent. 9,000
 Carroll, John M., to Edward Philips, Stamford, Conn. Mott st (No. 231), w s, abt 150 s Prince st, 25x100. Dec. 11, 3 years, 6 p. c. 8,000
 Christie, William, and John A. Walker, to Sutherland G. Taylor. 80th st, s s, 225 w 1st av, 75x102.2. Dec. 12, due Feb. 1, 1879. 2,500
 Clark, James, to Michael H. Hagerty, James H. Mullarky and John McCann (exrs. Jno. McConville) 136th st. P. M. Dec. 2, 2 years. 200

Crissey, Annie E., wife of William W., to Eliza Stratton and J. H. Hunt (trustees J. L. Stratton.) 48th st, s s, 84 w 6th av, 21x100.4. Dec. 10, due Dec. 11, 1881. 6,000
 Cutler, Maria A. (widow) to James Bowen and Henry and Edward Oothout (trustees of Maria J. Bowen.) 22d st, s s, 142 e 6th av, 23x98.9; 126th st, n s, 145 e 8th av, 20x99.11; 126th st, n s, 185 e 8th av, abt 20x99.11. Dec. 4, due Dec. 12, 1881, 6 per cent. 17,500
 Crawford, Erastus, to Mrs. Mary E. Bleecker. 28th st, s s, 230.2 w 7th av, 16.5x98.9. Dec. 17, due Jan. 1, 1882, 6 per cent. 3,000
 Dawson, Benjamin P., to Julia A. De Beixodon. Brooklyn. 96th st, n s, 100 e 5th av, 50x100.9. Dec. 13, 2 years, 6 per cent. 2,000
 Dixon, William B., to Samuel V. Hoffman. 34th st, n s, 204.4 e 4th av, 21x98.9x21.1x98.9. Dec. 17, 1 year, 6 per cent. 18,000
 Eells, Richard, Brooklyn, to Ysidoro H. Morejon, Cuba. 11th st, n s, 230.3 w 5th av, 20.1x 103.3x19.10x103.3. Dec. 17, due Jan. 1, 1882, 6 per cent. 8,000
 Findlay, William H., to Lewis B. Brown. Morris av. P. M. Nov. 1, 3 years. 925
 Foster, Caroline V., wife of Augustus C., to Isaac L. Kip (trustee). 54th st, s s, P. M. Dec. 10, due Dec. 12, 1879, 6 per cent. 20,000
 Same to Robert B. Lynd. 54th st. P. M. Dec. 10, 1 year. 7,500
 Ferguson, John S., to Jane Cowen. 54th st. P. M. Dec. 12, 3 years. 5,600
 Floy, James, Elizabeth, N. J., to Theodore P. Nichols. 127th st, s s, 140 e 5th av, 20x99.11. Dec. 9, 2 years, 6 per cent. 6,500
 Same to same. 127th st, s s, 120 e 5th av, 20x 99.11. Dec. 9, 2 years, 6 per cent. 6,500
 Gilsey, Julius, to Frederick Rosenstein. 80th st, n s, 250 w 1st av, 50x102.2. Dec. 13, due May 1, 1879. 1,000
 Hennessy, Richard, to Eliza Wiener (trustee). Philadelphia. 64th st, s s, 120 w Lexington av, 15x100.5. Dec. 14, 5 years, 6 per cent. 7,500
 Same to same. 64th st, s s, 135 w Lexington av, 15x100.5. Dec. 14, 5 years, 6 per cent. 7,500
 Hotten, Annie, Henry, Louisa, Charles and Paul (heirs H. Hotten, by J. J. Diehl, guard.) to Julia M. wife of William B. Fowler. 11th st, s s, 344 w Av A, 25x—, 11th st, s s, 319 w Av A, 25x—, being Nos. 416 and 418 East 11th st. Dec. 10, 3 years. 6,000
 Harris, Philip, to THE BOWERY SAVINGS BANK. Rutgers st, w s, 50 n Madison st, 25x84.7. Dec. 13, 1 year, 6 per cent. 2,000
 Hatch, Sarah C., wife of Roswell D., to THE MUTUAL LIFE INS. CO., New York. 6th av, (No. 882), e s, 49.1 s 50th st, 23.9x66.5. Dec. 16, due June 1, 1880, 6 per cent. 10,000
 Hotz, Edwin and Emilie, to J. Percival Michelbacher. Orchard st, No. 196. (Lease.) Dec. 14, installs. 1,550
 Hughes, William J., to Thomas B. Hughes. Lewis st (No. 123), w s, 25x100. (Errors, part of description omitted.) June 15, 1876, 2 years. 2,000
 Huyler, Edward P., to Adolph Scheffel. 57th st. P. M. Dec. 4, 5 years, 6 per cent. 35,000
 Same to same. 57th st. P. M. Dec. 4, due June 24, 1879, 6 per cent. 15,000
 Ingersoll, Gertrude, Poughkeepsie, to Gertrude V. Raynor. 4th av, s w cor Astor pl, runs south 10 x southwest 100 x west 16.6 to Lafayette pl, x north about 4.6 to Astor pl, x northeast 114. P. M. (1/2 part.) Dec. 10, 5 years. 4,000
 Kellogg, Fanny M., wife of Martin M., to Benjamin P. Cheney, Boston, Mass. Boulevard, e s, extgd from 96th to 97th st, 201.10x 112.8 on 97th st, x 203.6 on rear, x 86.8 on 96th st; also leasehold premises No. 42 Barclay st. Dec. 9, 1 year, 6 per cent. 20,000
 Kensing, Henry, to Marie S. Granddier. Batavia st (No. 16), w s, 25.6x55. Dec. 5, due Dec. 1, 1883, collateral. 6,250
 Koppich, Adolph, to Ignatz Gros. 75th st, s s, 200 w 2d av, 20x102.2. Aug. 2, 1 year. 2,000
 Kroos, Marie, wife of William, to James H. Taft, Brooklyn. Stanton st, s w cor Ludlow st, 42.6x50. Dec. 14, 1 year. 500
 Lagomarsino, Giambatista, to Theodore C. Poble. Fulton av. P. M. Dec. 11, 6 years, 6 per cent. 2,000
 Loomis, Alfred L., to Harriet N. Pond (widow). 34th st, n s, 400 w 5th av. P. M. Dec. 11, 3 years, 6 per cent. 25,000
 Mauley, Rosa, wife of Charles, to Daniel Goldschmidt. 50th st, n s, 425 w 8th av, 19.2x 100.5. Dec. 1, 3 years, 6 per cent. 1,500
 McGill, John S., to George Sieburg. Ludlow st, w s, 100 s Stanton st, 25x87.6. Dec. 11, notes. 83
 McTeague, Patrick, to The Trustees Northern Dispensary, New York. 3d av, n e cor 111th st, P. M. Dec. 11, 1 year. 6,000

Miller, Elizabeth L., wife of Thomas, to Julia C. Witthaus. 35th st, s s, 395 w 5th av. P. M. Dec. 11, 1 year, 6 per cent. 8,000

Moore, Cornelia S., Orange, N. J., to Gertrude and Eliza M. Havens. 49th st, n s, 461 w 5th av, 22x100.5. (Lease.) Dec. 9, 3 years. 12,000

Mowbray, Anthony, to John Quinn (trustee). 68th st, s s, 113 w Madison av, 18x100.5. Dec. 14, 3 years, 6 per cent. 13,000

Same to William H. De Forest. 68th st, s s, 95 w Madison av, 36x100.5. Dec. 14, 1 yr. 8,000

Murray, Mary S., to Martha S. wife of L. Murray Ferris. Pier and bulkhead in front of South st, Nos. 60, 61 and 62, including pier 16 and part bulkhead bet piers 16 and 17 foot of Wall st. Nov. 19, 10 years, from Feb. 1, 6 per cent. 9,000

Martinez, Felipe H. de, to Josephine C. Jenner. 53d st, s s, 100 e 7th av, 19x100. Dec. 5, 30 days. 600

Mead, Herman R., to John H. Dyckman. 208th st. P. M. Nov. 30, 5 years, 6 per cent. 1,000

Same to same. Sherman av. P. M. (2 Morts.) Nov. 30, 5 years, 6 per cent. 7,000

Same to same. Broadway. P. M. Nov. 30, 5 years, 6 per cent. 9,400

Same to Levi A. Lockwood (exr.). Broadway. P. M. Nov. 30, 5 years, 6 per cent. 2,000

Muller, Clemens, to Margaret Pfeiffer. Clift st, Concord av. P. M. Dec. 13, 1 year. 2,500

Munn, Alice P., Emily A., Mary W. wife of and Stephen T. Hopkins and Mary W. Munn (widow), to THE MUTUAL LIFE INS. CO., New York. Greene st (Nos. 107, 109 and 111), w s, 300 n Spring st, 75x100. Dec. 11, due June 1, 1880, 6 per cent. 12,000

Oatman, Albert E., Orange, N. J., to Mary E. Hutchinson. Bowery, No. 33. P. M. Nov. 14, due Dec. 1, 1881, 6 per cent. 7,500

Oliver, Mary A., to Charles R. Parritt. 59th st, n s, 400 w 9th av, 25x100.5. Dec. 11, note, 6 per cent. 1,000

Oppenheimer, David, to THE BANK FOR SAVINGS, City New York. Thompson st, w s, 268.2 n Prince st, 24.8x100. Dec. 16, 1 year, 6 per cent. 15,500

Same to same. Thompson st, w s, 243.6 n Prince st, 24.8x100. Dec. 16, 1 year, 6 p. c. 15,500

Pletscher, Martin, to Benedict Krieg. 155th st (late Mary st). P. M. Dec. 14, 3 years, 6 per cent. 500

Frowth, William, to Conrad Jockel. 113th st, s, 333.8 e 4th av, 16.4x100.11. Dec. 17, due January 1, 1882, 6 per cent. 1,500

Peppers, Abbie M., to Charles A. Runk. 4th av, s w cor 85th st, 51.1x82.3. Dec. 11, due Oct. 1, 1881. 2,000

Peppers, James H., to William B. Runk (guard.) 113th st. P. M. Dec. 13, due Aug. 1, 1881. 4,500

Remington, Flora A., wife of Samuel, Ilion, N. Y., to Ferdinand Forsch. 57th st. P. M. Oct. 10, due Nov. 1, 1881. 7,500

Ray, James, to Catharine A. Anthon. Lewis st, w s, 75 n Broome st, 25x100. July 1, 3 years, 6 per cent. 1,750

Schulz, Lorenz, to Margaret A. Harrison. Grand st. P. M. Dec. 10, 3 years, 6 p. c. 6,000

Shaw, Ann M., wife of Ebenezer S. D., to George Ehret. 2d av, w s, 79.11 n 127th st, 20 x100. Dec. 13, 5 years. 1,300

Spencer, Sarah (widow), to Thomas P. Rushby. 23d st, s s, 81.8 w 6th av, 21.8x98.9. July 2, 2 years, 6 per cent. 2,000

Schnitzer, Annie (widow), to Henry Wittkowski. Division st (No. 92), n s, 49.2 e Eldridge st, 24.7x56x21.10x67.2. Dec. 13, due Jan. 1, 1884. 2,600

Toher, Owen, to Rose Toher or Soher. Bayard st, n e cor Cambreleng av, 50x100. Dec. 11, 10 years, 6 per cent. 500

Tebbetts, James R., Boston, Mass., to William C. Tebbetts and Mary A. Hanley (widow), Boston. Worth st, n s, 200 w Church st, 50x100. (1/2 part.) Dec. 7, 6 months, 6 p. c. 2,500

Ternan, James W., Brooklyn, to Elias G. Brown. 11th av, w s. P. M. Dec. 9, installments. 15,664

The Ministers, &c., of Reformed Low Dutch Church, Harlem, to Sarah Burr. 3d av, e s, 25.3 n 122d st, 75.8x105. Dec. 10, due May 1, 1883, 6 per cent. 3,000

The New York Loan and Improvement Co. to Charles D. Burrill and John Grimball (trustees). Greenwich st, Morris st. P. M. Nov. 5, installs. 27,000

Thompson, John H. C., to James S. Burtis. 126th st, s w cor Lexington av, 15x99.11. Aug. 26, due July 1, 1883, 6 per cent. 3,500

Totten, Emma A., wife of John, to Amy Willets, North Hempstead. 44th st, n s, 300 e 11th av, 100x100.5. Dec. 14, 2 months. 4,000

Woodruff, Francis, to Stephen H. Martling. 9th av, n w cor 48th st, 25.1x100. Dec. 14, 3 years. 1,000

Walter, Clara L., wife of Thomas H., to Saulesbury L. Bradley. 77th st, n s. P. M. Dec. 11, due Jan. 1, 1880, 6 per cent. 8,000

White, Martha, wife of Charles, to Everett P. Wheeler. 104th st, s e cor 4th av, 20x100.11. Oct. 1, 6 months. 1,500

Wylie, Fannie D., wife of Walker G., to Lucilla O. Damon (trustee.) 40th st, s s, 385 e 6th av, 18x98.9. Dec. 11, due March 24, 1882. 35,000

KINGS COUNTY, N. Y.

DEC. 11, 12, 13, 14, 16, 17.

Barry, William, to Levi Blumenau. Baltic st, n s, 425 e Bond st, 25x100. Dec. 9, 7 yrs. 8,500

Blanco, Manuel A., Dolores, Manuela, Victoria, Josefa and Maria S., to Josefa Blanco de Rodriguez. Vanderbilt av, Nos. 35 and 45, and Nos. 247 and 249 Grand av; Steuben st, Nos. 234, 246, 248 and 258, and Nos. 264 and 270 Classon av, and Nos. 4 and 9 Union pl, and 289 Ryerson st; also property in New York. Oct. 29, due July 30, 1880, 6 per cent. 9,530

Same to the exr., &c., Maria A. Blanco de Garcia. Same property. Oct. 29, due July 30, 1880, 6 per cent. 7,771

Blanco, Manuel A., to Jose de Carricarte. Same property. (1-6 part.) Oct. 21, due July 30, 1880, 6 per cent. 5,254

Bliss, Archibald M., to William C. Kingsley. Bushwick av, w s, 250 s Flushing av, 50x60. April 29, 1878, 1 year. 2,000

Bridges, Serena L., to C. Manigault Morris. Nassau st, w s, 125 n 1st st, 100x125, Flatbush. Dec. 6, 3 years. 1,500

Beck, Andrew, to The East New York Savings Bank. Brooklyn and Jamaica Pike. P. M. Dec. 16, 1 year. 5,600

Belcher, Edward H. K., to The Mutual Life Ins. Co., New York. Clinton av (No. 176), w s, 76.2 s Myrtle av, 75x200 to Vanderbilt av. Dec. 16, due June 1, 1880, 6 per cent. 5,000

Brown, Mary R., wife of Edward H., to John Hass. State st (No. 103), n s, 50.2 w Sidney pl, 25.3x82.4x25.3x83. Dec. 16, 4 years, 6 per cent. 4,500

Butler, Sarah A., wife of Augustus, to Dorcas E. Randolph. Debevoise pl, e s, 40 s Lafayette st, 20x75. Sept. 4. 750

Bellows, Henry S., to Caleb S. Woodhull. Halsey st, n s. P. M. Dec. 13, due Jan. 1, 1882. 1,250

Bradlee, Alice C., wife of Paul B., to Frederick M. Nixter. Quincy st, n s, 308.4 w Marcy av, 16.8x100. Dec. 13, 3 years. 1,500

Calyer, Ann, wife of Augustus P., to William M. Ingraham. Prince st, w s, 470 s Wiloughby st, 19x85. Dec. 3, 1 year. 300

Carroll, John D., to John Donovan. Orient av, e s, adj Mrs. Rice, New Lots, abt 39x100. Dec. 9, 1 year. 600

Cochran, Jane H., wife of Wallace L., to William Whitwell. Van Buren st, n s, 391.8 e Nostrand av, 16.8x100. Dec. 11, 5 years. 1,000

Dempsey, John J., to Julius S. Hitchcock, New York. Bridge st, No. 113. Dec. 13, due Jan. 21, 1883. 700

Devlin, Felix (exr. Ann Devlin), to Lucy, wife of Henry Hurrell. Newtown road, n s, 156 e Smith st, 54x62x33x70. Dec. 12, 1 year. 2,000

Dwyer, Michael P., to Elenor, wife of John Doherty. Vanderbilt av, n e cor Bergen st, 21x72x11.6x32.6x90. Dec. 5, 2 years. 3,000

Ellis, David, to Andrew McLean, New York. 20th st, s w s, 82.3 n w 5th av, 17.6x75 (error, description says 20th st, n w s, &c.) Dec. 10, 852

Engeman, William A., Coney Island, to William Marshall. Plot on Coney Island. Dec. 11, due Oct. 10, 1879. 5,000

Fowler, Bernard, to Mary Denman. Greene av, s s, 125 w Lewis av, 80x100. Dec. 10, demand. 2,500

Fisk, Honorah (widow), to William C. Dornin, New York. Rensen st, n s, 100 w Henry st, 35x100. Aug. 28, 1 year. 7,500

Gubbins, William, to Mortimer C. Tunison. Prospect pl, n s, 104.1 e Flatbush av, 21.6x131. Dec. 16, 3 years, 6 per cent. 6,000

Grafing, George, to Diedrich Grafing, Freeport, L. I. Van Buren st, s s, 225 e Nostrand av, 25x100. Nov. 20, 1 year, 6 per cent. 1,000

Grass, Andrew, to Franziska Grass, Washington, D. C. Livingston st, s w s, 58.4 n w Boerum st, 19x63.2x19.1x65.8. Dec. 11, due Dec. 1, 1883. 1,000

Same to Peter B. Koechlein. Same property. Dec. 11, due Oct. 1, 1879. 1,000

Green, Thomas, to The Bowery Savings Bank. North 1st st, s w s, 100 s e 9th st, 100x100. Dec. 6, 1 year, 6 per cent. 2,000

Gundrey, William H., to Mary A., wife of John Englis, Sr. Newell st, w s, 175 s Meserole av, 25x100. Dec. 11, 5 years. 1,500

Gross, John and Sarah et al (heirs John Gross, De Gross or De Grasse), to William J. Gaynor. Myrtle av, s e cor Navy st, runs south along Navy st, 37.6 x east 100 x north 21.3 to av. x 101.3. Dec. 12, 60 days. 20,000

Ivins, Augustus, to Rebecca Champion. Dean st, s w s, 125 s e Hoyt st, 25x100. Dec. 14, due Jan. 1, 1882. 3,000

