## REAL ESTATE SALES.

ORPHANS' COURT SALE.—Estate of LACOB PETERS, deceased JAMES A. REEMAN, Auctioneer.—Under authority of tae Ophans' Court of the Univ and County of Philladeliphia, will be sold at public sale, on WEDNESDAY, March 16, 1864, at 12 octock, at the PHILADELPHIA EX HANGE, the following described Real Estate, late the property of Jacob Peters, deceased, viz:

No. 1. (No. 6 in the order of Court.) HAND. SOME RESIDENCE, No. 32! Race street. At that certain messuage and lot of ground, situate on the north side of Race street, between Third and Fourth streets, (No. 32!), in the city of Pailadelphia, containing in front on Race street20 feet, and extending of that breadth or length or depth northward 100 feet. Together with the right of a water course leading into Branch street, over and along the said premises to the northward, as the same now is used and enjoyed.

N. B.—This is a very substantial dwelling, entirely rebuilt by the late owner for his own use, and occupied by him until his decease. It has every improvement and modern addition made to it.

No. 2. (No. 8 in the order of Court.)—STA-

every improvement and modern addition made to it.

No. 2. (No. 8 in the order of Court.)—STABLES and LOT, WOUD STREET.—All that certain lot of ground, with the buildings and improvements thereon erected, situate on the North side of Wood street, beginning at a point \$4 feet eastward from Twenty-third or Nixon st., thence extending northward at right angles to said Wood street \$4 feet; thence westward parallel with said Wood street \$4 feet; thence westward parallel with said Twenty-third street 17 feet 7½ inches; thence eastward at right angles with said Twenty-third street 33 feet; thence eastward 115 feet 10½ inches; thence southward along Twenty-third street 33 feet; thence eastward 115 feet 10½ inches; thence southward at right angles with said Wood street 104 feet 7½ inches to Wood street; thence westward along Wood street 115 feet 10½ inches to the place of beginning; subject to the payment of a certain yearly ground rent or sum of \$240 lawful money, together with the free use, liberty and privilege of an 18 feet wide alleys in common with Josether by 18 feet wide outlet or passage way, and to two eet wide alleys in common with Jonathan D. Sergeant, his heirs and assigns owners, tenants, and occupiers of other ground bouncing thereon.

No. 3.—(No. 9, in the order of Court)—THREE-STORY BRICK DWELLING, EDWIN Street, and the Ward. All that carrier being both Ward. 20th Ward.—All that cervain three-story brick messuage and lot of ground on the normwesterly side af Edwin street, 70 teet. 11½ inches southwest-wardly from Poplar street, in the city of Philadelphia; containing in front 14 feet, and in depth 36 feet. Subject to the payment of a ground rent of \$29.

No. 4 (No. 1 in the order of Court).—VALUABLE HOTEL PROPERTY, S. W. cor. Girard avenue and Ridge avenue, 9 Dwellings, extensive stables, ac., Twentieth Ward All that certain lot or piece and Ridge avenue, 9 Dwellings, extensive stables, &c., Twentieth Ward. All that certain lot or piece of ground, with the three-story brick Hotel, two-story brick office, nine three-story brick dwelling-houses, brick stable, car house, and one-story frame shop thereon erected, situate in the Twentieth Ward of the City of Philadelphia, beginning at the S. W. cor. of Girard avenue and Ridge avenue, thence extending westward along the south side of said Girard avenue 224 feet 5% inches to the east line of 19th street, thence southward along the east side of 8 aid 19th street 171 feet 5% inches, thence eastward on a line parallel with said Girard avenue 76 feet 2% inches, thence northeastward on a line parallel with Ginnodo (late George) street 47 feet 2% inches, thence southeastward on a line a tright angles to said Ginnodo street, 42 feet 6% inches to the northeastward along the line of said Ginnodo street 13 feet, thence northwestward on a line at tright angles to said Ginnodo street, 9 feet 1% inches, thence northeastward on a line at right angles to said Ridge avenue 106 feet 2% inches, to the southwest line of said Ridge avenue, and thence northwestward along the southwestside of said Ridge avenue 85 feet 10% inches to said Ridge avenue 85 feet 10% inches to said Ridge avenue ward along the southwest side of said Ridge avenue 25 feet 10% inches to said Girard avenue and place

ward along the southwestside of said Ridge avenue 25 feet 10½ inches to said Girard avenue and place of beginning; subject to the payment of the said yearly ground rent or sum of \$257 25.