Jacobs, Isaac B., to Annette S. Merrill, Peppercill. Quincy st, n s, 126 e Franklin av, 19x100. Dec. 2, due Nov. 1, 1881, 6 per cent. 5,000

Same to Annetta S. Merrill. Quincy st, n s, 107 e Franklin av, 19x100. Dec. 2, due Nov. 1, 1881, 6 per cent. 5,000

Koch, Wilhelm, to Philip Schen. Troutman st, n w s, 175 n e Central av, 25x100. Dec. 16, due Jan. 2, 1881. 250

Lipp, Michael, to Louis B. Schuler. Graham av, w s, 74 n Meserole st, 25x75. Dec. 7, due Jan. 1, 1881. 500

Livingston, Charles F., to Anna A. Davis, Fort Washington, L. I. Dean st, s s, 25 e Schenectady av, 75x75. Dec. 2, due Dec. 1, 1883. 1,000

Luke, Catharine (widow), to The Bowery Savings Bank. Quincy st, s s. P. M. Dec. 9, 1 year, 6 per cent. 4,000

Loughlin, John, to Eleanor T. Clarry et al (exrs. F. A. Clarry.) Marcy av, s e cor Hooper st, 114x125. Dec. 9, 5 years. 4,000

Martian, Mary L., wife of John, to Peter Mason. Noble st, n s, 70 e Franklin st, 25x100. Dec. 13, 3 years. 2,500

McCormick, Mary J., wife of Thomas, to Erastus H. Winchester. 15th st, s s, 183 e 3d av, 18x112.10. Dec. 12, 3 years. 2,000

Madigan, Michael, to Joseph Post, Westbury, L. I. Park av, s s, 175 w Yates av, 25x200 to Floyd st. Dec. 12, due Dec. 1, 1883. 500

Mulledy, Margaret, to Hannah Enston, Philadelphia. 8th st, n e s, 133.6 s e 5th av, 18.4x100. Dec. 11, 3 years. 2,500

Same to same. 8th st, n e s, 115.2 s e 5th av, 18.4x100. Dec. 11, 3 years. 2,500

Same to same. 8th st, n e s, 96.10 s e 5th av, 18.4x100. Dec. 11, 3 years. 2,000

Roy, William L., to George R. Haydock, New York. 18th st (No. 414), s s, 200 w 8th av, 25x89.8x25x87.6. Dec. 11, due Jan. 2, '82. 1,850

Ruliffson, Albert G., New York, to August Behre. Van Cott av. P. M. Dec. 2, 3 years. 1,500

Roberts, John, to The Emigrant Industrial Savings Bank, New York. De Kalb av, s s, 136.7 e Marcy av, 19x100. Dec. 13, 1 year. 2,500

Rutherford, Mary A., wife of Robert, to Peter Mason. Wyckoff st, n s, 230 e Hoyt st, 20x100. Dec. 13, 3 years. 2,700

Root, Agnes A., Chittenango, N. Y., to Peter Wyckoff, et al. (exrs. E. Suydam). 10th st, n s, 137.6 e 4th av, 18.9x100. Dec. 2, 3 yrs. 1,500

Ruppert, Joseph, to Mathaeus Froehlich. Myrtle st, s e s, 201.10 s w Wyckoff av, 25x100, vague. Oct. 21, 3 years. 400

Seiler, George W., New York, to Edwin D. Phelps. Monroe st, n s, 129 w Stuyvesant av, 21x100. Dec. 14, 3 years. 2,250

Spelman, Sarah A., wife of William C., to Catharine R. Thomas. Willow st (No. 121), s e s, 170.10 w Clark st, 35.2x100.6x33.9x100.6. Oct. 23, due Oct. 14, 1883, 6 per cent. 5,000

Scott, Daniel, to John Scott. 5th av, s e cor 18th st, 28.8x74.6. Dec. 9. 4,000

Semonte, Annie, wife of George E., to Henry Battermann. Reid av, e s, 40 s Lexington av, 20x85. Dec. 10, 5 years, 6 per cent. 2,000

Sturges, Eliza D., wife of Theodore, to Vincetius S. Booth. State st (No. 138), s s, 116.8 w Clinton st, 25x100. Dec. 6, installs. 2,450

Terry, Ada C., wife of Luther, to William Green. 5th st, e s, 52 s South 3d st, 23x25. Dec. 11, 1 year. 250

Toman, Elizabeth (widow), to Elizabeth and Susan J. Woolley, Great Neck, L. I. Portland av, e s, 386.8 n Myrtle av, 25x100. Dec. 9, 3 years. 2,000

Vandervoort, Abram, Jr., to Elizabeth P. Beales. Prospect st, s e s, 125 n e Hamburg av, 25x88.6x27.10x100.8. Dec. 12, due Oct. 2, 1880. 950

Willis, Joseph D., to Anthony P. Ostrom. Smith st, s e s, 66.8 n e Degraw st, 16.8x100. Dec. 17, 3 years. 3,000

Wilson, George, to Theodore W. Swimm. Putnam av, n e cor Nostrand av, 80x100; Nostrand av, s e cor Madison st, 20x80. Aug. 30, due Sept. 1, 1879. 1,070

Wood, Mary E., wife of William, to Erastus H. Winchester. 15th st, s s, 147 e 3d av, 18x112.10. Dec. 12, 3 years. 2,000

Same to same. 15th st, s s, 129 e 3d av, 18x112.10. Dec. 12, 3 years. 2,000

Same to same. 15th st, s s, 165 e 3d av, 18x112.10. Dec. 12, 3 years. 2,000

MORTGAGES—ASSIGNMENTS

NEW YORK CITY.

DEC. 11TH TO 17TH—INCLUSIVE.

Astor, John J., et al. (exrs. W. B. Astor), to F. H. Delano, et al. (trustees of Aiida Carey.) (2 assigns.)	nom
Same to same (trustees Laura A. Delano.) (2 assigns.)	nom
Austin, Arthur W. (exr., &c.), S. D. Bradford, to Henry Sampson.	\$15,914
Baker, George A., Jr. (guard.), to John R. Crane.	nom
Bayer, Margaretha, to Sophie Bendell.	500
Campbell, Sarah M., Cherry Valley, N. Y., to Sarah A. Goodsell.	1,000
De Martinez, Felipa H., to William A. Jenner.	2,500
Gatfield, Delia F. and John H., to Charles Crury (recvr.)	7,471
Greeley, George A., to Emma A. Merritt.	2,000
King, Rufus (admnr.), to Sarah A. Shaw (widow.)	5,000
Kreuder, Louis, to Henry Miller.	1,500
Lawrence, Charles F., Brooklyn, to Josephine A. Weaver.	15,000
Marshall, Gilbert N. (trustee B. Lord), to United States Trust Co. (recvr.)	nom
Mathews, William (exr. W. Mathews), to Abraham S. Underhill.	1,000
Mans, August, to Conrad Muller.	2,051
McGay, Isaac, to Leonard J. Carpenter.	2,813
Oliver, Mary A., to Charles R. Parfitt.	6,000
Parsons, John E., to Mary J. Parsons 1872.	4,000
Pickett, John W., Brooklyn, to Mary M. Shields, et al. (trustees.)	1,000
Rapinel, Louis, to Louis Nathan. 1877.	1,000
Romburg, Jacob, to Levi Silbermann.	3,300
Runk, Charles A., to Kate M. Smith.	2,027
Scott, John M., Sag Harbor, to Gilbert C. Scott.	nom
Spaulding, Henry F., to J. and Bridget Devlin (exrs. D. Devlin), to The Central Trust Co., New York.	13,000
Taiter, Robert W., to James L. Bogert.	7,000
Taylor, Mary H., to George F. Johnson, New York.	nom
The Franklin Fire Ins. Co. to Samuel Inslee	10,000
The Union Dime Savings Inst., New York, to Alfred Dickinson, et al. (exrs. Samuel B. H. Judah.	20,000
The Universal Life Ins. Co. to Superintendent Insurance.	nom
Weaver, Josephine A., Brooklyn, to Charles Frazier, Brooklyn.	15,000

KINGS COUNTY, N. Y.

DEC. 11TH TO 17TH—INCLUSIVE.

Baldwin, Ezekiel, to James Vansise, Queens Co.	\$1,500
Bedell, Gilson, to Elizabeth S. wife of Alfred C. Clark.	3,500
Bergen, Garret G., to Ann Hosey, New York.	2,700
Carman, Benj. T. and T. F. (exrs. B. Carman), to Phebe D. Cortelyou.	1,500
Engeman, William A., to William Marshall.	5,000
Everson, Duane S., to Geo. H. and C. S. Starr (exrs. F. Starr).	2,500
Fabbri, Ernesto G., and F. Chauncey to Aimee E. Alsop, Middletown, Conn.	2,000
Farnham, Alonzo C. (exr. W. Ritter), to William G. Fulton.	3,000
Forrester, George (exr. B. Creagh), to Anthony H. and Fidelia M. Creagh.	nom
Hopkins, Amelia M., to Amelia A. W. Holbrook.	5,850
Hutches, John A., to Annie E. Dowley.	nom
Kranz, Xavier, to Anton Kuapp.	nom
Knapp, Anton, to Fredericka wife of Xavier Kranz.	nom
Lightall, Zaydee E., wife of John A., to James and E. S. Calvert.	100
McClelland, Mary L. (widow), New York, to Henry I. Buterfield.	nom
McGeer, Owen, to Robert C. Blackwell, Jersey City.	5,000
Noble, Gorham, to L. L. Bartlett.	1,000
Pearsall, Johanna, to Anna Fithian.	1,800
Powell, Sarah H., New York, to Francis V. Morrell, Jr.	485
Pritchard, Albert L., Tarrytown, to William F. Aldrich (recvr.)	1,900
Schenck, Gilliam, to William R. Clarkson & Co.	1,000
Scott, William H., New York, to James S. Smith.	considered omitted
Simpson, Enos S., Jersey City, to Sarah W. Wilson.	2,500
Slohen, James, to Julia Cox.	1,500

Soyder, M. G., St. Andrews, N. Y., to August Behre.	2,200
Spencer, Dwight and D. Martin, to John R. Brown.	nom
The East New York Savings Bank to Gertrude R. Sackett.	700
The Union Dime Savings Inst., New York, to Eberhardt Faber.	2,000
The Universal Life Ins. Co. to Superintendent of Ins. (Two assigns.)	nom
Vanse, William, to John O. Burnett.	1,300
Walsh, Harriette A., wife of A. S., to Elizabeth P. Beales.	950

MORTGAGES—CHATELS.

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

NEW YORK CITY.

DEC. 12TH TO 15TH—INCLUSIVE.

SALOON FIXTURES.

Adler & Johnson. 189 Eldridge st ... John Georg.	\$125
Burns, Caroline M. 386 Canal st ... Jas. M. Sweeney.	1,000
Burkhardt, Elizabeth. 92 1st av ... Mary Schulz.	150
Beger, Marx. City ... Nicholas Waldhelm, Jr.	100
Conover, Isaac B. 293 3d av ... Edward Fagan.	1,500
Catoir, Maria. City ... Yungling & Co.	2,375
Cohen, Joseph S. 151 Ludlow st ... John Weltz.	50
Darling, R. M. 1217 Broadway ... James Everard.	(R) 550
Denp-wolf, Sarah E. 20 Chambers st ... Louis Amsbacher.	1,250
Elsbach, Daniel. City ... Horace Waldo.	150
Fee, Dannela. 728 6th av ... J. T. Johnson.	300
Gould, Thomas E. 1237 Broadway ... Victor Bramson.	500
Grinder, Laurence. 490 7th av ... Isidore Hirsch.	17
Gaus or Ganss, Valentine. 172 Suffolk st ... J. Schwarzkopf.	37
Garrett, James. 116 Broome st ... Martin Casey.	(R) 800
Garrett, James. 251 Rivington st ... Martin Casey.	(R) 800
Gilbert, C. A. & W. L. 485 5th av ... John Rich.	700
Heime, Martin. 182 Mulberry st ... Leopold Eisele.	250
Hanley, Michael M. 1069 3d av ... John Feury.	1,500
Jungmann, Oscar. 73 Mott st ... Simon Posner.	200
Kessler, Henry. 63 Stanton st ... Jacob Boss-hard.	85
Kunkel, John. 192 East Houston st ... Philip Schaefer.	100
Kelly, Andrew. 1129 3d av ... Mayer & Bachmann.	158
Menken, John J. 105 6th av ... Marie McKeene.	520
Martin, Ignatz. 217 3d st ... August Hild.	100
Mehl, Otilie. 418 1st av ... Abraham Kahn.	150
Merritt, John W. 89 East 9th st ... Solomon Sayles.	(R) 3,000
Oestreich, Catharine. 199 6th av ... Carl Upmann.	2,500
Phillips, Joseph P. 319 Madison st ... Wm. J. Smith.	650
Radt, John. 152 Eldridge st ... J. & M. Haffen.	70
Schaefer, Ernst. 218 Rivington st ... M. Dreyfoos	200
Switthenbank, Robert. 11 Beekman st ... Stephen Roberts.	(R) 600
Schumacher, Sebastian. 35 Essex st ... Gottfried Krueger.	(R) 250
Slock, Maria, and Louis. City ... Geo. Snyder.	500
Weinmann, Mary. City ... Adam Ruckart.	50

HOUSEHOLD FURNITURE.

Baker, Emeline S. 319 West 31th st ... Mary D. Osborn.	(R) 2,662
Briggs, G. B. and Martha T. 367 West 23d st ... John Earley, Piano.	23
Buck, Jerome and Kate M. 165 East 80th st ... G. C. Flint & Co.	187
Carroll, Frances M. 6 West 11th st ... Wm. J. Burdett.	250
Coles, Mary M. and W. J. 2119 5th av ... Mary E. Coles.	250
Connely, Mary A. 402 East 17th st ... Maria J. McLarney.	2,000
Doan, Mary. 16 Irving pl ... Jacob Bausher, Piano, &c.	200
Dillon, M. T. and Mary A. 195 Prince st ... Gustavus Raufhus	267
Dillon, Anna. 307 East 113th st ... Isaac Botkowsky.	(R) 61
Duclos, Ninin. City ... Demarest & Joyce Mfg Co.	200
Esse, Maret. 231 West 27th st ... Hillel Silbermann.	93
Glogan, Joseph. 356 Canal st ... Herman Glogan.	548
Goodkind, Fanny. 31 Park av ... Joseph Freedman.	(R) 1,000
Hobbs & Doyle. 147 Chatham st ... Wm. Craft, Furniture, Fixtures, &c.	200
Homey, A. Mrs. 48 East 29th st ... Warren Ward & Co.	(R) 1,480
Harding, Geo E. City ... Geo. J. Penfield. (R)	1,250
Hetchless & Pond. 5 Courtland st ... T. W. Bailey.	282
Innes, Robt. U. City ... D. L. Macpherson. (R)	1,410
Kunz, F. 120 East 4th st ... John Fath. Piano.	65

Koehler, Louisa. 216 Canal st ... Benjamin Pine. Furniture and Fixtures.	100
Lansing, Malrina. City ... J. E. Baker.	100
Losee, Ellen. 305 West 20th st ... W. M. Kemp. (R)	1,200
McFerran, Jane. 129 East 23d st ... Mary E. McFerran.	1,000
Merritt, John W. 82 East 9th st ... Gilbert Merritt. Furniture and Fixtures. (R)	2,000
McClellan, Maria. 71 East 104th st ... Mrs. Wm. E. Bushnell.	1,000
McDonnell, Martin. 5 Morris st ... Ellen Walters. Furniture Fixtures.	100
Muller & Offerman. City ... C. J. F. Offerman. Furniture, Fixtures, &c.	1,200
O'Neill, Ann. 324 West 31th st ... D. Krakauer, Piano.	325
O'Rourke, Owen. 615 Water st ... Adam Schulz	133
Pfeifer, Herman. 137 Delancey st ... Henry Schile.	128
Rose, Geo. W. 421 East 115th st ... Thos. H. Cook.	100
Reeves, Kate V. 122 West 12th st ... L. S. Lawrence & Co. (R)	600
Safford & Fornachon. 214 1/2 Broadway ... L. A. Parsons. (R)	2,300
Smith, A. Burdette. 222 West 52d st ... Wm. H. Pendleton. (R)	1,975
Smith, Henry M. Grand Hotel ... Elias S. Higgins. Furniture, Fixtures, &c. (R)	28,466
Smith, Mary A. 342 West 18th st ... Theresa Shier.	100
Spencer, Anne C. 58 West 33d st ... Bohde Bros.	277
Schenck, Wm. K. 1530 Broadway ... German American Ins. Co. Office Furniture, &c.	250
Schelling, Christian. 85 4th av ... Caroline Adams. Furniture, Fixtures, &c.	1,000
Sherman, Kate G. 30 East 22d st ... A. G. Sherman. (R)	703
Tilmann, Marie. 30 East 19th st ... Celine Bouquin.	650
Verri, Peter. 211 East 19th st ... Isidore Hirsch.	34
Verri, Peter. 211 East 19th st ... I. J. Schwarzkopf.	54
Walsh, Margaret. 103 East Broadway ... Wm. Ahearn. (R)	924
Weiss, Jacob. 20 East 4th st ... Louis Brehm.	500
Wolff, J. C. 330 West 36th st ... Becker Bros.	124

MISCELLANEOUS.

Albus, John. 164 Essex st ... A. Taerner. Butcher Fixtures.	125
Adams, C. W. & F. H. 93 Liberty st ... Damon & Peets. Presses.	500
Allien, Julian E. 62 East 135th st ... Harrison Johnston. Silver Ware.	90
Andrus, Geo. N. 278 8th av ... Peter Eager. Fixtures. (R)	1,400
Byrne, Wm. P. 19 to 23 New Church st ... Thomas Burkhardt. Fountains, &c.	1,499
Beumann, Jonas G. 138 West 24th st ... Thomas Kelly. Carriages.	2,264
Bloo-igood, Jonathan. City ... Doran & Hallenbach. Canal Boat. (R)	1,764
Blakeslee, John H. 523 West 21st st ... John C. Winch. Horse (4).	2,500
Brown, Ernest S. 102 Broad st ... W. Pattison. Office Furniture.	100
Busch & Winter. 177 Lewis st ... John Bauer. Fixtures.	1,000
Cohen, Rebecca. 45 Suffolk st ... Jacob Hecht. Cows &c.	80
Dingar, Robert C. 57 Irving pl ... James How. Carriage, &c. (R)	38,366
Doherty, John. 258 Mott st ... Dennis O'Donohue. Horses.	300
Dieterich, Antony. 781 11th av ... J. N. Dauer. Fixtures.	85
Drennen, P. City ... Nuffer & Lippe. Carriages.	720
Dunn, Bernard. City ... Thomas Kelly. Canal Boat.	1,323
Dusmann, Johanna S. City ... Nuffer & Lippe. Carriage, &c.	87
Earl, Saran A. 136 East 13th st ... Alice E. Cummins. Horse, &c.	800
Edwards, John. City ... Wm. C. Boyd. Derrick, &c. (R)	442
Field, Wendel S. 140 Eldridge st ... Wm. Bradford. Horse, &c.	306
Foster, Eliza J. City ... Patrick McGrath. Horse, &c.	550
Fellows, John. 1 West 30th st ... Nuffer & Lippe. Carriages.	286
Farley, Cornelius J. 108 West 53d st ... Francis McCabe. Carriages.	5,743
Gentil, Anna M. 96 Ludlow st ... M. J. Porges. Horse, &c.	150
Green, August. 269 East 10th st ... Nils Lund Machine, &c.	32
Hochbin, Wm. W. 57 Elizabeth st ... Eleanor Aeret. Machinery.	500
Huntman, Henry City ... C. H. Tuthill. Horse Hart, Charles. 91 Vandam st ... T. M. Harrington. Machinery.	400
Hartell, C. P. City ... T. B. Woolsey. Truck.	700
Heim, Emil. 1587 2d av ... Marcus Heim. Butcher Fixtures.	250
Hirsch, John A. 81 Cannon st ... Metha Knoche. Grocery Fixtures.	300
Hoffmann, L. U. 13 Broadway ... Leopold Gusthol. Lathie, &c. (R)	308
Kiorman, Matthew. City ... John Campion. Horse, &c.	500
Koelle, Gust. 100 East 14th st ... Anton Job. Fixtures.	1,150
Kudma, Frank. City ... Wenzel Pavelka. Fixtures, &c.	200
Keegan, Bartel. 281 East 21st st ... Edward Willis. Carriage.	150

Katzenstein, Simon. City....H. Koenig. Cigar Fixtures. 184
 Koch, Geo. 120 Nassau st....Geo. Meier & Co. Press. (R) 800
 Loesser, J. G. 269 East 23th st....Christopher Yagle. Butcher Fixtures. 250
 Lucas, Charles and Philepna. 1492 3d av....Elizabeth Becker. Horses, &c. 600
 La Noce, Vincent. 415 Broadway....Grovanni Guarino. Fixtures and Furniture. (R) 299
 Lewis, Amos M. 787 Washington st....Chas E. Maxom. Horses, &c. 2,270
 Leppler, Johanna. 407 West 26th st....Wm. Lanzer. Horse. 75
 Lowey, William. City....Globe Mfg. Co. Paper Cutter, &c. 102
 Lynch, Geo. W. Brooklyn....E. B. Belden. Lease, &c. 2,000
 Lynch, John H. Brooklyn....Geo. W. Lynch. Lease, &c. 1
 Lynch, John H. Brooklyn....Geo. W. Lynch. Lease, &c. 2,260
 Lynch, John. 378 Bowery....John Green. Horse. 180
 Manhattan Publishing Co. 37 Dey st....Josephine W. Bissell. Fixtures, &c. 1,000
 Manhattan Publishing Co. 37 Dey st....Uncas Nat. Bank. Fixtures, &c. 2,880
 Markert, Anton. 201 East 21th st....Jacob Harth. Horses, &c. (R) 1,100
 Marks, Adeline. 314 West 37th st....Frederick Barwick. Fixtures, &c. 34
 Marsh, Perry R. 495 5th av....Anne A. Hough. Fixtures. 150
 Meyer, Babette. City....Julius Reimann. Machine. 1,050
 Norris, Edward. 214 East 29th st....Hannah Reed. Horse. 500
 O'Brien, Wm. J. 65 East 9th st....Manuaduke Ramson. Fixtures, &c. 598
 O'Brien, Daniel. 546 East 16th st....Tripp, Rogers & Co. Horse, &c. 189
 Owens, James. 74 Beekman st....Washington Nat. Bank. Presses, &c. (R) 4,200
 Priender, Conrad. 431 West 40th st....D. W. Shafer. Horse, &c. (R) 3-0
 Propst, Amity. 623 Broadway....Emile Blum. Fixtures. 450
 Reynolds, A. L. 89 Jane st....James Reynolds. Horse, &c. 700
 Reynolds, Michael. 75 Fulton st....Thos. Callahan. Machinery. 280
 Roethgen & Baltus. 33 Murray st....Dorothea Jung. Press, &c. 1,500
 Rehtz, Frederick. 741 9th av....Christina Rehtz. Cigar Fixtures. 600
 Schortan, Theodore. 231 East 23d st....H. E. Sackman & Sons. Machinery. 180
 Strickrodt, Charles. 136 Centre st....Bertha Haase. Presses, &c. 1,500
 Stute, Louise. City....C. G. Sandrock. Horse. 500
 Schenck, C. 159 Prince st....H. W. Collender. Billiards. 181
 Senferd, Joseph. 65 Nassau st....Philip Freudenberger. Barber Fixtures. 125
 Thorp, Gould H. City....Henry C. Ward & Co. Horse, &c. 500
 Van Arsdale, Alanson. 355 West 26th st....Eliza Van Arsdale. Horse. 400
 Vulcanized Lumber Co. City....Thos. A. Douling. Machinery. 1,600
 Vetter, Chas. F. 66 Beekman st....J. Macdonald, Jr. Fixtures. 50
 Witt, Wilhelm. 629 West 52d st....John J. McCabe. Horse, &c. 75
 Wright, Henry. 156 West 31st st....Edward Willis. Carriage, &c. 150
 Wilms, Fredk. City....Albert Rankin. Horse. 1,500
 Weinman, O. C. 173 7th av....J. L. Donnelly. Drug Fixtures. 1,000

BILLS OF SALE.

Black, James S. 91 Walker st....Joseph Black. Fixtures, &c. 150
 Bradford, O. E. 132 East 12th st....D. W. Aitken. Furniture. 400
 Ehret, George. City....J. T. Lovejoy. Machinery. 1
 Elmendorf, J. P. (assignee of). City....J. T. Lovejoy. Machinery. 25
 Erdoessy, Julius F. 43 1st av....Isidore Hirsch. Fixtures. 92
 Lieb, Chas. 16 Greenwich st....Julius Lepptien. Fixtures. 250
 Lovejoy, Josiah T. City....George Ehret. Machinery. 1
 Pelton, Guy R. City....J. T. Lovejoy. Machinery. 1
 Rambe, Fannie. City....Jacob Ring. Furn. 250
 Schaefer, Adam. 728 East 9th st....Jacob Bach. Grocery Fixtures. 150
 Stock, Anna F. City....Frederick Becker. Saloon Fixtures. 300
 Savage, Mary A. 125 East 58th st....Sarah L. Loew. Furniture. 450
 Tilmann, Marie. 30 East 19th st....Celine Bouquain. Furniture. 650
 Zehner, John. 86 Willett st....August Zehner. Shoe Fixtures. 500

BROOKLYN, N. Y.

Bedford, Caroline F. 494 Washington av....Mary B. Boyce. Furniture, &c. \$847
 Brown, Alexander. Corner Washington and St. Marks av....Thomas Connaughton. Stock and Fixtures. 180
 Buckley, Daniel. 372 Hicks st....Richard Dunne. Fixtures, &c. 1,000

Buhler, Henry. 222 Washington st....Albert Most. Barber Chairs, &c. 400
 Busse, August. 1425 Fulton st....Hugo Kuehn. Fixtures, &c. 760
 Behncke, William J. 53 Graham av....Frederick Christ. Lager Beer Saloon. 200
 Bergmann, Frederick C. Cor Yates av and Stockton st....Weeks, Douglass & Co. Horse, Wagon, &c. 104
 Bischoff, Charles. S w cor 5th av and 27th st....Rudolph Lipsius. Stock, Fixtures, &c. 1,000
 Brooks, Jane. 107 Henry st....Jules Bloch. Furniture. 1,222
 Charters, Allen....P. Barrett & Co. Wagon. 181
 Camp, Joanna L. 166 Montague st....Thomas Ryan. Furniture. 56
 Camp, Joanna L. 166 Montague st....Thomas Ryan. Furniture. 102
 Company E. 14th Reg't Inf'ty N. G. S. N. Y. Armory....George E. L. Hyatt. Carpet. 79
 Chipman, Elizabeth G. 110 Columbia st....Don A. Hulet. Furniture. 1,482
 Chipman, Elizabeth G. Saratoga Springs, N. Y. Don A. Hulet. Furniture. 1,145
 Chipman, Elizabeth G. 140 Lawrence st....Don A. Hulet. Furniture. 202
 Corbin, Wm. J. and Geo. W. Hoyt. 19 and 21 Washington av....Nicholas Langler. Tools. 75
 Cowl, Adelia. 29 4th st....Josephine Campbell. Furniture. 160
 Cronacher, William. 150 Johnson av....Barbara Klein. Fixtures. 150
 Demarest & Joyce Manuf. Co. 22, 22, 21, 26, 28, 20 and 22 Morton st....Thomas J. Pape & Bro. Machinery, &c. 524
 Dore, Wm. 92 Kalf av....Albert Baumann. Furniture. 160
 Dowd, Patrick. 317 Hudson av....David Jones. Ale. 19
 Downing, Theodore S. 225 De Kalb av....Cleophas Horn. Fixtures, &c. 209
 English, Mrs. John C. 191 Washington av....John Mullins. Furniture, &c. 247
 Evertz, William. 18 White st., New York....Albert Gittermann. Paper Cutting Machine, &c. 150
 Ebel, Louis. 66 Broadway....Rudolf Lipsius. Fixtures. 1,200
 Fernandez, Eliza. 341 Pacific st....N. Langier. Wagons. 200
 Fette, Adelheit. Corner 2d av and 12th st....August Immig. Lager Beer Saloon. 299
 Frankel, Dionis and Eloise. 232 Dean st....Philip H. Tuska. Furniture. 270
 Golden, Charles P. Red Hook Lane....Stephen S. Golding. Horses, Wagon, &c. 250
 Gordon, John. 2 Willow st....John Hollings. Furniture. 1,000
 Haviland, Emma R. 195 Waverly av....John F. Mason. Carpet. 81
 Hutchinson, Chas. F. 18 Choever pl....John F. Mason. Furniture. 45
 Haertner, William. 77 Ewen st....Samuel Martin. Fixtures. 300
 Hammond, Albert G. 797 Fulton st....Gertrude Hammond. Horse, Wagons and Fixtures. 617
 Harrison, Alfred C. 301 Broadway, New York....Thomas Garnier. Cutting Machine, &c. 572
 Hervey, Charles. Corner Grand and De Kalb av....James F. Hervey. Truck. 157
 Honchin, Wm. W. 87 Elizabeth st., New York....Eleanor Acret. Machinery, &c. 500
 Hodgson, Edward A. 5th av....Roberts, Collin & Co. Fixtures, &c. 175
 Horze, Henry. 69 3d st....John H. Schroeder. Fixtures, &c. 450
 Holmes, Edwin. Cor Vanderbilt and Flatbush av....L. Sandhusen. Horse and Phaeton. 475
 Israel, Louis. 166 and 172 Carlton av....Moses Kessel. Horses, Coaches, &c. 14,500
 Jacobs, S. D. 219 York st....Patton & Flatley. Furniture. 78
 Johnson, Jane A. 36 Clinton st....Emily A. Thompson. Furniture. 2,500
 Kenny, John....William Horgan. Horse and Wagon. 50
 Klein, Jacob. 252 Old Bushwick av....Adam Knote. Sewing Machines, &c. 125
 Langjahr, John F. 513 Gates av....Cuno A. Kretschmar. Fixtures, &c. 237
 Lang, Philipp. 156 Boerum st....Caspar Kranz. Lager Beer Saloon. 250
 Little, Wm. H. 21 Lafayette av....Wm. Harper. Furniture. 2,600
 Loehfelm, Philipp. 167 York st....Frank Meyer. Butcher Shop. 500
 Loughlin, Elizabeth J. 244 Bridge st....Peter Williamson. Furniture. 71
 McGinnis, John. 244 York st....John Finley, Jr. Stock and Fixtures. 210
 Monaghan, Michael....Thomas Miller. Horses and Wagons. 300
 Myers, John F. and Ann. 193, 195 and 197 Fulton st....Fanny L. States. Furniture. 3,500
 Mackenzie, George S. 317 and 319 Washington st....I. S. Yenni. Billiard Tables, &c. 2,451
 Martin, Daniel. 99 1st pl....Richard Lewis. Furniture. 400
 McEntee, Elizabeth. 670 Washington av....Thomas Megehan. Horse, Wagon, &c. 200
 McHugh, Patrick P. 439 Union st....Mary O'Connor. Furniture, &c. 1,066
 Mayer, Adolph. 178 Boerum st....Helena Stehlin. Bakery. 900
 Mayer, Henry W. 196 Conover st....Carsten Plate. Horse and Wagon. 151
 Neldig, Charles and Christian. Cor Leonard and Devoe sts....Johanna Gross. Machinery. 10,030
 Nieberg, F. W. C. 469 Sackett st....Wagner & Levien. Furniture, &c. 1,500

Ogden, Jr., Isaac S. 559 Putnam av....James Beard. Horse and Wagon. 200
 Ogden, Jr., Isaac S. 559 Putnam av....Nancy Ogden. Horse, Wagon and Cows. 300
 Owens, James. 74 Beekman st., New York....The Washington Nat'l Bank, Westerly, R. I. Printing Presses, &c. 4,200
 O'Connor, James. 341 Navy st....Catharine O'Connor. Horse and Coupe. 350
 Peters, Am. Justina. 513 North 2d st....Christian Petersohn. Lager Beer Saloon. 200
 Peterson, John. 131 Elberly st....George W. Anderson. Horse, Carriages, &c. 117
 Paitz, Anna. Ralph av....Stafford A. Wheeler. Horses, Wagons, Hot Houscs, &c. 500
 Paitz, Theodore. Bainbridge st....Stafford A. Wheeler. Hot Houscs, &c. 500
 Philp & Co., Henry A. Carroll st....Adela A. Taft. Machinery, &c. 12,893
 Philip, Harriette H. 156 Madison st....Thos. Chatterton. Furniture, &c. 1,411
 Quackenbush, James H. 13 Hoyt st....Thomas Newcomb. Furniture. 157
 Rapoje, Cornelius. 35 Flatbush av....Pexcel Fowler. Fixtures, &c. 300
 Rathjen, Henry. 47 Rodney st....George S. Howell. Cart. 20
 Reeves, Philip L. and Elfa De N. 815 Bedford av....Michael Moloughney, Jr. Furniture. 600
 Rody, Patrick. 51 and 53 Barclay st and 5 Park pl., New York....Hezekiah S. Archer. Machinery, &c. 3,000
 Reilly, Patrick. 148 and 150 Worth st., New York....Hezekiah S. Archer. 2 part Machinery. 3,000
 Robinson, Mary A. 22 Concord st....Benjamin W. Stillwell. Furniture. 450
 Rowland & Cornwell. Cor Bedford and DeKalb av....Augustus Lines, Printing Press, &c. 300
 Ruppert, Joseph. Myrtle st., near Wyckoff av....Lazarus Weil. Cows, Horses, Wagons. 500
 Ruppert, Mathaeus and Franziska. Troutman st....John Ruppert. Cows, Horses and Wagons. 500
 Rutherford, Jeanette W. 19 St. Marks av....John L. Rutherford. Furniture. 656
 Selligman, Betti. 52 Union av....John F. Ma-Furniture. 112
 Stoll, Frank C. 263 13th st....Emma L. Marsden. Furniture. 500
 Simpson, W. E. 263 Quincy st....John Mullins. Furniture, &c. 292
 Steeper, William H. Polaski st....Benjamin H. Luce. Wagon, &c. 150
 Savage, Catharine. Ralph av....Bridget Healey. Horses, Cows, Wagons, &c. 1,000
 Simonsen, Thomas H. 25 Franklin av....Emerline Simonsen. Horses, Wagon, &c. 2,000
 Schiner, Stephen A. 675 Myrtle av....Jules Bloch. Fixtures. 100
 Sullivan, Michael. 918 Pacific st....George Malcom. Fixtures. 250
 Thompson, Hugh. N e cor 5th av and Douglas st....James P. Kenny. Building and Fixt. 700
 Tietjen, Charles. Cor 1st and North 9th sts....Herman Schierloh. Horse, Wagons and Fixt. 125
 Treyz, Isaac. 43 and 45 Manjer st....Henry Hulsberg. Horses Coaches, &c. 2,200
 Tolford, Manndia. 217 Schermerhorn st....Harriet A. Soys. Furniture. 1,670
 Treyz, Louis-F. 43 and 45 Manjer st....Henry Hulsberg. Horses, Coaches, &c. 2,200
 Vauderhoef, S. H. 177 Reid av....Anna M. Colwell. Fixtures, &c. 435
 Widdows, Joseph. 176 Saratoga av....Mary E. Widdows. Stock and Fixtures. 500
 Wilhelm, William. 34 Stagg st....Peter Wilhelm. Furniture, &c. 200
 Wolf, Raphael. Cor Grattan st and Johnson av....Nathan & Marx. Horse, Truck, &c. 500
 Yurgmann, Mrs. L. 141 Hoyt st....John Mullins. Furniture, &c. 418
 Zahrt, John C. 502 Fulton st....S. Liebmann's Sons. Lager Beer Saloon. 400

BILLS OF SALE.

Camerik, Abraham. to Abraham Delemonte Stock and Fixtures, 263 Grand st. 700
 Heinemann, David, to Plaut Bros. Butcher Shop, 362 Bushwick Boulevard..... 65
 Karutz, Charles, to Albert Karutz. Hat Store, 157 Ewen st. 2,000
 Wollmann, Charles, to Caroline Anelung. Grocery Store, 421 Degraw st. 80

JUDGMENTS.

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

NEW YORK CITY.