The above property will be divided and sold in the following manner, viz: A. All that valuable three-story brick Hotel and the lot of ground, at the S. W. corner of Girard and Ridge avenues; 25 feet 10½ inches on Ridge avenue, 62 feet 3½ inches on Girard avenue; being 62 feet 3½ inches deep on a line at right angles with Girard avenue, and 100 feet ¾ inch deep on a line at right angles with Ridge avenue. Clear of incumbrance.

B. The valuable lot of ground, with two-story brick office, nine three-story brick dwellings, brick stable, car house, and one-story frame shed thereon, adjoining the above on Girard avenue, containing along the same 161 feet 8½ inches to Nineteenth street, 171 feet 6½ inches along Nineteenth street, thence 76 feet 2½ inches at right angles to Nineteenth street, thence parallel to Ginnodo street 42 feet 6½ inches to Ginnodo street, thence along the same 13 feet, thence at right angles with the same 70 feet 1½ inches, thence at right angles with Girard avenue 82 feet 3½ inches to Girard ricets, inches, inches to Ginnodo street 42 feet 63 inches to Ginnodo street, thence along the same 13 feet, thence at right angles with the same 79 feet 13 inches, thence at right angles with Girard avenue & feet 33 inches to Girard avenue. Subject to \$257 25 ground rent.

No. 5:—(No. 2; in the order of Court)—GENTEEL DWELLING, RIDGE Avenue.—All that certain three-story brick messuage or tenement, and lot or piece of ground situate on the S. W. side of Ridge avenue, at the distance of 25 feet 10% inches southeastward from the south side of Girard avenue in the 20th Ward of the city of Philadelphia; containing in front on Ridge avenue 17 feet 6% inches, and extending in depth southwestward of that width at right angles to said Ridge avenue on the N. W. line 100 feet 2% inches, and on the S. E. line 98 feet 1% inches.

No. 6. (No. 3 in the order of Court), GENTEEL DWELLING ADJOINING.—All that certain three-story brick messuage or tenement and lot or piece of ground stitutors the S. W. Stieres and on the order of ground stitutors the S. W. Stieres and stieres the S. W. Stieres and stieres and stieres the S. W. Stieres and stieres are stieres and stieres

three-story brick messuage or tenement and lot or piece of ground, situate on the S. W. side of Ridge

piece of ground, situate on the S.W. side of Ridge avenue, at the distance of 43 feet 5 inches southeastward from the south side of Girard avenue, in the Twentieth Ward of the City of Philadelphia, containing in fiont on said Ridge avenue, 18 feet 7½ inches, and extending in depth south westward of that width, at right angles to said Ridge avenue on the N. W. line, 98 feet 1½ inches, and on the S. E. 95 feet 11½ inches, and on the S. No.7.—(No. 4 in the order of Court).—DWELL-ING. Smith Shop, and Stables, Giunodo and Nine teenth sts. 2 fronts—All that certain lot or piece of ground with the three-story brick dwelling nouse, brick stable, and brick smith shop thereon rected, situate in the Twentieth Ward of the City of Philadelphia. Beginning at a point in the north wes line of Ginnodo (late George) street, at the distanc of 135 feet 6½ inches northeast from the east side o Nineteenth street, thence extending north west on a line at right angles to said Ginnodo street 56 fee of 135 feet 6% inches northeast from the east side of Nineteenth street, thence eakending northwest on a line at right angles to said Ginnodo street 56 fee 3% inches, thence northeast 12 feet 11% inches to a point, thence westward on a line at right angles to said Nineteenth street, 61 feet 3% inches to the eas line of said Nineteenth street, thence northward along the cast side of Nineteenth street 36 feet, thence eastward on a line at right angles to said Nineteenth street 76 feet 2% inches to a point thence southeast on a line at right angles to said Ginnodo street 76 feet 2% inches to the northwest side of Ginnodo street, thence southwest slong the same 45 feet to the place of beginning. Snbject to the payment of ground rent or sum of \$15.

No. 8. (No. 5 in the order of Court ) 5 SMALL DWELLINGS, BRICK SHOP, &c., Ginnodo street, Twentieth Ward. All that certain lot or piece of ground, with the five three-stry brick dwelling houses and three-story brick shop thereon erected, situate in the Twentieth Ward of the city of Philadelphia, and beginning at a point in the northwest line of Ginnodo (late George) street, at the distance of 119 feet 6% inches southwistward from the southwest corner side of Radge avenue, then extending northwestward on a line ar right angles to said Ginnodo street 50 teet 32 inches, thence southwestward 71 feet 9% inches to a point, thence further southwestward parallel with said Ginnido street 47 feet 2% inches to a point, southeast on a line at right angles to said Ginnodo street 76 feet 2% inches to a point, southeast on a line at right angles to said Ginnodo street 76 feet 2% inches to the northwest line of Ginnodo street, and thence northeast along the same 95 feet 6% to the place of beginning. The eastern part of said lot being a lot which Samuel Taylor and Louisa H., his wife, conveyed unto Jacob Peters, in fee, subject to the payment of a certain yearly ground rent of \$40 50, the middle portion thereof being the whole of a lot which Jacob Peters, Ir., conveyed unto the said Jacob Peters in fee, subject to the payment of a ground rent of \$36 and the western part being the whole of the lot which Samuel McCammon and Christian, his wife, conveyed unto Jacob Peters in fee, subject to the payment of a certain yearly ground rent of \$30 and the western part being the whole of the lot which Samuel McCammon and Christian, his wife, conveyed unto Jacob Peters in fee, subject to the payment of a certain yearly ground rent of \$30 and survey of the above premises, from angles to said Ginnodo street 50 feet 3% inches,

subject to the payment of a certain yearly ground rent of \$33.

\*\*Plan and survey of the above premises, from Nos. 4 to 3 in the Auction Store

Nos. 9 (No. 7 in the order of Court).—Large DWELLING HOUSE, STABLES, &c., valuable property, Eleventh street, above Girard avenue. All that certain three-story brisk Dwelling House, brick. Stable and Lot of Ground, situate on the west side of Eleventh street, 60 feet northward from Girard avenue, in the city of Philadelphia, containing in front 62 feet, and extending in length or depth, wes:ward of that width at right angles to said Eleventh street, 60 feet 6% inches.

N. B.—This is a very large and substantial dwelling house, with large stable adjoining, occapying the whole front of the lot.

\$100 to be paid on each at the time of sale.

By order of the Court,

WILLIAM C. STEV ENSON, Clerk O. C.

JACOB PETERS.

CHARLES HEEBNER.

ROBERT CRES-WELL,

JAMES A. FREEMAN, Auctioneer,

fe25, mhl, 15 Store, 422 Walnut st., above 4:h.

REAL ESTATE.—JAMES A. FREE-MAN, Auctioneer. TWO NEAT DWELL-INGS, Nos. 912 and 914 South TWELFTH street. On WEDNESDAY, March 16, 1861; at 12 O'clock, Noon, will be sold at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, viz—All those two neat three-story Brick Dwelling Houses, and the several lois on which they are erected, situate on the S. W. corner of Tweifth and Everett streets, Nos. 912 and 914, each 16½ feet front and 60 feet deep. No 914 has the use of an alley leading into Everett street.

125 Clear of Incumbrance.

250 to be paid at time of sale.

JAMES A. FREEMAN, Auctioneer.

1625, mh1, 15 Store, 422 Walnut street, ab. 4th,

REAL ESTATE SALES.