Dec.
 14 Averill, Horatio F.—John Foley... \$423 00
 14 Anderson, Charles W.—E. H. Reynolds..... 133 88
 14 the same—John Dwyer..... 175 19
 14 Aspell, Henry G.—Hugh Thompson..... 337 98
 16 Allen, John—H. C. Bennett..... 13,251 48
 17 Alton, Thomas—Thomas Rigney..... 1,030 38
 17 Ansell, Jennett—Minna Gottschalk..... 27 50
 17 Aulbach, John J.—Valentine Haas..... 42 58
 18 Alden, Alice J. and James M.—Equitable Life Assur. Soc.... (D) 10,521 96
 19 Adams, Byron D.—Julia Williams..... 92 58

20 Alden, Alice J.—G. S. Diossy..costs.	129 98	14 the same—Albert Field Tack		16 Levy, Max—B. B. Schnieder.....	288 81
14 Byrne, Patrick H.—C. D. Robins...	29 65	Co.....	1,024 66	17 Laurits, John—E. C. Ripley.....	59 84
14 Bode, Eugene J.—John Hogan.....	554 37	14 the same—Wallace & Sons		18 Lamarche, Charles D.—A. F. Far-	
14 Brunner, Wilhelmina and Wm.—		Mfg. Co.....	276 85	rell.....	883 00
Dorothea (extrx., &c., of Wm.)		16 Graham, Robert—Joseph Mayers...	83 04	19 Lennon, Michael—D. P. Ingraham..	107 50
Hartwig.....	312 70	17 Goodenough, Thomas—F. B. Wendt		19 Levy, Philip—Wm. Campbell.....	166 57
14 Baker, Henry—West Point Mfg. Co	2,636 45	(extr., &c., of D. M. Peyser).....	191 79	20 Layton, Emmet—S. A. Busick.....	115 35
14 Blee, Richard—Henry Sanger..costs	117 86	17 Gunhouse, Joseph—Henry Linden-		13 Merkl, John—S. V. Tripp.....	294 06
14 Bolte, Christian—Dederich Heidgerd	323 04	meyer.....	482 22	13 Mordecai, Benjamin—Henry Gould-	
14 Brown, Antionette—C. T. (extr., &c.,		17 Gano, James M. (extr., &c.)—C. O.		smith.....	818 75
of W. H.) Goodwin.....costs	104 62	Long.....	4,299 18	13 Mackaye, James Steele—Charles	
14 Brown, John D.—W. L. McIntyre...	113 55	17 Griffin, Catharine—Mary A. Strong		Kendrick.....	169 33
14 Bosch, Charles A.—Frederick Bau-		(D).....	6,079 91	13 Meyer, Justus W.—Whitney Arms	
meister.....	220 04	18 Goldwater, Hannah—Friday Gold-		Company.....	533 73
14 Barwick, Moses J.—J. F. Carr.....	132 49	stein.....	265 00	14 Metcalf, John G. F.—A. H. Smith.....	836 39
16 Bradley, James—J. W. Frank.....	45 43	18 Gill, Andrew W.—Adolph De Bary	11,754 05	14 Malcolm, Robert M.—T. W. (trust-	
17 Bogert, Helen A.—H. K. Thurber..	471 80	18 Goldstein, Simon—Jacob Webster..	170 68	tee, &c., of T. W.) Pearsall.....	195 18
17 Berbenich, Theresa—Christopher		18 the same—Siligman Adler.....	410 15	14 the same—the same.....	194 20
Liederbach.....	295 48	19 Green, William A.—S. L. Jones.....	182 36	14 Meyer, Justus W.—F. P. Green.....	839 45
17 Bowman, Mary—A. D. Partell.....	48 46	20 Geiger, Edward—Philip Heinrich....	242 39	14 the same—Albert Field	
17 Byrnes, James A.—Maria Mulock....	7,934 01	20 Gill, James—August Werner.....	199 79	Tack Co.....	1,024 66
18 Bedford, Joseph T.—Sarah Bishop..	203 75	20 Geiger, Edward H.—Hart, Bliven		14 the same—Wallace & Sons	
18 Bildersee, Barnett—S. N. Wolff....	1,568 53	& Mead Mfg Co.....	171 46	Mfg. Co.....	276 85
18 Burger, Joseph—Louisa C. Hoff-		20 Geiger, Edward—T. K. Earle.....	548 52	14 Muller, Dielmann—John Dietz....	365 02
man.....	2,122 22	20 the same—W. H. Sowers.....	378 93	14 Meyer, Louis—James McNulty	
19 Boland, John—Mulcahy & Hopkins.	186 35	13 Hitchcock, Merrick F.—D. P.		(recvr. of Gustav Gumbrecht)....	646 25
19 Brebant, John—G. W. Harpel.....	1,070 29	Bloomer.....	394 87	16 Macnamara, Margaret and George	
20 Branigan, Rosanna—John Stewart..	81 78	14 Hatch, Simon—Paul Smith.....costs	69 05	—J. H. Van Kirk.....	726 99
14 Cosgrove, George W.—C. D. Robins	29 65	16 Hartt, Michael and Anna—Maria E.		16 Manning, John W. & Georgiana M.	
14 Conatta, John—Samuel Goodwin....	107 55	Schmidt.....	598 28	16 Maginn, Patrick F. & Ward.....	288 07
14 Clan Ranald, George J.—Jane		16 Hogan, John—Margaret Manning		16 Mitchell, Samuel A.—Thomas Faye.	629 22
(extrx., &c., of Alex.) McKenzie		(admrx. &c.).....costs	132 19	16 Montgomery, William M. and Rob-	
.....costs	2,496 77	16 Hunt, James M.—Brooklyn Trust		ert—O. L. Baldwin.....	1,423 24
14 Chandless, John—J. B. Pell (recvr.,		Co. (as guard. of the estate of Jo-		17 Middleton, Charles N.—James	
&c.).....	947 61	seph J. Byrne, et al.).....	736 51	Whitall.....	342 05
16 Clarke, G. W. Chater—Phly Free-		17 Hornstein, Bella—Simon (assignee		17 Moran, Myles—McCabe & Conway..	246 75
man.....	577 60	of Adolph) Schwarsenski.....	115 35	17 Martin, James—Thomas Corl.....	314 11
16 Cohen, Herman—Feador-Lamm recht	84 59	17 Herwig, Herman L.—Henry Lin-		17 Morgan, William F.—Emeline S.	
16 Carman, Jarvis—John Mitchell....	439 22	dennmeyer.....	482 22	Robinson.....	140 93
17 Clark, Garrett D. and Edwin—Cath-		17 Hughes, Frank E.—F. B. Wendt		17 Mills, Chichester—Mary A. Strong.	
erine O. H. Corcoran.....	377 62	(extr., &c., of D. M. Peyser).....	105 84	18 Moss, Daniel—George Wilkes.....	863 26
17 Comstock, Perry G.—F. B. Wendt		17 Hynds, Menzo—P. B. Powers.....	182 30	18 May, Raphael—S. N. Wolff.....	1,568 53
(extr., &c., of D. M. Peyser).....	191 79	17 Hart, George H.—Emeline S. Robi-		18 Merkle, Charles—People of the State	
17 Currier, John A.—G. I. Cook.....	3,520 39	son.....	140 92	of New York.....	3,000 00
15 Cazeneuve, Bernard—George Lath-		17 Hunt, James—Louis Arnheim.....	655 20	19 Murphy, John D. & C. L. Reck-	
am.....	32 07	18 Hudson, Henry A.—P. A. Spear-		water.....	16,431 69
18 Conner, William C.—Henry Duhme		18 Hefferan, Peter (impid., &c.)—E.		19 Matthews, Edward—Nelson McStea	
costs	113 40	E. Aaron.....(D)	1,965 19costs	141 84
18 Cannon, George B.—People of the		18 Hanly, Mary A.—William Ward....	149 73	20 Meyer, Justus W.—Phillip Heinrich	
State of New York.....	200 00	18 Hunt, James M.—W. D. Hatch.....	300 81	20 Meagher, Thomas F.—Dry Dock,	
19 Cameron, John C. and Henry—		18 Hendrick, Stephen O.—Samuel		East Broadway and Battery R. R.	
Merchants' & Manufacturers'		Hall.....	189 21	Co.....costs	83 47
Nat. Bank of Detroit.....	1,887 17	19 Hochrein, Dorothea and Frank—J.		20 Merwin, Joseph H.—J. C. Walcott.	780 14
19 Clayton, Benjamin F. & E. Meli-		N. Ireland (trustee of Caroline I.		20 Martin, James and Mary—Emilie	
ne Crafts, F. M. & O'Connor.....	490 74	Satchell.....(D)	2,425 31	W. Dana.....(D)	1,039 92
19 Curtis, George M.—George Jack....	155 38	19 Hurd, Orlando T.—Merchants' &		20 Monroe, James—Trow's Printing &	
19 Cautant, Sylvester W.—Lehigh Val-		Manufacturers' Nat. Bank of Det-		Publishing Co.....	171 67
ley Coal Co.....	1,523 76	roit.....	1,887 17	20 Meyer, Justus W.—Hart, Bliven &	
19 Camp, Samuel R. P.—G. M. Harpel		19 Horgan, Patrick K. and John A.—		Mead Mfg Co.....	171 46
19 Carroll, John—W. G. White.....	55 65	T. E. Tripler.....	35 09	the same—T. K. Earle.....	548 52
20 Carpenter, J.—W. J. C. Miller.....	68 37	20 Hewitt, William—Sylvester Hogan.		20 the same—W. H. Sowers.....	378 98
14 Dempsey, Patrick—Hazard Powder		20 Huber, Jacob—Isaac Grollimund....	635 35	13 McNulty, Thomas—J. S. Lawrence	
Co.....	124 80	20 Haake, Frederick—Albert Olto.....	1,928 88	(extr., &c. of C. J. Smith).....(D)	2,278 47
14 Doctor, Max—Paul Smith.....costs	69 05	14 Israel, Alfred D.—Henry Bauendahl		13 McIntire, John E. and James—Al-	
16 Davis, George—M. E. Ingersoll....	7,532 86	19 Ireland, Annie Eliza—James Johns-		xander Low.....	815 25
Dulany, William.....		ton.....(D)	1,925 15	14 McGee, James A.—J. B. Adriaena.	639 48
16 J. C. Patrick O'Shea..	940 79	14 Japha, Jacob—John Hogan.....	554 37	14 McKenna, Patrick—Solomon Linde.	150 70
16 Doe, John.....		17 Jacobi, C. R.—Ernst Brecht.....	136 91	16 McCarthy, Charles P.—E. C. Sweet-	
16 David, Caroline F. and Henry J.—		17 Jackson, John T.—E. S. Jackson....	20,917 00	ser.....costs	107 72
William Phelps.....	561 10	19 Jacobs, Morris—L. B. Crane.....	229 34	17 McCormack, James—H. K. Thurber	254 60
17 Dexter, Andrew—B. D. Hurlburt...	205 61	19 Jacobs, Morris—Julius Solmson....	317 93	17 McGee, Owen—Nat. Park Bank....	3,773 55
17 De Mariel, H.—E. E. Roberts.....	84 15	20 Johnson, William H.—J. N. Galway		17 McCunn, Jane W. and Thomas	
17 Dusenbury, Charles K.—Lucis Arn-		20 James, Edward D.—Rutgers Fire		(extrs., &c. of John H.)—C. O.	
heim.....	655 20	Ins. Co.....	26 12	Long.....	4,299 18
18 Daniel, Gustav—George Wilkes....	70 74	20 Jacobs, Asher—G. W. Rachel.....	67 55	17 McArthur, Nelson—David Babcock.	705 05
19 Delany, Patrick—Mulcahy & Hop-		13 Kelly, Timothy G.—E. A. Hastings.	178 33	18 McFerran, Jane—Anne L. Watson.	764 01
kings.....	186 35	13 Kelly, Bernard—Charles Christal		18 McDonnell, Patrick and Alexander	
19 David, Caroline F.—Williamsburgh		(extr., &c. of Alex. Hoag).....	100 65	George Hoffman.....costs	137 14
City Fire Ins. Co.....	184 46	16 the same—C. E. Christal.....	86 84	19 McGovern, Patrick—Herman Koeh-	
19 Dempwolf, Albert C.—William		16 Kistinger, Daniel—C. L. Weeks....	336 48	ler.....	380 35
Staab.....	163 76	16 Kilty, John B.—A. D. Clay.....	3,325 37	20 McSherry, William B.—S. F. Engs.	2,284 69
20 Darmstetter, Ferdinand—Nathan		17 Koehler, Joseph M., David M. and		20 the same—the same.....	2,284 44
Kann.....	74 19	Hermann—D. W. Prime.....	3,271 17	20 the same—Henry Snyder,	
20 Denning, Egbert—Lina Kloss.....	276 31	17 Kirschoch, Andrew—Nathan Metz-		Jr.....costs	77 50
20 Davis, Alexander—Emilie W. Dana		ger.....	1,022 01	20 McGee, Owen—Canadian Bank of	
(D).....	314 15	18 Kilty, John B.—A. N. Cole.....	536 37	Commerce.....	4,811 20
16 Elbers, Gerhard—B. B. Schnieder...	288 31	18 Kroeger, Bernard—Henry David-		14 Ney, Almon T.—J. M. Benham.....	1,004 38
18 Eicke, Albert—Conrad Sperzel....	34 50	son (extr., &c., of George Clipp)....	120 59	17 Nudd, Frank A.—Philip Graeber...	34 50
18 Ernest, John, Jr.—H. W. Putnam.	172 70	18 Kircheis, Frederick and Alexander		18 New, John—People of the State of	
19 Everest, George W.—Julia Wil-		F.—D. C. McEwen (recvr).....(D)	4,909 98	New York.....	200 00
liams.....	105 21	18 Kely, John B.—D. D. Schouler....	102 51	18 Nacher, Charles—Louisa C. Hoff-	
20 Englander, Marcus—J. A. McCoy....	148 67	18 the same—J. U. Palmer.....	1,570 66	man.....	2,122 22
13 Fanning, John H.—John Betjemann	866 22	19 Kohn, John—Wm. Friedlaender....	78 70	20 Niebubr, Henry P.—W. T. Edwards	1,346 30
17 Fawler, Charles R.—Thomas Rigney	1,030 35	20 Kerr, Margaret (extrx., &c., of Alan		13 O'Reilly, Bernard—Williamsburgh	
17 Fay, James—Henry Louis.....	85 08	M. Davidson)—G. B. Greer (as		Brewing Co. (limited).....	122 87
17 Fiad, Conrad—Nathan Metzger....	1,022 01	trustee, &c.).....(D)	6,929 44	14 Oppenheim, S.—W. L. Kennedy....	891 76
18 Froude, Bradford—T. D. Reilly....	41 00	13 Lasher, Warren—E. A. Hastings....	178 38	14 O'Brien, Daniel—Eliza E. Tomlin-	
19 Fowler, Michael—D. P. Ingraham..	28 45	14 Levy, Caroline—W. C. Conner		son.....costs	143 91
20 Funke, Herman—Bernhardt Triest.	97 70	(sheriff, &c.).....	82 64	17 O'Hare, Francis—Ann Marshall....	192 45
13 Goodman, Jonas H.—Julius Hall-		14 Lester, Andrew—George Duryee		19 Oakley, Henry E. and Albert—	
garten.....	316 64	costs	113 35	North River Bank.....	541 25
13 Geiger, Edward—Whitney Arms Co.	533 73	16 Lawrence, Edward D.—John		19 O'Neil, Agnus—J. A. Rossman....	22 50
13 Goldschmidt, Julius—A. H. Scoville	462 53	Cawood (extr., &c.).....(D)	1,293 44	19 the same—Mead & Rossman	145 50
14 Geiger, Edward—F. P. Green.....	839 45				

14 Portman, Charles M.—Jacob Weeks	93 66
16 Philippsohn, Ferdinand — Henry Moeller	249 05
16 Pennington, William H. — E. F. Sheets	685 17
16 Prescott, Oliver G.—J. H. Lubben	102 56
17 Pelton, Elizabeth—W. L. Loew	154 50
17 Peloubet, Chabrier, Jeremiah and Jarvis—Rosalie Neuberger	109 13
18 Petchell, Clement T.—J. S. Abecasis	1,206 05
18 Phillips, John M.—Gould Hoyt, costs the same—L. F. Therasson	302 58
18 Pomeroy, Robert—Nat. Shoe & Leather Bank	101 81
19 Quackenbush, Cebra—Nat. Shoe & Leather Bank	5,053 63
16 Repper, Frederick W. — Phoebe (extr. of C. H.) Smith and S. P. Bell (extr. &c. of I. H. Smith)	5,053 63
16 Rowland, Hiram, Jr.—L. S. Griffling	381 57
17 Rebbholz, Philip—Wolf Maier	1,788 92
18 Reed, Edgar and Almet—Merchants' Exchange Nat. Bank	1,751 13
18 Robinson, Benjamin W. (impld., &c) —E. E. Aaron	4,440 69
18 Richardson, Louise S.—J. P. Smith	1,965 19
18 Ravenhall, Peter—Majin Janner	375 63
18 Randolph, George C.—People of the State of New York	265 67
19 Reid, James, and James J.—G. H. Barlow	3,000 00
19 Robinson, Frank—O. B. Gaston	237 91
20 Rehlsen, Rosa—Jonathan Pearsall	115 50
20 Reuther, Daniel—James Moore	429 18
13 Seabold, Jacob—H. K. Thurber	145 50
14 Schadd, John—J. C. Donohue	328 38
14 Schaefer, Frederick and Max — Charles Henkel	276 41
16 Swartz, B. F.—Jacob Basch	120 34
16 Silberberg, Max, David, Benjamin and Siegfried—E. B. Strange	1,825 22
16 Springgate, Richard C. — L. M. Bates	972 84
16 Starin, Myndert—Bertie Jackson	1,614 41
16 Sprague, Charles G.—Catharine A. (extr., &c. of B. F.) Beekman	348 06
16 Spofford, Paul N., Joseph L. and Gardiner S.—Jacob Cromwell	109 36
17 Spina, Charles—John Cerny	439 17
17 Scheers, Adolph—Isidore Newman	225 50
17 Sohli, Charles and George—Adon (extr. &c. of Adon) Smith	117 50
17 Sweeny, Charles D.—S. F. Howland	254 05
18 Stremel, Ludwig—Wallace & Elliott	92 59
18 Sabine, John B.—J. C. Freeman	166 00
18 Searls, Charles A.—G. W. Seabold	16 10
18 Siggins, Thomas—J. U. Palmer	210 27
19 Stewart, William D.—A. D. Dickinson	1,570 66
19 Sabin, Joseph, Frank T., Joseph F. and Wm. W.—S. O. Glenson	1,284 86
19 Schmidt, John M. } E. F. Wettig. Specht, F. William }	268 20
19 Seibert, Jacob—T. E. Greacen	627 01
19 Soutter, William K.—De Castro & Donner Sugar Refining Co.	230 46
19 Snyder, Louis—Mathew Rock	86 02
20 Stafford, Mary A.—Ann Bussing (D)	204 18
20 Schumacher, Frederick—Bernhardt Triest	3,499 25
17 Smith, John Cotton—J. B. Andrews	97 70
17 Smith, Catharine—Hugh Smith	979 90
17 Smith, Margaret C.—Sarah Bishop	962 10
19 Smith, Richard P.—DeCastro and Donner Sugar Refining Co.	203 75
20 Smith, Thomas—Daniel Brennan	86 02
14 Tilden, Henry A.—John Foley	78 14
14 the same—the same	423 00
14 Townsend, William E.—Continental Nat. Bank	121 64
16 Terwilliger, William — Brooklyn Trust Co. (as guard. of estate of Joseph J. Byrne et al.)	2,633 28
17 Tracy, John H.—I. J. Salomon	736 51
18 Terwilliger, William—W. D. Hatch	109 00
19 Thayer, James S.—Nat. Shoe and Leather Bank	300 81
20 Thayer, Morris—Otto Schaller	5,053 63
20 Taylor, Harriet (extr., &c., of Alan M. Davidson)—G. B. Greer (trustee, &c.)	222 31
20 Tichenor, Theodore—S. A. Busick	6,929 44
14 The Gibbs' Mfg. Co.—T. J. Sawyer, Jr.	115 35
14 The Windsor Mfg. Co.—C. D. Robins	1,024 58
14 The Trustees of the First Baptist Church in Tarrytown, Westchester County—Russell Sturgis	29 65