POSTPONED ORPHANS' COURT PEREMPTORY D. LE.—Estate of PETER
W-AGER, deceased—JAMES A. FREEMAN,
Auctioneer.—Valuable FARM. 178 Acres, with
extensive Improvements, on BETHLEHE it turn
pike. MONTGOMER') county, 19 unites from the
city.—Under authority of the Orphans' Court for
the County of Montgomery, on WEDNESDAY,
March 16th, 1564, at 12 o'clock Noon, will be sold
at Public Sale, without reserve, at the PHILADELPHIA EXCHANGE, the following described
Real Estate, late the properly of PETER W AGER,
deceased, viz: Being a valuable trac of about 178
acres of land, situate at the village of Montgomery
Square, Montgomery township, Montgomery
county, Pa., fronting on the Springhouse and
Hilltown turnpike, and the State Road from
Loylectown to Norristown, 3 miles from two stations on the North Pennsylvania Railroad, 19 miles
from Philadelphia, 10 miles from Norristown,
and 8 from Doylestown. The property is bounded
and described as follows: Beginning at a corner
stone of this and of Edward Bartholomew's land,
thence extending along the middle of a road leading
to North Welss Meeting Honse dividing this tract and described as follows: Beginning at a corner stone of this and of Edward Bartholomew's land, thence extending along the middle of a road leading to North Wales Meeting House, dividing this tract from Edward Bartholomew's land S. 39 deg. 45 min. W. 145 perches and five-tenths to a stone, thence partly by lead of Jonathan Dickerson, and partly by Peter Martin's land, S. 26 deg. and 30 min. E. 81 perches and two-tenths to a stone; thence estill by the said Peter Martin's land the four following courses and distances, to wit: N. 87 deg. E. 22 perches and five-tenths to a stone, thence S. 25 deg. E. 21 perches and five-tenths to a stone, thence S. 25 deg. E. 21 perches and five-tenths to a white oak, thence S. 42 deg. W. 23 perches and two-tenths to a stone; thence S. 40 deg. 30 min. E. 80 perches and five-tenths to a stone; thence by land or Robert Gordon the following courses and distances, to wit: S. 44 deg. E. 3 perches and two-tenths to a sake, thence N. 55 deg. 30 min. E. 42 perches and three-tenths to a stone; thence N. 41 deg. E. 70 perches and five-tenths to a stone in the middle of the great road leading from Bethlehem to Philadelphia, thence along the middle of said road the four following courses and distances, to wit: N. 27 deg. 40 min. W. 62 perches and two-tenths to a stone, thence N. 50 deg. W. 20 perches and three-tenths to a stone, thence N. 13 deg. 50 min. W. 97 perches and two-tenths to a stone, thence N. 13 deg. 20 min. W. 41 perches and five-tenths to the place of beginning. Containing 177 acres and 44 perches of land, &c. The improvements are a large Mansion w. 41 percines and five-tenths to the place of beginning. Containing 177 acres and 44 perches of land, &c. The improvements are a large Mansion House and large tenant house, with barn, and all necessary outbuildings. The property is handsomely located and conveniently situated, being near to schools, mills, places of public worship, &c. Persons wishing to view it, can call upon the undersigned. Executors, upon the premises.

Sale Absolute.

A. E. WAGER,

JAMES A. FREEMAN, Auctioneer,

fe25, mh1, 15 Store No. 422 Walnut st., ab. |Fourth.

EXECUTORS' aBSOLUTE SALE—
JAMES A. FREEMAN, Auctioneer.
VALUABLE VACANT GROUND.—On WEDNESDAY, March 16, 1864, at 12 o'clock, Noon,
will be sold at Public Sale, without reserve, at
the PHILADELPHIA EXCHANGE, the following pieces of ground belonging to the Section 1. the PHILABELPHIA EXCHANGE, the following pieces of ground belonging to the Estate of a gentleman, dec'd, viz—No. 1. N.E. cor. Broad and Jefferson. A lot of ground at the N. E. corner of Broad and Jefferson streets 50 feet on Broad street and 200 feet on Inferson street to Carlisle street, (3 Fronts.) Subject to S310 ground rent.

No. 2.—LARGE LOT, Norristown Railroad, above Master street. A lot of ground, situate on the west side of the Germantown R. R., and east side of Hutchinson street, 110 feet north of Master street, 94 feet 2% inches on each front, 189 feet 10% inches deep on the north line and 196 feet 10% inches deep on the south line.

the north line and 195 feet 10% inches deep on the sonth line.

No. 3.—LOT OF GROUND, Northwest corner Thirteenth and Cass streets.

A lot of ground, situate at the northwest corner of Thirteenth and Cass streets, containing a front on Cass street 65 feet to a 3 feet alley; thence extending in depth northward parallel with Thirteenth street 50 feet, thence eastward parallel with Cass street 55 feet, thence northward parallel with Thirteenth street 70 feet to Thompson street, thence westward along the same 7 feet 11% inches, thence southward 158 feet to a point on the east side of Thirteenth street, 8 feet 6 inches north of Cass st., and thence 8 feet 6 inches to the place of beginning.

and thence Steet, steet 5 inches north of Cass st., and thence Steet 6 inches to the place of beginning.

No. 4.—LOT OF GROUND, N. W. corner THIRTEENTH and STILES streets.—A certain triangular lot of ground at the northwest corner of Thirteenth and Stiles street, 32 eet 2½ inches on Stiles street, and 92 feet 9 inches on Thirteenth sfreet.

No. 5.—LOT OF GROUND, MIFFLIN street, below OXFORD.—A lot of ground situate on the south side of Oxford and west side of Mifflin street, 14 feet 1 inch on Oxford and 50 feet on Mifflin street, Oxford street here named has been vacated, and the present Oxford street is a short distance north of this lot. It is supposed that the title of this lot will ultimately give the possessor thereof the land to the centre of the vacated street.

Sale Peremptory. EF Si00 to be paid on each when the property is struck off.

By order of the Executors.

By order of the Executors.

JAMES A. FREEMAN, Auctioneer, fe25, m1, 15 Store, 422 Walnut street, above 4th.

REAL ESTATE.—JAMES A. FREE-MAN, Auctioneer, REAL ESTATE.—JAMES A. FREE-MAN, Auctioneer.—Germantown Residences FISHER'S lane. Stone Honse, large Lot, and fine Shade. On WEDNESDAY, March 16, 1864, at 12 o'clock, noon. will be sold at Public Sale, at the PHILALDELPHIA EXOHANGE, the following described Real Estate, being the former residence of JOHN LISLE, deceased, viz. All that lot of ground situate on the N. W. side of Fisher's lane, beginning at a stone or stake, a corner of a lot of ground granted by John F Grabe for a burial ground, thence by Fisher's lane, N. 59½ degrees, E. about 95 feet more or less, front to a stake, corner of land now of Dr. Wm. Ashmead, thence by the same N. W. about 13 perches 13 feet 2 inches to a stone, corner of said burial ground, thence by the same S. W. about 97 feet 6½ inches to a stone, corner of said burial ground, thence by the same S. E. about 195 feet to the place of beginning.

The improvements are a good substantial double.

ning.
The improvements are a good substantial double The improvements are a good substantial double two-story stone dwelling, about 45 feet front, 30 feet deep, parlor 20 by 27 feet, hall 7 feet wide, dining-room 15 by 17 feet on first floor. Three-story back buildings 13 by 20 feet, and one-story frame kitchen 13 feet square, adjoining. Many chambers, range in the kitchen, gas throughout, well of very superior water at the kitchen door, and not three minutes walk from either steam or horse passenger cars. There are two frames door, and not three minutes walk from either steam or horse passenger cars. There are two frame stables, each 18 by 20 feet, on the premises. The property is delightfully shaded by old forest trees; there are also much shrubbery and boxwood.

Three-fourths of the purchase money may remain.

remain.
S100 to be paid at the time of sale.
JAMES A. FREEMAN, Auctioneer,
fe25mh1, 65
Store 422 Walnut st., ab. Fourth. REAL ESTATE. — JAMES A. FREEMAN, Auctioner. — Genteel DWELLING MAN, Auctioner. — Genteel DWELLING MAN, Auctioner. — Genteel DWELLING March 16, 1864, at 120 clock, noon, will be sold at public sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, viz. All that genteel two story brick house and the lot of ground thereto belonging, situate on the south side of Cherry street, No. 1324, containing in front 16 feet, and in depth 57% feet to an alley, of which it has the privilege, leading into uniper street. \$50 to be paid at the

time of sale.