14 The Dutchess Iron Co. (limited)—H. A. Rogers	270 27
14 The Long Island Railroad Co.—Elizabeth Matthews	300 00
16 The Kings County Central Railroad Co.—Jersey City Iron Works	1,364 84
16 The Bangert & Shaw Co.—Thomas (extr. &c. of Stephen) Storm	208 45
16 The Peoria, Pekin & Jacksonville Railroad Co.—H. C. Bennett	13,251 48
17 The New York Vulcanized Lumber Co. (limited)—S. N. Carvalho	142 04
17 American Mercantile Agency Co.—J. F. Trow, Jr.	1,337 34
18 Board of Supervisors of Richmond County—Institution for the Improved Instruction of Deaf Mutes	333 19
18 The American Bible Union—George Ricard (extr. of Alex. Macdonald)	4,442 81
18 The Mayor, Aldermen, &c.—M. L. Townsend	3,089 19
19 Caratell Gold Mining Co—Mulcahy & Hopkins	3,089 19
19 The New Yorker Allgemeine Zeitung Publishing Co.—Wm. Friedlaender	186 35
19 The Eagle Mowing & Reaping Machine Co.—Nat. Shoe and Leather Bank	78 70
20 The County of Platte in the State of Missouri—J. L. Dodge	5,053 63
20 The Mayor, Aldermen, &c.—Wm. Remsen	147 72
17 Vayo, Charles W.—I. J. Salomon	157 24
17 Von Glahn, John—F. H. Kloss	109 00
14 Vanderveer, P. L.—John Caldwell	84 10
13 Winsor, Thomas—Malcom MacGregor, Jr.	789 81
14 Walter, Anatole—Suzanne Cham-bettez	41 17
14 Wersebe, Henry—L. E. Rouk	1,170 38
14 Weiss, Jacob—Henry Lay	117 92
16 Woller, John—Jacob Schmitt	834 17
15 Weil, Solomon—John Scarabelich	125 31
18 Ward, William W.—J. S. Abecasis	240 83
18 Winn, Isaac W. } Bank of N. Y. Weaver, Caleb G. } Nat. Banking Assoc.	1,206 05
18 Winchester, Margaret E. — G. A. Baker, Jr.	3,888 00
18 Welling, James—T. B. Welling	111 41
18 Wyman, John A.—C. B. Brown	5,197 06
18 Walter, Anatole—Susan Q. Cham-bettez	519 90
19 Wicks, James L.—Merchants and Manufacturers Nat. Bank of Detroit	437 48
10 Worth, Judson G.—Cornelius Farley	16 00
19 Wagner, Paul—I. B. Crane	15 23
10 Whitlock, Elisha S.—Alice (extr., &c. of E. D.) Bassford	321 27
19 Welsh, Thomas—John McCullough	171 67
19 the same—the same	99 18
20 Weaver, Philip G.—Trows' Printing and Publishing Co.	2,787 29
20 the same—the same	322 66
16 Young, Ammie V.—H. G. Hull	
20 Yereance, Garret I.—Susanna W. Thorne	
19 Zeitner, Henry—Patrick Kelly	

KINGS COUNTY, N. Y.

Dec.	
18 Aymar, Frederick S.—M. A. Phillips	523 15
11 Bornkamp, Charles—N. Lowenberg	523 90
11 Burdon, William—E. M. Boynton	551 15
12 Bunner, Cornelius A.—C. Christal and others	187 49
12 Bennett, Mary A. and George A.—J. Cruikshank	333 34
12 Becar, Noel J.—H. Van Derzee	326 48
13 Becker, John (applt.)—J. H. Becker (respdt.)	98 08
14 Bossert, Jacob—L. J. Rice	199 89
16 Bridget, Patrick—The Knickerbocker Ice Co.	66 71
16 Bryan, Joseph—J. Wilson	267 00
16 Butcher, Isiah—M. H. Hagerty	380 11
17 Brosnan, Timothy (impld. &c.)—The N. Y. Fire Insurance Co.	414 90
Bergen, Teunis G. (extr.) Backhouse, Rebecca, Edward T., Jr., George, Augustus and William G. (appls.)	J. Wild (respdt.) 69 04
17 Barney, Edwin J.—H. Belden	69 97
17 Bishop, L. C.—J. S. Loomis	134 77
17 Branigan, Rosanna—J. Stewart	156 08
17 Bullwinkel, Christina—W. B. A. Jurgens	450 77
18 Brodie, William—J. Mason	34 82
18 Brown, Robert T.—L. O'Grady	160 11

18 Bingley, George J. (impld. &c.)—W. M. Ingraham	608 49
18 Burger, Joseph—L. C. Hoffman	2,123 22
18 Byrnes, James A.—M. Mulock	7,934 01
11 Cooke, Patrick—The Prospect Park & Conoy Island Railroad Co.	134 04
11 Cabell, L. B.—J. A. Van Brunt	53 57
11 Creighton John—M. Sheridan	25 30
13 Conkling, Erastus A.—J. H. Tingue	333 03
13 Carroll John—W. G. White	35 65
16 Crouch James—M. A. Austin	181 15
16 Coyle Mary—T. Hurley	457 77
16 Carman, Jarvis—J. Mitchell	439 22
17 Cooper, James—S. Barth	96 03
18 Cellars, George—A. Wenke	92 81
19 Clayton, Benjamin F. } E. O'Connor Craits, F. M. }	490 74
19 Conklin, Deborah T. and Stephen B. (impld., &c.)—G. W. Underhill	815 85
11 Dibble, Edward V.—W. Floyd	596 50
16 Dobs, Lemuel (applt.)—J. H. Dobs (respdt.)	30 29
17 Duryea, John (applt.)—J. J. White (respdt.)	86 39
17 Donlon, Peter—W. Guldenfels	61 43
18 David, Caroline F. and Henry J.—W. Phelps	561 10
18 Dibble, Robert and Mary — S. Wright	100 44
18 Doyle, John—S. Schmey	239 29
19 David, Caroline F.—Williamsburgh City Fire Ins. Co.	184 46
14 Early, John H. and Ann—J. Corwin	125 34
12 Frezza, Francisco and Dominic—A. Petraguoli	77 56
12 Frohlich, Joseph—G. Fey	153 67
13 Fitzpatrick, Owen—The Long Island Brewery	294 56
16 Ferchland, Charles—C. Ferchland	337 18
13 Farrell, Edward—G. Gilbert	1,103 14
18 Fuchs, George (impld., &c.)—C. A. Mertz	1,363 20
12 Garrett, Philip C.—C. C. Dike	2,000 55
14 Graney, John — Trustees Widows and Orphans Fund, Eastern District, Brooklyn	1,343 54
14 Gribben, James R.—J. Seligsberg	1,009 24
16 Glacken, Edward—M. H. Hagerty	380 11
17 Griffiths, John W.—G. S. Roberts	272 95
18 Gallagher, Martin—M. Gallagher	150 44
11 Hoffman, Peter—J. Wygand	179 37
11 Herschberg, Louis—B. Lewis	57 87
11 the same—J. Cohen	46 62
11 Harkness, Peter and William—W. Hunt	814 94
12 Huestis, George W.—J. Hildebrandt	888 82
13 Halsey, James — The Tradesmen's National Bank, New York	184 37
13 Hennessy, Lawrence (applt.)—W. B. Cooper, Jr. (respdt.)	90 09
13 Hamilton, Charlotte C.—J. Wilde, Jr.	69 04
16 Hanford, William H.—J. Wilson	267 00
17 Horwill, Mary E. (appls.)—J. Wild (res. dt.)	69 04
17 Horwill, Mary E. (applt.)—J. Wild (respdt.)	69 04
18 Hafner, Charles—S. Davis	206 99
18 Hefferan, Peter (impld., &c.)—E. E. Aaron	1,965 19
18 Hicks, Andrew J.—L. Witty	337 57
11 Johnson, Charles P.—R. Des Anges	300 41
12 Kelly, Bernard—C. Christal and others	187 49
12 Krantz, Frank—The Long Island R. Co.	119 73
13 Kempf, Franz—The Broadway R. R. Co.	86 55
13 Kurst, Mrs. Charles (otherwise known as Isabella E. Kurst)—H. Strybing	210 87
14 Kavanagh, James—P. Ballantine	90 67
11 Lee, William J.—C. R. Miller	164 49
12 Lord, David N.—C. C. Dike	2,000 55
12 Larkin Patrick B.—B. Callahan	427 86
14 Levey, Emanuel M.—S. B. Stewart	478 22
18 Lippman, Julius (applt.)—J. W. Marshall (respdt.)	77 54
18 the same—the same	72 04
11 McQueeney, Charles—J. M. Reilly	100 82
11 Millard, A. Orville—A. H. Osborn	385 16
11 Mintz, Julius—C. Eisner	91 19
12 Morgan, William C.—J. McCabe	141 69
12 McCue, Patrick—G. Fey	58 01
12 Mayer, William—M. L. Thompson	69 18
17 the same—the same	69 18
17 MacKay, Catharine J. (rppls)—J. Wild, (respdt.)	69 04
17 McDonald, James G.—F. A. Drexel	75 39
17 Morgan, William G. (impld., &c.)—D. F. Hall	287 32
17 Miller, John C.—F. C. Reed	1,309 36
17 Martin, Daniel—The Lawrenceville Cement Co.	566 00
17 McGee, Owen—The National Bank, New York	3,773 55

Table listing names and amounts, including Meyer, Charles H. H., McCrillis, Albert E., Nacher, Charles, Peppard, John F., Prentice, John, Plummer, William, Rowe, Thos. F., Rockwood, Justus E., Rollins, T. W., Reid, Peter, Rockel, Philip, Reed, John W., Reynolds, Margaret J., Reynolds, Alfred P., Reynolds, Herbert, Rowland, Jr., Robinson, Benjamin, Ravenhall, Peter, Smith, Charles H., Spiticchi Raphael, Struller, Louis, Strong, Demas, Sperry, Howard A., Sherwin, George, Sutherland, James, Spiegel, August, Spencer, Dwight, Stork, Charles S. L., Shilberg, Morris, Townsend, Mary, The Kings County Central R. R. Co., The Capital City Ins. Co., Temble, William H., The Assignee of Lemuel Dobbs, The Kings County Central R. R. Co., The Pharos Illuminator Manufacturing Co., The exr. of estate Phebe J. Cowenhoven, The Gibbs Manuf'g Co., The American Bible Union, The Admr. of Ignatius Voessing, Van Antwerp, Peter, Van Derzee, John W., Vaus, William, Voessing, Henry F., Wimm, Isaac W., Weaver, Caleb G., Wright, Charles H., Waddell, Jr., Hamilton-C. H. H. Meyer, Wilson, Ellen, Walter, Anatole, Wygant, Samuel B., Wilson, John T., Walter, Anatole, Youngs, Charles E., Young, Annie V., Zimmer, Charles.

Table listing names and amounts, including Collins, Peter F., Clyde, M. A., Chandler, Geo. W., Deas, Catherine P., Davis, Daniel, Down, Elizabeth, Devoe, Isaac L., Dillon, Sidney, Docharly, Gerardus B., Fox, David and Rose, Freeking, Henry, Foley, John, Fanning, Charles, France, Wm. C., Foster, Meyer, Farrington, Geo. K., Geery, William, Gathfield, Delia, Haggood, John H., Handy, Daniel G., Hughes, Thos. W. B., Hinds, William, James, Edward D., Kenyon, Rinaldo P., Lambert, Philip, Lightstone, Simon, Laurits, Christopher, Low, Henry R., McLean, James, Muhliket, Henry, Mun, Wm. H., Jr., Mallory, James, McPhillips, Wm., Moorehead, J. Henry, Noyes, Moses, Openm, William, Phippany, Fanny, Shea, Thomas, Schomaker, Costan, The Thayer Mfg Co., Glen Cove Starch Mfg Co., Tubby, Joseph, Wallace, James.

KINGS COUNTY, N. Y. Dec. 17 Madison st. w s, 175 s Atlantic av. R. Cummings & Sons agt Michael Casey \$21 Pearl st. No. 268, w s, 123 n Tillary st. 32x112 Watson & Pittinger agt H. C. Raymond and Nelson Hamblin 318 16 Bond st. n e cor State st, 25x80. John S. Loomis agt James Dorain and Thomas E. McCarty 490 16 Same property. Samuel W. Cornell agt same 140 16 Same property. Owen McGreery agt same 160 17 Sixth st. s s, 267 w 5th av, 80x100. George McCoskey agt Spencer & Martin and William Meldrum 140 17 Penn st. n s, 236 from Harrison av, 42x106. A. Dugan agt William H. Colson and Thomas Saddington 250 18 Penn st. n s, 276 w Harrison av, 42x100. Brounson Bros. agt same 70 18 Penn st. n s, 226 w Harrison av, 42x100. A. Dugan agt W. H. Colson and Thomas Saddington 250 17 Tompkins av, e s, 25 s Stockton st, 25x89. Ewd. Hendrickson agt Mary Swimm 650 18 Penn st. n s, 226 w Harrison av, 42x100. R. G. Phelps agt Wm. H. Colson and Thos. B. Saddington 420 18 Tompkins av, Nos. 730, 732 and 734, s w cor Putnam av, 60x100. Lodawick Weller agt Michael Walsh 500

BUILDINGS PROJECTED.

NEW YORK CITY. Plan 737—One Hundred and Forty-second st, n s, 425 e Willis av, three two-story frame dwell'gs, 16.5x42, gravel roof wood and tin cornice; owner, Christian Vorndran, 147th st, near Willis av; architects, H. S. Baker and I. Preser. Plan 738—Eighty-eighth st, n s, 18 w Lexington av, one one-story brick store and dwell'g, 23.6x34.6, tin roof and wood cornice; cost, \$1,000; owner, Maurice Spillane, Lexington av, cor 88th st; architect, Jas. Barrett. Plan 739—Fifth av, n w cor 119th st, twenty two story brick dwell'gs, total 306x38, being each from 13 to 16 front, tin roof and brick cornice; cost, each, \$3,000; owner, J. V. Hogan 221 East 41st st; architects, Wm. Field & Son; builder, W. Powers.

BROOKLYN, N. Y.

Bergen st (Nos. 815 and 817), n s, 345 e Grand av, two two-story brown stone dwell'gs, 15x45, tin roof and wood cornice; owner, Jno. B. McCord, 48 Macomb st; architect, Goodwin; builders, Bennett & Grunn. Bond st, w s, 70 s Carroll st, one three-story brick dwell'g, 20x22.2, tin roof and wood cornice; owner, James Sullivan, 368 Carroll st; architect, W. J. Conway; builder, R. J. Bennett. Calyer st, s s, 25 w Lorimer st, one two-story frame dwell'g, 25x36, gravel roof; owner, Mary A. Doyle, No. 591 Manhattan av; architect, Jas. Dennen; builders, J. & J. Van Riper and S. Bergerstraser. Hall st, n e cor Park av, one three-story frame store and factory, 25x45, gravel roof; owner, C. M. Evarts, 85 Clinton av; architect and carpenter, T. Hanlon; mason, Mr. Degan. Monroe st, s s, 75 w Stuyvesant av, one one-story frame shed, 12x18, gravel roof; owners, Fleeer Bros., Stuyvesant av, cor Monroe st; builder, Geo. Prior. Sackett st, n s, 85 w Clinton st, two three-story brown stone dwell'gs, 14x55, tin roof, wood and iron cornice; owner, E. M. Van Tassel, 376 Clinton st; architects, Perkins & Green; builders, Raibold & Tostevin. Skillman st, w s, 400 s Flushing av (rear), one two-story brick boiler house, &c., 42x38, gravel roof and brick cornice; owner, Gutta Percha &c., Co., Franklin av, near Flushing av; architect, Jno. Murphy; builders, P. Kernan and E. Van Voorbis. Sixth st, n w cor Filmore pl, one two-story brick stable, 12x26, tin roof and brick cornice; owner, John Tietjen, on premises; builders, Thatcher & Wiles. Twenty-third st, s s, 125 w 3d av, five three-story brick tenem'ts, 20x58; tin roofs and iron cornices; owner, John Schlegel, 132 to 138 22d st; architect, Julius Boekell. Carlton av, e s, 297 n Park av, one two-story brick shop, 15x34, tin roof; owner, architect and builder, W. J. Althisar, 27 Carlton av. Flushing av, n s, 300 e Bushwick av, one one-story frame shed, 30x58, gravel roof; owner, Iron Clad Mfg Co., 111 Kent st; builder, Thomas Davies, Jr. Flushing av, s e cor Hamburg av, one two-

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

MECHANICS' LIENS.