JAMES A. FREEMAN, Auctioneer,
fe25,m1,15 Store, 422 Walnut st., above 4th. fe25, ml. 15 Store, 422 Walnut st., above 4th.

GEORPHANS' COURT SALE.—ESTATE OF HIM JAMES ROONEY, Deceased.—JAMES A. FREEMAN, Auctioneer.—Under authority of the Orphans' Court for the City and County of Philadelphia, On WEDNESDAY, March 30, 1561, at 12 o'clock, Noon, will be sold at public sale, at the Philadelphia Exchange, the following described Feal Estate, late of James Rooney, dec'd, namely—No. 1. TWO-STORY DWELLIN H. Germantown Road. All that certain lot of ground with the two-story messnage thereon erected on the easter y side of the Germantown Road, 125 feet northward from Cumberland Street, countining in front 1: feet, and extending in depth 120 feet to a 30 feet wide street called Tyson street, subject to nyesrly rent of \$22 50.

No 2—DWELLING, STABLE, and large LOT OF GROUND adjoining. All that certain let of ground with the three-story brick messnage thereon erected, on the easterly side of the Germantown Road, 22 feet northward from Cumberland street, containing in front 36 feet, and extending in dep'h 120 feet to a 30 feet wide street called Tyson street; subject to an annual ground rent of \$45, on let days of April and October. There is a large Omnibus Stable on the lot.

Sto To be paid when the property is struck off.

Asys of April and October. There is a large Omitious Stable on the lot.

S50 To be paid when the property is struck off.

By order of the Court.

WML O. STEVENSON, Clerk, O. C.

PATRICK ROONEY, Executors.

JCHN McREAN EY, Executors.

JAMES A. FREE dAN, Auctioneer,

mh10, 15, 29 Store 422 Walnut st. above 4th. mh10, 15, 29 Store 422 Walnut st. shove 4th.

EXECUTOR'SSALE. JAMES A. FREEMAN, Auctioneer. — Estate of ROBERT
PERRY, deceased. TWO THREE-STORY
BRICK HOUSES, No. 226 QUINOE street and
No. 201 MANSHIP street, EIGHTH WARD.
Under authority contained in the will of the late
Robert Perry, deceased. will be sold at Public
Sale, on WEDNESDAY, March 30, 1864 at 12
o'clock, noon, at the PHILADELPHIA EXCHANGE, the following described Real Estate,
viz. A certain lot of ground on the west side of
Quince street between Locust and Spruce streets,
in the Eighth Ward of the city of Philadelphia,
containing in front 15 feet 4 inches and extending
in depth 70 feet to Manship street, bounded on the
north partly by a three feet alley leading into
Quince street, of which it has the privilege.

For on the above lot are erected two near three-story
brick dwelling houses on each front.

By 31,000 may remain on mortgage if desired.
S30 to be paid when the property is struck off.
By order of the Executor.

JAMES A. FREEMAN, Auctioneer,
Mah10-15-29 Store, No. 422 Walnut st., 2b, 4th. PEAL ESTATE SALES.

EXECUTORS PEREMPTOR. SAME.—
EXECUTORS PEREMPTOR. SAME.—
EXECUTORS PEREMPTOR. SAME.—
JAMES A. FREEMAN, Auctioneer.—EXTEN.
SIVE SALE OF DWELLINGS. BUILDING
LOTS, and valuable large Lois, suitable for Manufactories, Coal Yares, &c., wasmingfron
avenue, 11th and 12th streets, &c., econd Ward
Under authority contained in the Will of the latSeth Craige, deceased, will be sold without anyreserve, to close the estate, at Public Sale, on
WEDNESDAY, March 16th, 18c4, at 12 o'clock,
Noon, at the PHILADELPHIA EXCHANGE,
the following described Real Estate, viz: Nos. 1
to 5, inclusive—5 BUILDING LOTS, Temple
street, between 12th and 13th.

The building lot on the north side of Temple
street (which connects 12th and 13th streets, between Carjenter street and Washington avenue),
60 feet east of 13th street, 16 feet front, 46 feet deep.
The building lot adjoining the above on the east,
of the same dimensions.

The building lot north side of Temple street, 108
feet east of 13th street, of the same dimensions.

The building lot north side of Temple street, 108
feet east of 13th street, of the same dimensions.

The building lot adjoining on the east, 304 feet
east of 13th street, of the same dimensions.

Nos. 6 to 8, inclusive. THREE DWELLINGS ret east of 13th street, of the same dimensions.

The building lot adjoining on the east, 304 feet east of 13th street, of the same dimensions.

Nos. 6 to 8, inclusive. THREE DWELLINGS
Nos. 1012, 1014 and 1016 South Twelfth street. The three-story brick house, No. 1012, and lot, on the west side of 12th street, below Carpenter, 15 feet 4 inches front, 76% feet deep, with the privilege of a 3 teet alley, leading into Temple street.

The three story brick house adjoining the above on the south, No. 1014, of the same description and dimensions, including, on the rear, part of the said 3 feet alley, to be left open for the use of these three properties.

The three-story brick dwelling house, No. 1016, adjoining the above on the south, of the same description and dimensions.

Nos. 9to 11 inclusive —THREE DWELLINGS, 1020, 1022 and 1024 South Twelfth street.

The three-story brick dwelling and lot, No. 1020, on the west side of Twelfth street, below Carpenter street, 16 cet front, more or less, and 73% feet deep

The three-story brick dwelling and lot, No. 1020, on the west side of Twelth street, below Carpenter street, 16 eet front. More or less, and 73% feet deep to a 3 feet alley, leading from Albert to Temple streets, of which it has the privilege.

The three-story brick dwelling adjoining the above, on the south, No. 1022, 17 lect front, more or less, and the same in depth as the above.

The three-story brick dwelling house adjoining the above on the south. No. 1024, of the same decription and dimensions.

Nos. 12 to 14 inclusive.—VALUABLE COAL YAHD and VACANT LOTS, WASHINGTON avenue, above Twelfth street. A valuable lot of ground now used as a coal yard, on the north side of Washington avenue or Prime afrect, 156 feet west of 12th street, 60 feet front and 95 feet deep to Albert street (2 fronts). With the lot are included at the sale, all the improvements suitable for an extensive coal yard, among which are counting house, platform scales fencing, sheds, railro of track, &c. The lease will expire about first of July.

The lot of ground adjoining the above on the west, 60 feet front on Washington avenue, and 35 feet to Albert street.

The lot of ground adjoining the above on the

west, 60 feet front on Washington avenue, and 95 feet to Albert street.

The lot of ground adjoining the above on the west, 70 feet front on Washington avenue, and 95 feet deep on the east line at right angles to Washington avenue and Albert street to Albert street, the front on Albert street being 84 feet. It adjoins a triangular lot which separates it from 13th street, 12 feet on Albert street and 26 feet on Washington avenue.

12 feet on Albert street and 26 feet on Washington avenue.

Nos. 15 to 19 inclusive.—VALUABLE LARGE LOTS OF GROUND, Washington Avenue, Eleventh and Twelfth Streets.

A lot of ground at the northwest corner of Eleventh Street and Washington Avenue, having a front on each street, 100 feet. Three fronts.

The large lot at the northeast corner of Twelfth Street and Washington Avenue, 100 feet front on each street. Three fronts.

A lot of ground north side of Washington Avenue, 100 feet westward of Eleventh Street, 57 feet front and 100 feet deep to a 30 feet street, to be left open for the use of the property bounding thereon.

thereon.

A lot of ground, north side of Washington
Avenue, 160 feet eastward of Twelfth Street, 57
feet front and 100 feet deep to the said 30 feet feet front and 100 feet deep to the said 30 feet street. The lot of ground on the north side of Washington Avenve. 157 feet westward from Eleventh Street, 57 feet front and 100 feet deep to the said 30 feet

57 leet front and 100 feet deep to the said 30 feet street.