NEW YORK CITY. 13 Broadway, n w cor 48th st, 91x173 (10 houses.) (Continued by order of Court.) Smith & Dalleinne agt Henry V. Maudeville, Hiram Sigler, William A. Vanderhoof and Catharine L. Wolfe \$363 14 Fifty-eighth st (Nos. 18, 20, 42 and 44 W.), s s, 320 e 6th av, 50x-, and 275 w 5th av, 50x-. James Switzer agt F. Brandon & Co. and Thomas McManus 152 19 Fifty-fourth st, s s, 125 e 5th av. Patrick Jackman agt Nicholas A. McCool 41 Greenw'ch av, w s, abt 23 s 12th st, 45x- 14 Twelfth st, s s, abt 70 w Greenw'ch av, 20x- } Folly Theatre. Walter W. Williams, Jr., and G. H. Gibson agt estate of H. Gomez, Agnes O'Neil and George B. Pelham 272 Greenw'ch av, w s, abt 25 s 12th st, 45x- } 19 Twelfth st, s s, abt 70 w Greenw'ch av, 30x- } Folly Theatre. Richard Cummings agt estate of H. Gomez, Agnes O'Neil and George B. Pelham 295 18 Madison av, n w cor 63d st, 100x70 (5 houses.) (Continued by order of Court.) G. W. Koch agt T. L. Sanford 2,025 16 One Hundred and Forty-first st. n s, 437 e Willis av, 95x- (5 houses.) Charles Van Riper agt Thomas Smith 150 16 One Hundred and Forty-first st. n s, 437 e Willis av, 185x-. Patrick Lawler agt Thomas Smith 644 14 Thirty-ninth st (No. 240 E.), s s, bet 2d and 3d avs. Michael Fisher, Frank Kochersky, Michael Kling, George Levy and George Lidemer agt James B. Smith and Charles Bode 55 20 Thomas av, s e cor Welch st, 44x90. Michael O'Connell agt James Wilkinson 29 20 Thomas av, s e cor Welch st, 44x90. John Murphy agt James Wilkinson 24

SATISFIED JUDGMENTS, N. Y.

Table listing names and amounts, including Ames, John, Ackerman, Wm. G., Allers, C. H., Andrews, John F., Barry, John and Patrick, Burnstine, Lena, Black, Wm. S., Barcalow, Nicholas, Bass, Chas. H.

story frame dwell'g, 25x54, tin roof; owner, architect and builder, George Loeffler, 197 Floyd st.
 Grabam av, e s, 75 s Frost st, one three-story frame store and tenem't, 25x50, gravel roof; owner, Samuel Self, Newell st; architect, F. Weber; builders, J. Read and Walling & Co.
 Lee av, n w cor Lynch st, one two-story frame stable, 12x15, tin roof; owner, Fred. Lankey, on premises; builder, J. Wilson.
 Nassau av, n s, 30 w Vandam st, one one-story frame dwell'g, 20x24, gravel roof; owner, Peter McNally, 402 South 5th st; builder, John Golding.
 Newtown creek, 100 n Greenpoint av, one and two-story frame building for refinery, 100x50, gravel roof; owner, &c., Eclipse Lubricator Co., 170 Calyer st.

PHILADELPHIA, PA.

Almond, e s, s of Lehigh av, 3 2-sty dwell'gs; Thos. McCarty.
 Bevan, e s, s of Lehigh av, 1-sty shop; James O'Harra.
 Carpenter, No. 1711, 2-sty stable; W. J. McLean.
 Fifth, n w cor Lehigh av, 2-sty store; Thomas Campbell & Son.
 Hope, Nos. 1240 and 1242, altering factory to dwell'gs; W. Wolf.
 Market, No. 3722, 2-sty back building; H. C. Shurtliff.
 Mohan, e of Musgrave, Germantown, 2-sty dwell'g; Andrew Brotholt.
 N Front, No. 1844, 2-sty stable; W. Wirner.
 Sansom, bet 55th and 56th sts, 6 2-sty dwell'gs; Timothy Diman.
 Seventeenth, w s, n of Federal, 2-sty stable; J. C. D. Smith.
 Twelfth, w s, n of Wharton, 2-sty dwell'g; James F. Boyle.

CINCINNATI, OHIO.

Mill st, w s, at Ohio River, 2-sty frame coal elevator, and 1 1/2-sty stable; cost, \$15,000; Daniel Stone & Co.
 Water st, No. 14, to repair 4-sty brick building; cost, \$1,200; B. Barr.

CHICAGO, ILL.

State st, No. 336, 3-sty brick (stone front) store and dwell'g; cost, \$5,000; A. P. Harris.
 Twenty sixth, nr Butterfield st, 2-sty brick addition; cost, \$1,000; Mark S. Thompson.

ALTERATIONS, N. Y.

Av C, No. 39, extensions, 11x21; cost, \$600; owner, Aaron Hoifer; builder, Andreas Kiessel.
 Baxter st, No. 148, raise extensions one-story; cost, \$400; owners, Culbert Bros.; architect, F. W. Klemt.
 Beekman st, No. 16, raise one story; cost, \$2,000; owner, Geo. C. Eyland; architect, W. H. Hume; builder, not selected.
 Beekman st, No. 88, extensions, 24x35; cost, \$1,400; owner, L. Andrews' estate; architect, J. B. Snook; builders, B. Blackledge and H. Christie.
 Duane st, No. 99, raised one-story; cost, \$500; owner, New York Hospital; builder, J. P. Niblo.
 Fourteenth st, No. 12 E., reduced one-story, extensions, 25x29, interior alterations; cost, \$6,000; owner, James T. Burns; architect, M. C. Merritt.
 Fifty-second st, No. 342, raised three feet, extension, 25x30; cost, \$1,500; owner, &c., Bernard Munday.
 Lexington av, s w cor 36th st, extensions, 7.6x 8.8; cost, \$285; owner, Mr. Kellogg; builders, M. Deegan and J. Sheridan.
 Nassau st, No. 35, rebuild extension, walls unsound, timbers replaced with new; cost, \$3,000; owner, Chas. H. Russell; builders, P. J. McNamara and Hy. Weiler.
 Nassau st, No. 102, s e cor Ann st, repair damage by fire; cost, \$2,600; owner, J. C. Fowler; builder, D. Hepburn.
 Pearl st, n e cor Madison st, open doorway; cost, \$200; lessee, Mr. Wheeler.
 South st, No. 252 (rear), extensions, 14 and 25x 60; cost, \$800; owners, Thos. Freeborn & Co.; builder, Mr. Reid.
 Second st, No. 185, extensions, 20x28; cost, \$3,000; owner, D. F. Stein; architect, Chs. Sturtzkober.
 Second av, s w cor 33d st, interior alteration; cost, \$200; owner, R. J. Brown; builder, C. W. Luyster.
 Tenth st, No. 239 W., extensions, 21 and 11x32; cost, \$1,100; owner, Chr. Smith; mason, J. Potterton; carpenter, not selected.
 Twenty-eighth st, No. 4 W., raise extension one story; cost, \$600; owner, S. Hassell; builder, P. J. McNamara.

MISCELLANEOUS.

SPECIAL NOTICE.

CABINET WOODS.

Builders and others who may need walnut, mahogany, rosewood, or any other variety of the colored woods, now so much used in building, as well as for other purposes, are referred to the card of Mr. George Hagemeyer, who keeps constantly on hand a large assortment of the different varieties.

PROCEEDINGS OF THE BOARD OF ALDERMEN, AFFECTING REAL ESTATE.

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

NEW YORK, December 17, 1878.

FLAGGING

74th st, s s, bet 4th and Madison avs. †
 85th st, s s, 100 w Lexington av. †
 1st av, w s, bet 59th and 60th sts. †
 4th av, w s, bet 61st and 65th sts. †
 Madison av, e s, bet 53d and 55d sts. †
 4th av, e s, bet 62d and 65th sts. †

PAVING

18th st, bet Broadway and 4th av. †
 81st st, bet 8th and 9th avs. †

REGULATING, GRADING, ETC.

97th and 98th sts, bet 8th av and Boulevard. †
 31 av, from Harlem bridge to 17th st. †

MAINS.

73d st, bet 1st and 2d avs, Croton. †
 76th st, bet 1st and 2d avs, gas. †
 152d st, bet 3d and Courtland avs, Croton. †
 Washington av, bet 3d av and 162d st, gas. †
 17th st, bet Madison and 4th avs, Croton. †
 163d, 164th and 165th sts, from 3d av to R. R. av, gas. †
 Concord av, bet 165th and 167th sts, gas. †

BOARD OF ASSESSORS.

114 WHITE STREET (COR. CENTRE).

NEW YORK, December 18, 1878.

Notice is hereby given that the following assessment lists have been received by the Board of Assessors, from the Commissioner of Public Works:

REGULATING, GRADING, ETC.

4th av, from 162d to 160th st; cost, \$10,740.

FLAGGING.

57th st, n s, bet Lexington and 3d avs; cost, \$145.

TREE PLANTING.

6th av, from 110th to 115th st, cost, \$1,534.

NOTICE TO PROPERTY-HOLDERS.

DEPARTMENT OF FINANCE,
 BUREAU FOR THE COLLECTION OF ASSESSMENTS,
 16 NEW COURT HOUSE, CITY HALL PARK,
 NEW YORK, December 13, 1878.

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

Confirmed and entered December 10, 1878.

REGULATING, GRADING, ETC.

93d st, from Boulevard to 8th av.
 115th st, from 8th av to Harlem River.

SEWERS.

Waverly pl, bet West 10th and Charles sts.

BASINS.

Madison st, n w cor Birmingham st.

All payments made on the above assessments on or before February 11, 1879, will be exempt from interest. After that date interest will be charged at the rate of 7 per cent. from December 10, 1878.

BUSINESS CHANGES.

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

	Nominal Liabilities.	Real Assets.	Real Assets.
Bloch, Emil.....	\$7,666	\$6,837	\$3,782
Felch, F. W. & Co.....	63,746	40,682	17,619
Greeley, G. A. & Co.....	2,365	2,530	2,000
Horton, Mary Anne.....	17,070	15,348	192
Israei, Alfred.....	29,852	31,465	17,299
Lewis, John L.....	7,172	12,941	7,236
Limburger Bros.....	15,601	5,462	2,363
Masanti, Nina Louisa.....	2,596	1,345	488
Newman, Samuel.....	8,389	10,570	3,822
Stout, George W.....	1,374	501	501
Von Glahn, John.....	5,746	11,507	4,843

ASSIGNMENTS—BENEFIT CREDITORS.

Dec.
 Ash, Morris to Henry S. Eisler.
 (Ash & Leidesdorf)
 17 Bellows, Charles, to Sidney Wittingham.
 Greeley, George A.
 17 and Joseph L. to Alfred G. Buell.
 (G. A. Greeley & Co.)
 13 Hamilton, David W. Insolvent.
 Healy, Richard
 16 Conway, Edmund J. to John Cunningham.
 (Healy & Conway)
 Limburger, Henry M.
 16 and Ernest J. to Moritz Fichtenberg.
 (Limburger Bros.)
 17 Osborn, Henry, to Frederick R. Gillespie.
 Parsons, James A.
 16 Mackenzie, George S. to Edward Iverson.
 (Parsons & Mackenzie)
 11 Rohrbeck, William L. to Julius Goldman.
 16 Stout, George W., to James Gruber.
 19 Apgar, Louis J., to Henry C. Weitemeyer.
 Bellows, Charles
 19 Hunt, Richard R. to Charles G. Cornell.
 (Chas. Bellows & Co.)
 Meyer, Justus W.
 20 Geiger, Edward H. to Joseph R. Frazier.
 (Meyer & Geiger.)
 Travis, Bernard
 20 Travis, John to Elliot C. Cowdin.
 Travis, Jesse
 (B. Travis & Co.)
 Davis, Nicholas H.
 20 Herrmann, Louis to William H. Mailler.
 (Davis & Herrmann)

ADVERTISED LEGAL SALES.

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

Dec.
 Hamilton st (No. 264), s s, 300.6 e Catharine st, 12.6x100, three-story brick dwell'g, by L. J. Phillips. (Amount due, about \$2,500). 23
 Waverly st, s s, 300 e Courtland av, 50x100, by J. L. Wells, at Morrisania, Ex. (1st mort.; amount due, abt \$800). 23
 Fourteenth st (No. 610), s s, 163 e Av R, 25x102.3, five-story brick store and tenem't and four-story brick tenem't in rear, by G. H. Scott. (Amount due, about \$10,050). 23
 Twentieth st (No. 349), n s, 135.9 w 1st av, 15.9x92, three-story stone front dwell'g, by R. V. Harnett. (Amount due, about \$1,700). 23
 Twenty-sixth st (No. 347), n s, 235.7 e 9th av, 19.7 x 98.9, four-story brick dwell'g. 23
 Thirty-third st (No. 473), n s, 146.1 e 10th av, 25x 29.8, three-story brick dwell'g. (1st mort.; amount due, abt \$9,000). 23
 Fifty-third st (No. 139), n s, 337.6 e 7th av, 18.9x 100, four-story stone front dwell'g, by E. F. Raymond. (1st mort.; amount due, abt \$16,400). 23
 Fifty-third st (Nos. 124, 126 and 128), s s, 349.6 w 6th av, 54x100.5, three three-story stone front dwell'gs, by E. F. Raymond. (Three 1st mort.; amount due, about \$37,400). 23
 Second av (No. 1591) w s, 102.2 n 82d st, 25.6x101.8, four-story brick store and dwell'g, by R. V. Harnett. (1st mort.; amount due, abt \$10,600). 23
 Third av (No. 293), e s, 105 n 23d st, 22.9x100, four-story brick store and dwell'g, by R. V. Harnett. (1st mort.; amount due, about \$13,100). 23
 Ninth av (No. 346, 348 and 350), s e cor 30th st, 58.9 x 76, three four-story brick stores and dwell'gs, by D. M. Seaman. (1st mort.; amount due, abt \$16,500). 23
 Plot of land in Yonkers, bounded by Wm. Valentine's land, Woodland Cemetery, Bronx River, land of N. Y. & H. R. Co., Barney Lee, Benj. Valentine, Amanda Bussing and Yonkers road, 28 acres, by J. L. Wells, at Morrisania Ex. (1st mort.; amount due, about \$28,600). 23
 First av (No. 1049), e s, 56.9 s 57th st, 18x71.4, four-story brick store and dwell'g, by H. N. Camp. (1st mort.; amount due, about \$8,550). 24
 Third av, easterly cor 156th st, runs southeast 195.9 to Brook av, x northeast 294 x northwest 86.2 x southwest 50 x northwest 84.2 to 3d av, x southwest 219, by E. H. Ludlow & Co. 24
 Cherry st (No. 421), s s, 175.7 w Jackson st, 25.1x 95.6, three-story frame dwell'g, and two-story brick stable in rear, by Wm. Kennelly. (1st mort.; amount due, about \$2,550). 24
 Centre st, s s, 100 e Walker st, 44.7x104x42x140, West Farms 24
 Boston road, adj. land of Fred. Thomas, J. P. Fitch and S. M. Purdy, 51x217. 24
 by Jas. L. Wells. (2 morts.; 1st about \$1,725; 2d about \$900). 24
 Inwood av, e s, 423.11 n Gerard av, 100x225, by H. N. Camp. (Amount due, about \$5,600). 26
 Union av, e s, 197 s Morse av, 50x133, by H. T. Dykeman (ref.) on premises. 26
 Broadway (No. 733), w s, 51 n Waverly pl, 27x100, four-story stone front store, by E. F. Raymond. (2d mort., about \$30,650). 26
 Thirty-third st (No. 239), n s, 30 w 7th av, 19.10x51.8, three-story brick dwell'g, by Winans & Davies. (1st mort.; amount due, about \$5,800). 26
 Forty-first st (Nos. 253, 255 and 257), n s, 120 e 8th av, 60x98.9, three three-story brick dwell'gs, by V. K. Stevenson, Jr. (Foreclos. mechanics' lien; amount due, about \$2,500). 26
 Fifty-first st (No. 528), s s, 410 e 11th av, 30x100.5, three-story brick dwell'g, by Louis Mesier. (1st mort.; amount due, about \$3,800). 26

Sixty-seventh st (No. 115), n s. 175 e 10th av, 25x100.5, two-story frame dwell'g, by H. N. Camp...

See Liber 1267 of Mortgages, page 443. Amanda Bussing agt Susannah J. Armstrong; att'y, Samuel M. Purdy...

Quincy st, n s. 87.6 e Throop av, 37.6x100. James Pilling agt Eliza D. Reimsen; att'y, Philip L. Balz, Jr.

BROOKLYN, N. Y.

Eldert st, s e s, 123 n e Broadway, 20x100. Eldert st, s e s, 140 n e Broadway, 19.6x100.

Dec.

LIS PENDENS.

KINGS COUNTY.

Dec.

Adelphi, st, w s. 51 n Willoughby av, 46.6x100. The Mutual Life Insurance Co., New York, agt Sarah J. Meeker; att'ys, Turner, Lee & McClure...

FORECLOSURE SUITS.

NEW YORK.

Dec.

9th st, n s. 225 e 1st av, 25x92.34. Richard P. Betts agt Elizabeth Hanbury; att'y, Wilson M. Powell.

RECORDED LEASES.

NEW YORK.

Per Year

Hall pl, No. 4. Fredk. Lewis (trustee) to Ferdinand Reichenbach. 5 years from May 1, 1878. \$1,100

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.

Bedell, C. L.—J. W. Cornwell, Pleasant Valley	\$800
Barnes, C. C.—J. R. Howard, Ardenia	200
Crosby, W. H.—E. C. Pugsley, Poughkeepsie	600
Corcoran, M. J.—W. Rooney, Poughkeepsie	1,000
Dennis, Solomon—J. H. Dennis, Dover	837
Howland, Joseph—C. H. Russell, Matteawan	2,000
Howland, Joseph—C. H. Russell, Fishkill	2,500
Howland, Joseph—C. H. Russell, Fishkill	30,000
Howland, Joseph—J. W. Palmer and ano. (trustees for E. W. Howland), Fishkill	114,039
Lahey, Thomas—D. C. Foster, Poughkeepsie	350
Lomas, Joseph—M. L. Browning, Fishkill Landing	1,500
Lent, D. B.—J. R. Lent, Poughkeepsie	1,000
Moshier, Emma—E. Ferris, Pawling	90
Swartz, George—J. Swartz, Poughkeepsie	1,000
Talbot, Thomas—H. M. Oppie and ano., Fishkill Landing	600

CHATTEL MORTGAGES.

Flynt, L. S. and S. C., Poughkeepsie—E. Hawkins, household furniture	175
Frost, J. G., Poughkeepsie—F. J. Allen, undertakers store, &c.	3,332
Jones, J. J., Poughkeepsie—W. R. Weyant, melodian	15
Smith, Mrs. F. C., Poughkeepsie—C. Kirchner, confectionery	1,500 (R)

MECHANICS' LIENS.

McCloskey, John—W. C. Arnold and others, Poughkeepsie	178
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JUDGMENTS.

Alley, J. H., Poughkeepsie—S. J. Thiers	210
Burdford, J. N. and J. R. Wisemiller—The Poughkeepsie National Bank	118
Benedict, H. A., La Grange—N. Brundage and ano.	85
Baum, P. M., Red Hook—C. Webster	71
Cosgrove, Margaret (admrx., &c. of John Cosgrove, dec'd)—The New York Central & Hudson River R. R. Company	885
Clark, John, H. W. Paige and James Van Kleek—M. L. Mann	91
Dutchess Iron Co. (limited), The—H. A. Rogers	270
Gray, A. M.—W. Hellerhouse	44
Graham, Harrison, and Joseph Lomas—W. A. Baxter and ano.	51
Kelly, T. G. and Warren Lasher, Poughkeepsie—E. A. Hustings	178
Meade, Sarah—W. G. Stevenson	36
McDonald, Patrick—H. Bentley	29
Todd, Orville, New York—E. E. May	87

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Baldwin, Annie—Ann E. Brown, Newburgh	\$1,200
Brine, William—Benjamin F. Vail, Warwick	131
Carpenter, Joseph—John W. Carpenter, Deerpark	325
Goodale, Augustus B.—George Schoonover, Port Jervis	3,500
Hook, Catharine—Port Jervis B. & L. Assoc., Port Jervis	600
Howell, Carpenter—Wm. M. Murray (treas.), Goshen	4,000
Potter, Hannah M.—B. R. Champion, Chester	500
Riley, John—N. C. Sanford, Goshen	178
Rider, John R.—Joshua T. Cromwell, Monroe	4,000
Rider, Archibald, et al.—Sally A. Clark, Monroe	200
St. John, Charles—Henry A. Wadsworth, Port Jervis	3,337
Shearer, Mary E.—Thomas H. Skidmore, Port Jervis	200

JUDGMENTS.

Bell, John H.—Thomas Marsh	105
Cuddy, Caroline, at d Sarah Linderman (exrs.)—Patrick Sherry	206
Collard, Abraham—Sarah G. Brown	78
Clark, George W.—William B. King	193
De Saint Auge, Jules—Albin Rochereau, et al.	254
Ellis, William H.—Andrew J. Clark	269
Galloway, Ransome—John L. Sayer	264
Hulse, Henry W.—Nehemiah Fowler	28
Knobelock, George—Albert Lane	2,304
Kelty, John B.—Abbey D. Clay	3,325
Low, Henry R.—Wayne County Savings Bank	87
Le Valley, Hiram—George W. Sippel	260
McClung, Samuel, Jr., and Charles W. Upright—Augustus Wallace	72
Miller, George C., and Joseph H. Coates—The Equitable Life Assur. Soc. of the United States	2,474
Same—same	2,974
Same—same	14,197

McClung, Samuel, Jr., and Charles W. Upright—Mary Stevenson	114
Monell, Isaac—Jacob H. Todd	324
Roe, William J.—Mary S. Roe	170
Siggins, Thomas, and John B. Kelty—Andrew H. Evans	2,180
Same—James U. Palmer	1,570
Same—William V. Oothout	1,345
Waller, Theron M. (exr. David Moore)—Christina Wynkoop	962
Wilcox, Jesse B. (individ. and exr.)—Cleantus S. Wilcox	253

QUEENS CO., N. Y.

REAL ESTATE CONVEYANCES.

Abrams, David, et al—W. I. Abrams, Hempstead	\$500
Armstrong, Theo. I. (ref.)—M. E. Beebee, Halletts Cove	16,500
Bush, Charles (exr.)—A. Lawrence et al, Newtown	4,200
Bragaw, Ella R.—T. J. O'Dea, L. I. City	250
Same—M. A. O'Dea, L. I. City	250
Same—I. Meeks, L. I. City	100
Same—T. Scully, L. I. City	1,000
Bragaw, John—I. Meeks, L. I. City	10,000
Rowen, Wm. A.—W. E. Keyes, L. I. City	1,101
Co-operative Building Assoc., New York—H. Krug, Newtown	200
Carl, G. Edward (treas.)—I. Crocheron, Flushing	521
Same—L. Stagg, Newtown	8
Same—J. Law, Newtown	4
Clark, James N.—W. E. Clark, Woodhaven	3,000
Chaari, Zedek—Societe Israelite, Jamaica	240
Same—Bnai Peiser, Jamaica	455
Carl, G. Edward (treas.)—N. Pilon, Newtown	4
Cameron, M. Elise—T. Cameron, Woodside	500
Darcy, James P. (ref.)—W. Ward, Newtown	120
Fowler, Joseph B.—A. L. Poppenhusen, Flushing	1,500
French, John—A. Gates, Jr., Newtown	nom
Grasser, Louis—L. Stagg, Maspeth	35
Germania Real Estate and Loan Co.—S. Plump, Newtown	600
Glimsman, Henry—J. J. Melvin, Hempstead	3,300
Kelly, Peter J.—M. Mulledy, Flushing	5,000
Kofer, M. E.—J. J. Pyne, Jamaica	nom
Mackey, John P.—M. Mackey, Glen Cove	750
Mackey, Margaret—M. A. Mackey, Glen Cove	750
Mulledy, Patrick—P. J. Kelley, Flushing	5,000
Melvin, John J.—M. E. Glimsman, East Meadow	3,300
Nicoll, Edward—M. Russell, Oyster Bay	4,120
Poggenburg, Mary C.—Wm. L. Cameron, Woodside	5
Rapallo, Edward S. (ref.)—A. A. De Grauw, Jamaica	7,700
Searing, Samuel V. et al—Honora Carney, Mineola	600
Savage, Mary A.—M. Lynch, Jamaica	15,500
Shattuck, Leforest A.—L. Sterling, Newtown	nom
Sterling, Sherwood—J. W. White, Newtown	nom
Southwell, John L., et al—L. Deines, Newtown	125
Vandewater, C. L. (ref.)—New York Life Ins. Co., Flushing	5,800
William, Matilda M.—C. W. Barto, Flushing	400
White, Joseph W.—J. French, Newtown	nom

REAL ESTATE MORTGAGES.

Abrams, Wm. J.—W. I. Abrams, Pearsalls	800
Bedell, C. H., et al—G. G. Gould, Hempstead	3,000
Carlin, William—W. H. Carlin, L. I. City	300
Dinger, Augst—G. Eldert, Jamaica	600
Elmore, James H.—H. W. Bookstaver, Jamaica	1,450
Frost, David L.—N. Combs, Hempstead	200
Goodrich, Mahala—C. Whiting, Flushing	1,665
Klaus, Gottlieb—T. J. Schneider, Oyster Bay	250
Mott, B. C., et al—Geo. D. Smith, Far Rockaway	400
Moseman, Aaron—A. Cornwell, Hempstead	450
Muller, Christina, et al—F. Mossetter, Oyster Bay	400
Pammell, Fred—D. W. Clark et al, Clarenceville	75
Payntar, Thomas L.—M. S. Towle, L. I. City	3,000
Russell, Michael—L. T. Hewlett, Oyster Bay	1,500
Scully, Thomas—E. B. Bragan, L. I. City	1,000
Saunies, John H.—H. Laurie, Oyster Bay	5,000
Searing, Sam'l V.—H. L. Hendrickson, Mineola	2,140
Williams, Mathew—H. Low, Woodhaven	300

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Barringer, J. and T. R.—J. McMichael, Factory st	\$90
Barhydt, L. C.—R. Fuller, Smith st	100
Fuller, Robert—M. Barhydt, Smith st	100
Fuller, Peter—C. B. Culver, Rotterdam	4,500
John, Mathias—M. John, Front st	200
Sanders, Charles—T. Chambers, Glenville	400

REAL ESTATE MORTGAGES.

Dougall, W.—P. B. Dougall, Glenville	1,300
Van Demoor, A. R.—P. Vedder et al., North st, 2d Ward	631
Van Eps, A. J.—E. Rosa, Rotterdam	500
Wilson, John B.—J. Hillis, Glenville	1,200

ASSIGNMENT OF MORTGAGES.

Campbell, D. D.—J. Donaldson	1,010
Donaldson, James—M. Donaldson	1,010
Malcolm, W. H.—J. Clark	1,000
McQueen, I. and D. M. Chadsey (exrs. &c.)—C. M. McQueen	833
Smith, D. C. (as trustee, &c.)—J. Donaldson	300

Sharp, Catharine—C. Veeder	1
Strong, Catharine A.—J. Donaldson	661
Toll, C. H.—I. H. Toll	1,550

CHATTEL MORTGAGES.

Dickson, Virginia, Schenectady—W. J. Dickson, Jr., sofa, &c.	200
Stevens, P. M., Schenectady—J. Stewart, colt	45
Vroman, Albert, Schenectady—J. Platto, cow	27

JUDGMENTS.

Hallenbeck, J. G.—V. Brumaghin	131
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ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Covert, John—Henry D. Fowler, Marlborough	\$175
Hauxhurst, James H.—Jonathan Hauxhurst, Wawarsing	940
Keefe, David—Mary McCarthy, Kingston	500
Same—Dennis Dwyer, Kingston	250
Schoonmaker, Jacob D. W.—Jacob Dewitt, Rochester	600
Terwilliger, John A.—E. M. Terwilliger, Shawangunk	400

JUDGMENTS.

Baldwin, Minerva, et al.—Francis B. Burhaus	398
Develin, Mark, Saugerties—Hutnah M. French	68
Fiero, Judson C., Kingston—William D. Brinier	19
Frear, Charles, Marlborough—John G. Wilkinson et al	317
Gootstien, Frederick—Bohnell Weil	27
Hume, Jane M.—John L. Van Akin	74
Larkin, Matthew, Jr., Rondout—James Flannigan	296
Pierce, Augustus—John Summers	27
Terwilliger Nelson—Isaac Lane et al	140
Whitney, John, et al., Union Grove, Delaware County—State of New York Nat. Bank	623
Whitney, Julia F., Marlborough—William H. Townsend	953
Wolfer, John A., Rondout—Marius Turck	208
Woolley, Howard N., Chicago, Ill.—Melissa A. Roesa	1,594

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Andrews, W. R.—M. L. Winchell, Taylor st	\$800
Ballantine, Peter—P. H. Ballantine, Market st.	nom
Birrell, Alexander—A. Alliston, Jefferson st	1,050
Balder, Christian—The Township of Livingston, Livingston	nom
Benson, J. S.—J. Woodward, South Orange	275
Comes, M. N.—C. R. Comes, Academy st.	1,000
Crane, Oliver—C. Oese, Orange st	6,000
Coults, W. H.—N. J. Allen, Broad st	nom
Degavre, Constance—H. Labitte, Canal st.	nom
Devine, Arthur—A. Collins, Clinton	1,000
Douglas, John—L. N. Swan, Union st.	2,500
Donovan, James—J. Donovan, Jr., Mulberry st.	11,300
Hohne, Charles—E. Kiehl, Walnut st.	nom
Hanley, Michael—G. P. Kingsley, East Orange	nom
Hancock, E. S.—J. W. Crane, Houston st.	nom
Johnson, F. A.—S. Koelhoffe, Bruce st.	nom
Kilpatrick, Andrew—The Mutual Life Ins. Co., New York, Walnut st	25
Labitte, Benoit—C. Degavre, Canal st.	nom
Lyons, Francis—D. McClellan, Camden st.	650
Laurance, H. A.—A. Steel, East Orange	nom
Lighthouse, C. A.—W. Moss, Orange	1,640
Lane, Stephen, Jr.—W. T. Moore, Liberty st.	25,000
Mahon, Hugh—H. Smalstuth, Lexington st.	2,000
Mink, Charles—F. Weberbauer, Market st.	12,000
Mayo, S. G.—The Home Ins. Co., Hunter st.	nom
McGregor, John—H. Ward, S 13th st	1,300
Mead, S. O.—J. G. Duncan, Sherman av.	nom
Norris, William—M. M. Brunner, Wright st.	200
Osborn, E. S.—A. Manners, Belleville	2,000
Parkhurst, A. J.—S. Hartshorne, Milburn	300
Priest, A. A.—G. W. Smith, Elm st.	4,500
Riorck, Ellen—The Sweets Mfg Co., Mulberry	4,500
Reynolds, D. D.—C. G. Reynolds, Orange	nom
Ranunyan, E. E.—F. Koch, East Orange	5,000
Riock, Ellen—C. Kennedy, Broome st.	4,000
Sheridan, Bernard—C. B. Sheridan, Irvington	nom
Smith, G. W.—Newark Society of the New Jerusalem, Oriental st.	2,500
Swan, L. N.—E. E. Douglas, Union st	2,500
Steel, Alexander—H. A. Laurance, East Orange	nom
Sigler, J. J.—D. D. Reynolds, Orange	40
Tray, James—M. Little, Plane st	1,500
Vincent, Charles—C. Zulan, Jr., Orange	2,800
Virtue, J. F.—W. Greathard, Washington st.	2,500
Weberbauer, Ferdinand—L. Mink, Market st.	12,000
Ward, James—C. O. Ripley, Nesbitt st.	nom
Wiegand, John—F. Brantigan, Jones st	1,200

REAL ESTATE MORTGAGES.

Beck, Caroline—The Prudential Ins. Co., Broome st.	750
Burnett, John—Z. S. Crane, Montclair	500
Boyle, Ellen—J. B. Dupignac, Orange st.	500
Currier, Cyrus—S. Swerzey, Hall st.	5,000
Cleveland, A. J.—C. M. Sherman, Parker st.	600
Denman, Daniel—J. Mahr, Court st.	500
Furness, William—H. B. Bannister, Stone st.	1,200

Table listing real estate transactions with names like Funk, Henry-W. King, 14th st., 700 and Kingsland, J. W.-J. A. Bennett, Clinton, 600.

CHATTEL MORTGAGES.

Table listing chattel mortgages with names like Buck, S. L., 170 Washington - A. Raymond, furn., 500 and Bischoff, Fred., 123 South Orange av - E. Schultz, 75.

JUDGMENTS.

Table listing judgments with name Kingsland, E. S., Jr. - O. W. West, 907.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing real estate conveyances in Hudson County, N.J., including names like Adriance, J. J. - H. Powles, J. City, nom and Brown, Catharin (by sheriff) - Margarethe Roth, West Hoboken, \$150.

Table listing real estate transactions with names like Thourot, Louis - J. Karr, North Bergen, 3 years, 1,000 and Wells, George - The Jersey City Land and Basin Co., 4 years, 600.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, N.J., including names like Arnold, George - F. A. Katzmeier, barber shop, 75 and Billington, George - E. Botte, horses, wagons, harness, 450.

BILLS OF SALE.

Table listing bills of sale with names like Bonner, Martin - Harriet A. Barnett, painters, tools, &c., 150 and Klein, Fredrick - Simon Bolly, boots and shoes, 350.

JUDGMENTS.

Table listing judgments with names like Harrington, Susan R. and G. R. - E. O'Donnell, 28 and Holman, Austin - T. Churchill, costs, 20.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages with names like Cadmus, C. A. - A. C. Cadmus, s w s Ryerson av, n Union av, 1 year, \$1,000 and Dorenius, Peter - J. B. Dorenius, land in Wayne Township, 1 year, 1,500.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages with names like Benedict, Herman and Jane, Acquackanonk Twp - N. Alvea, horse, &c., 121 and Beesley, Chas. - Paterson - H. Woodier, furniture and fixtures, 80.

ALBANY PRICES FOR LUMBER.

Table listing Albany prices for lumber, including 'The Argus quotes to December 10 as follows: River freights - To New York, \$ M ft., \$ 80@ 90 and To Bridgeport, 1 25@ 1 50.

Table listing lumber prices with names like Pine, 10 inch plank, culls, each, 17@ 20 and Pine, 10 inch boards, each, 19@ 23.

MARKET QUOTATIONS.

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

Table listing market quotations for brick with names like Pale, \$ M, \$2 25 @ 2 50 and Jersey, \$ M, @ 2 50.

Table listing market quotations for fronts with names like Croton - Brown, \$ M, @ \$7 00 and Croton - Dark, @ 8 00.

Table listing market quotations for fire brick with names like Red Welsh, \$35 00 @ 36 00 and Scotch, 26 00 @ 30 00.

Table listing market quotations for cement with names like Rosendale, \$ bbl, \$ 80 @ 90 and Portland, Saylor's American, 2 50 @ 2 90.

Table listing market quotations for doors, windows and blinds with names like 2.0 x 6.0, 1 1/2 in., \$ 75 and 2.6 x 6.5, 1 1/2, 1 05.

Table listing market quotations for glazed windows with names like Dimensions of windows, 2 1/2 x 3.6, \$0.95 1.02 and 2 1/2 x 3.10, 1.07 1.13 1.22.

2.10x5.6. 1.70 1.77 1.98 — 2.28 2.19 2.40
2.10x5.10 1.93 2.00 2.28 — 2.30 2.32 2.35
cc. means counted checked—plowed and bored for weights.

Hot Bed Sash Glazed. 3.0 x 6.0... \$2 1
OUTSIDE BLINDS.
Per lineal foot, up to 2.10 wide. \$ — @ \$0
Per lineal foot, up to 3.1 wide. @ @ 0
Per lineal foot, up to 3.4 wide. @ @ 0
Per lineal foot, painted and trimmed... 0 40 @

INSIDE BLINDS.
Per lineal foot, 4 folds, Pine — @ 0 50
Per lineal foot, 4 folds, Ash or Chestnut — @ 0 80
Per lin. ft., 4 folds, Cherry or Butternut — @ 0 95
Per lineal foot, 4 folds, Black Walnut... — @ 1 15

WINDOW FRAMES.
Up to 3.4 x 7.2, put together... — @ 2 3

FOREIGN WOODS—Duty free. CEDAR.
Cuba... superficial foot 0 8 @ 0 12
Mexi., small... 0 8 @ 0 9 1/2
Mexican, large... 10 1/2 @ 0 12
Florida... superficial foot 0 40 @ 0 75

MAHOGANY.
St. Domingo, crotches, ordinary to good... superficial foot 0 20 @ 0 25
St. Domingo, crotches, fine... 0 25 @ 0 60
St. Domingo, logs, small... 0 5 @ 0 8
St. Domingo, logs, large... 0 8 1/2 @ 0 14
Frontera, Mexican, large... 0 9 @ 0 13 1/2
Frontera, Mexican, small... 0 7 @ 0 8
Other Mexican... 0 7 @ 0 13
Honduras... 0 7 @ 0 13

ROSEWOOD.
Rio Janerio, ordinary to good... superficial foot 0 2 @ 0 3 1/2
Rio Janerio, good to fine... 0 4 @ 0 8
Bahia, ordinary to good... 0 1 1/2 @ 0 3
Bahia, good to fine... 0 3 @ 0 7
Honduras, per ton... 10 00 @ 20 00
Satinwood... superficial foot 0 15 @ 0 25
Tulipwood... 0 6 @ 0 7
Lignumvitae, small... superficial foot 10 00 @ 20 00
Lignumvitae, large... 25 00 @ 50 00

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

WINDOW GLASS, Prices Current per box of 50 feet.

Table with columns: Sizes, 1st, 2d, 3d, 4th. Rows include 6x8, 11x14, 18x22, 15x20, 26x36, 26x46, 30x52, 30x56, 34x58, 36x60.

Table with columns: Sizes, 1st, 2d, 3d, 4th. Rows include 6x8, 11x14, 18x22, 15x20, 26x36, 26x46, 30x52, 30x56, 34x58, 36x60.

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

Discounts, French—nominal. American—nominal. GREENHOUSE, SKYLIGHT AND IRON GLASS, Per square foot, net cash. 1/4 Fluted plate... 18 @ 20 1/2 Rough plate... 30 @ 33

HAIR—Duty free.
Cattle... bushel of 7 lb. \$ — @ 0 10
Goat... 0 @ 0 12 1/2

IRON.
Duty.—Bar, 1 to 1 1/2 c. sq. ft.; Railroad, 70 c. sq. ft. 100 lb Boiler and Plate, 1 1/2 c. sq. ft.; Sheet, Band, Hoop and Scroll, 1 1/4 to 1 3/4 c. sq. ft.; Pig, 57 ton; Polished Sheet, 3 c. sq. ft.; Galvanized, 2 1/2 c. sq. ft.; Scrap Cast, 3 1/2 ton; Scrap Wrought, 3 1/2 ton—all less 10 per cent. No Bar Iron to pay a less duty than 35 per cent ad val.

Store prices, cash
Bar, Swedes, ordinary sizes... 5 @ 6
Bar, Swedes, nail rod... 6 @ 6 1/2
BAR—Common. Per Pound.
1 x 3/4 to 6 x 1 flat... @ 1.8
1 1/4 to 6 x 1/2 and 5-16 flat... @ 1.9
1 and 1 1/2 x 1/4 and 5-16 flat... @ 1.8
3/4 and 2 round and square... @ 1.9
3/4 and 1-16 round and square... @ 2.0
3/4 and 9-16 round and square... @ 2.0
BAR—Refined—
1 x 3/4 to 6 x 1 flat... @ 2.0
1 to 6 x 1/4 and 5-16 flat... @ 2.2
3/4 to 2 round and square... @ 2.0
2 1/4 to 2 3/4 round and square... @ 2.2
3 to 3 1/2 round and square... @ 2.4
3 3/4 to 4 round... @ 2.7
4 1/4 to 4 1/2 round... @ 3.3
4 1/2 to 5 round... @ 3.3
Rods—5/8 to 1-1/2 round and square... 2.1 @ 2.6
Ovals—Half ovals and half rounds... 2.6 @ 3.7
Bands—1 to 6 x 3-16 No. 12... 2.4 @ 2.6
Hoop... 2.7 @ 5.3
Horse Shoe—3/4 x 3/8 to 1 1/2 x 3/8... 3.3 @ 3.7
Scroll... 2.6 @ 4.7
Angle iron... @ 3 1/2
Tea iron... @ 3
Sheet, Russia, as to assortm't (gold)... 9 1/2 @ 11 1/2
Sheet, singles, doubles and trebles, common... 3 1/2 @ 4
Sheet, doubles and trebles, charcoal... 5 @ 5 1/2
Sheet, galvanized... List 55 @ 45 per cent. disc
Rails, American steel (at mills)... 41 00 @ 44 00
Rails, American iron (at mills)... 32 00 @ 35 00
LATH—Cargo rate... 1 40 @ 1 45
LIME.
Rockland, common... 8 1/2 @
Rockland, finishing... 9 1/2 @
State, common, cargo rate... 6 1/2 @
State, finishing... 8 1/2 @
Ground... 9 1/2 @
Add 25c. to above figures for yard rates.

LUMBER.
Prices for yard delivery, average run of stock Allowance must be made on one side for special tracts, and on the other for extra selections.
Pine, very choice and ex. dry, M ft. \$55 00 @ \$60 00
Pine, good... 45 00 @ 50 00
Pine, shipping box... 18 00 @ 22 00
Pine, common box... 16 00 @ 17 00
Pine, common box 5/8... 13 00 @ 15 00
Pine, tally plank, 1 1/4 in., dressed... 40 00 @ 43 00
Pine, tally plank, 1 1/2 in., 2d quality... 35 00 @ 38 00
Pine, tally planks, 1 1/4, culs... 25 00 @ 28 00
Pine, tally boards, dressed, good... 28 00 @ 30 00
Pine, tally boards, dressed, common... 22 00 @ 25 00
Pine, tally boards, culs, dressed... 21 00 @ 23 00
Pine, strip boards, merchantable... 16 00 @ 18 00
Pine, strip boards, clear... 22 00 @ 25 00
Pine, strip plank, dressed, clear... 33 00 @ 35 00
Spruce boards, dressed... 18 00 @ 20 00
Spruce plank, 1 1/4 in., dressed... 22 00 @ 25 00
Spruce plank, 2 in... 28 00 @ 34 00
Spruce wall strips... 13 00 @ 15 00
Spruce timber... M ft. 16 00 @ 19 00
Hemlock boards... each 14 00 @ 16 00
Hemlock joist, 2 1/2 x 4... 15 00 @ 16 00
Hemlock joist, 3 x 4... 16 00 @ 18 00
Hemlock joist, 4 x 6... 40 00 @ 44 00
Ash, good... M ft. 38 00 @ 45 00
Oak... 38 00 @ 45 00
Maple, cull... 20 00 @ 25 00
Maple, good... 42 00 @ 45 00
Chestnut... 42 00 @ 48 00
Cypress, 1 1/2, 2 and 2 1/2 in... 35 00 @ 40 00
Black Walnut, good to choice... 85 00 @ 100 00
Black Walnut, 5/8... 75 00 @ 85 00
Black Walnut, selected and seasoned... 110 00 @ 150 00
Black Walnut counters... sq. ft. 12 00 @ 20 00
Cherry, wide... M ft. 85 00 @ 100 00
Cherry, ordinary... M ft. 60 00 @ 80 00
Whitewood, chair plank... 60 00 @ 70 00
Whitewood, inch... 40 00 @ 50 00
Whitewood, 3/4 in... 30 00 @ 35 00
Whitewood, 1/2 panels... 35 00 @ 40 00
Shingles, extra shaved pine, 18 in. M ft. 9 50 @ 10 00
Shingles, extra shaved pine, 16 in. 8 50 @ 9 50
Shingles, extra shaved pine, 18 in. 7 00 @ 8 00
Shingles, clear sawed pine, 18 in. 6 50 @ 7 50
Shingles, cypress, 24 x 6... 20 00 @ 22 00
Shingles, cypress, 20 x 6... 12 00 @ 15 00
Yellow pine dressed flooring... M ft. 25 00 @ 35 00
Yellow pine girders... 30 00 @ 40 00
Locust posts, 8 ft... in. 18 00 @ 20 00
Locust posts, 10 ft... 24 00 @ 25 00
Locust posts, 12 ft... 29 00 @ 34 00
Chestnut posts... sq. ft. 3 00 @ 3 1/2
Cargo rates 10 per cent. off.

PAINTS AND OILS.
Chalk... ton \$1 10 @ 1 35
China clay... ton 18 00 @ 21 00
Whiting, gilders, &c... 60 @ 85
Whiting, common... 100 lb 35 @ 40
Paris white, Eng. (gold)... 100 lb 1 65 @ 1 75
Paris white, American... 1 40 @ 1 60
Lead, white, American, dry... 7 1/2 @ 7
Lead, white, American, in oil pure... 7 1/2 @ 7 1/2
Litharge, American... 5 @ 5 1/2
Litharge, English... 10 @ 10 1/2
Ochre, French, dry (gold)... 1 1/2 @ 1 1/2
Venetian red, American... 1 1/2 @ 1 1/2
Venetian red, English... 1 1/2 @ 1 1/2
Tuscan red, English... 12 @ 12 1/2
Turkey red, English... 12 @ 15
Indian red, English... 6 1/2 @ 12
Vermilion, Am. Quicksilver... 55 @ 60
Vermilion, English... 80 @ 90

Carmine, American, No. 40... 4 75 @ 5 50
Chrome, yellow... 40
Orange Mineral... 10
Paris green... 18 @ 20
Putty, pure... 2 @ 2 1/2
Sienna, raw (American)... 2 1/2 @ 3
Sienna, Italian crude... 3 1/2 @ 4 1/2
Sienna, Italian lump... 5 @ 8
Sienna, Italian powdered... 8 @ 10
Umber, American, raw & pow'd... 2 1/2 @ 2 1/2
Umber, Turkey, crude... 1 1/2 @ 1 1/2
Umber, lump... 3 @ 4
Umber, powder... 4 @ 5 1/2
Black, lamp, coach... 20 @ 23 1/2
Black, lamp, ordinary... 10 @ 18
Black paint, in oil kegs... 8
Black paint, in assorted cans... 7
Chinese blue... 65 @ 75
Prussian blue... 30 @ 60
Ultramarine blue... 14 @ 20
Chrome green... 10 @ 20
Oxide zinc, American... 3 @ 8
Oxide zinc, French, V M G S, gold... 10 @ 10 1/2
Oxide zinc, French, V M R S, gold... 8 @ 8 1/2

PLASTER PARIS
Duty.—20 Per cent. ad. val. on calcined; lump, free.
Nova Scotia, white... sq. ton \$2 80 @ \$3
Nova Scotia, blue... 2 75 @ 2 80
Calcined, Eastern and city... sq. bbl. 1 00 @ 1 10
Calcined, city casting... 1 15 @ 1 25
Calcined, city superfine... 1 25 @ 1 50

SLATE. Delivered at New York
Purple roofing slate... sq. square \$6 00 @ \$7 00
Green slate... 6 00 @ 7 00
Red slate... 10 00 @ 11 00
Black slate, Pennsylvania (at Jersey City)... 5 00 @ 5 35
Slate tiles, 1 1/4 in., rubbed, sq. ft. delivered... 20 @ 25

SOLDERS.
No. 1... 9 @ 10
No. 2... 8 1/2 @ 9

STONE.—Cargo rates, delivered at New York.
Amherst freestone, in rough... sq. Cft. \$ — @ \$ 85
Berlin freestone, in rough... 95
Berea freestone, in rough... 75
Brown stone, Portland, Ct... 1 25 @ 1 50
Brown stone, Belleville, N. J... 1 00 @ 1 50
Granite, rough... 60 @ 1 25
Canaan marble... 1 25 @ 1 50
Dorchester, N. B., stone, rough, (currency)... sq. foot — @ 1

BLUE STONE.
Drain stone... 6
Flag, smooth... 9
Flag, rough... 8 1/2
Flag, smooth, 4 and 4 1/2... 12
Flag, rough, 4 ft... 9
Flag, large, promiscuous... 20
Flag, large, promiscuous, 50 to 100 ft... 27
Curb, 10 in... 14
Curb, 12 in... 17
Curb, 14 in... 20
Curb, 16 in... 23
Curb, 20 in... 30
Curb, 20 extra... 60
Curb, New Orleans, 4 in., sq. in wide... 1 1/2
Corners, 20 in... 4 50
Corners, 16 in... 3 50
Sills and lintels... 17
Sills and lintels, fine quarry cut sills... 35
Coping, 11 to 18 in. wide... 20
Coping, 20 to 28 in. wide... 40
Coping, 30 to 36 in. wide... 75
Gutter, 12 in... 10
Gutter, 14 in... 13
Gutter, Belgian... 70
Gutter, thick... 55
Bridge, 16 in... 40
Bridge, 20 in... 24
Bridge, 30 in... 30
Steps, 6 in... 60
Steps, 7 in... 60
Steps, 8 in... 60
Steps, 10 in... 60
Steps, 12 in... 60
Steps, door, per in. wide... 35
Platforms, promiscuous, 4 in... 30
Platforms, promiscuous, 4 in., 40 to 100 ft... 40
Platforms, promiscuous, 5 in... 35
Platforms, promiscuous, 5 in., 40 to 100 ft... 50
Platforms, promiscuous, 6 in... 40
Platforms, Promiscuous, 6 in., 40 to 100 ft... 60 @ 1 00

NATIVE STONE.
Common building stone... sq. load 2 00 @ 2 75
Base stone, 2 1/2 ft. in length... sq. lin. ft. 30 @ 50
Base stone, 3 ft. in length... 50 @ 65
Base stone, 3 1/2 ft. in length... 70 @ 80
Base stone, 4 ft. in length... 75 @ 1 00
Base stone, 4 1/2 ft. in length... 1 25 @
Base stone, 5 ft. in length... 1 50 @ 1 75
Base stone, 6 ft. in length... 2 50 @ 3 00

TIN PLATES.—Duty, 1.1-10c. sq. ft.
I. C. charcoal, 10 x 14... sq. box (cur.) \$6 00 @ \$6 25
I. C. coke 10 x 14... 5 00 @ 5 75
I. X. charcoal, 10 x 14... 8 00 @ 8 25
I. C. charcoal, 14 x 20... 6 00 @ 6 25
I. X. charcoal, 14 x 20... 8 00 @ 8 25
I. C. coke, 14 x 20... 5 00 @ 5 75
I. C. coke, terme, 14 x 20... 5 00 @ 5 25
I. C. charcoal, terme, 14 x 20... 5 50 @ 5 75
ZINC, Duty, sheet, sq. ft.
Sheet, ask... sq. ft. 6 @ 6 1/2
Sheet, open... 6 1/2 @ 6 1/2

LESTER SAW.

The very best Christmas present for a boy is a BRACKET SAW. With it he can make hundreds of beautiful household ornaments, worth hundreds of dollars. The work is more enjoyable than play, and while it cultivates an artistic taste, it also establishes habits of industry and lays the foundation for future success in life. We have started over 200,000 persons in this business during the past four years, and know enough of what they are doing to warrant us in the statements which we here make. The demand for saws has been so great that many cheap ones have been put upon the market, but we find that a really first-class machine cannot be sold for less than \$8, the price of which we sell the LESTER. This is probably the best saw in market. It is fully warranted, and will satisfy every person who uses it. In fact, it is the only combination machine which has any standing in the market. It comprises a Scroll Saw, Circular Saw, Turning Lathe and Tools, Drill, Emery Wheel, Blower, and many other things. For \$8 we deliver it at our store or ship it to any part of the country. It is also for sale by most dealers.

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H. Y. WENPLE, H. B. STOKES, Ass't Secretaries.

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OF NEW YORK,
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CAPITAL & SURPLUS, FOUR MILLION DOLLARS

This company is a legal depositor for moneys paid into Court, and is authorized to act as guardian or receiver of estates.

INTEREST ALLOWED ON DEPOSITS, which may be made at any time, and withdrawn after five days' notice, and will be entitled to interest for the whole time they remain with the Company.

Executors, Administrators or Trustees of Estates, and females unaccustomed to the transaction of business, as well as religious and benevolent institutions, will find this Company a convenient depository for money.

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WILLIAM H. MACY, Vice Presidents.
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D. H. Arnold,	James Low,
Daniel S. Miller,	Cyrus Curtis,
Thomas Slocomb,	Wm. Walter Phelps,
Charles E. Bill,	Samuel T. Skidmore,
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William E. Dodge,	S. M. Buckingham, Pk'se,
Edwin D. Morgan,	Robert L. Stuart,
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	John Harsen Rhoades.

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HOUSEHOLD FURNITURE MADE TO ORDER.

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PARK PLACE.—Nearest point for Post Office, City Hall, and Barclay St Ferry to Hoboken.
CHAMBERS STREET.—Nearest point for Pavonia and Erie Railway Ferry.
FRANKLIN STREET.
GRAND STREET.—Nearest point for Desbrosses Street Ferry to Jersey City and People's Line Steamers for Albany, and connects with cars for Desbrosses and East Grand Street Ferries.
BLEECKER STREET.—Connects with cars for East and West.
EIGHTH STREET.—Nearest point for Christopher Street Ferry to Hoboken, connecting with cars for Christopher and East Tenth Street Ferries.
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TWENTY-THIRD STREET.—Nearest point to Booth's, St. James and Park Theatres, Grand Opera House Gilmore's Garden and Masonic Temple, and Twenty-third Street Ferry to Jersey City.
THIRTY-THIRD STREET.—Nearest point to Standard, Broadway, and Fifth Avenue Theatre, Aquarium and San Francisco Minstrels, connecting with cars for Weehawken Ferry.
FORTY-SECOND STREET.—Connects with New York Transfer Company's cabs for Grand Central Depot.
FIFTIETH STREET.
FIFTY-EIGHTH STREET.—Nearest point for Central Park, connecting with cars of Belt Line Railroad. For up-town trains take east side stations. For down-town trains take west side stations.
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except between the hours of 5:30 to 7:30 A. M. and 5 to 7 P. M., when the fare is 5 CENTS.
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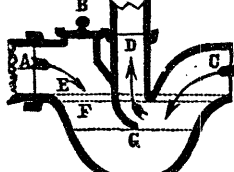
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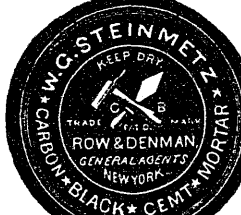
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No discoloring or disintegration of joints will ever follow by the use of Carbon Black.

The material is manufactured and mixed after the result of many years of experimenting and thorough test.

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