RF These lots are admirably located for large manufactories, machine works, mills, warehouses, or any business requiring room. The railroad track in the centre of the Avenne, affords great facilities, as the steam engines pass over it from the Baltimore Railroad to the Delawige. Eleventh Street is here 100 feet wide, and the street improvements of every kind are completed. Nos. 20 and 21 inclusive—TWO SMALL DWELLINGS South TWELFTH street, above Washington avenue.—The three-story brick dwelling house and lot of ground on the east side of Twelfth street, 165 feet 9 inches north of Washington avenue, 15½ feet front, more or less, and 73½ feet deep, with the use of a2½ feet alley leading into the said 30 feet street. The dwelling house has not been finished.

The dwelling house and lot adjoining the above on the south, 15½ feet front, more or less, and 73½ feet deep, including the said 24 feet alley leading to the said well in the said 25 feet front, more or less, and 33½ feet deep, including the said 25 feet front, more or less, and 33½ feet deep, including the said 25 feet front, more or less, and 33½ feet feet front, more or less, and 33½ feet deep, including the said 25 feet front front from the said 25 feet front front front from the said 25 feet front fro

on the count, 15% feet front, more or less, and 73% feet deep, including the said 2% feet alley on the scale leading into the said 30 feet street the use of which is reserved to the property above.

Nos. 22 to 39 inclusive —18 BUILDING LOTS.—One at the Northeast corner of Twelfth street and the said 30 feet street, 20% feet front more or ess, 73% feet deep including on the rear end the 2% feet alley, the use of which is reserved to the two properties north hereof. wo properties north hereof.

Fourteen Building Lots situate on the north side

rourieen Building Lois situate on the north side of the said 30 feet street beginning at the distance of 73% feet eastward f Twelfth street, and containing in front, each 16 feet, and extending in depth, each 51 feet. On the two western lots is erected a brick stable, and on three of those in the centre is a drechouse erected a brick stable, and on three of those in the centre is a dye-house. Three Lots of Ground at the Northwest corner of Eleventh and the said 30 feet street, the southernmost is feet, the next, 17 feet, and the northernm st 16 feet front on Eleventh street, and 73% feet deep. A 2% feet alley across the rear of the two southern lots to be left open for the use of the three.

two couthern lots to be left open for the use of the three.

57 Sale of the whole peremptory, to close the estate 57 Plan at the store.

Terms of Sale—upon the dwellings, the lots fronting on Washington avenue, and the lots fronting on Eleventh and Twelfth streets, half the purchase money may remain if desired.

S50 to be paid on each when the property is struck off. By crder of Executors.

JAMES A. FREEMAN, Auctioneer, fe25.mal. 15

PEHEMAPTORY SALE.—JAMES A.

FREEMAN, Auctioneer.—On WEDNES.
DAY, March 16, 1864, at 12 o'clock, Noon, will be sold at Public Sale, without reserve, at the PHILADELPHIA EXOHANGE, the following described Real Estate, viz. No. 1.—2 DWELL-IN(18. 1123 and 1125 CATHARINE street.—All those two neat three story brick dwelting nouses with the lots of ground thereunto belonging, situate on the orth side of Catharine street, 18 feet west of Florida street, Nos. 1123 and 1125, each 18 feet front. 57 feet deep, with the use of a three feet alley leading into Florida street Subject to \$334 giound rents (redeemable) each. Will be sold separately.

No. 2.—TWO SMALL DWELLINGS AND ground rents (redeemable) each. Will be sold separately.
No. 2.—TWO SMALL DWELLINGS AND LOT. No. 1212 FULTON street.—Also a lot of ground on the south side of Fulton street 90 feet north of Catharine street (Third Ward), 18 feet front on Fulton street, and 146 feet deep to Catharine street, narrowing to 1 foot front on Oatharine street, (In the lot are a three-story brick dwelling house No. 1212 Fulton street, and a small dwelling in the middle of the lot.

For Clear of all incumbrance.
For Sale Peremptory.
S50 to be paid on each when the property i struck off.

fees, ml. 15 Store, No. 422 Walnut st. ab. 4th. fe25, ml. 15 Store, No. 422 Walnut st. ab. 4th.

ORPHANS' COURT SALE. E-tate of TOBIAS PYLE, deceased. JAMES A. FKEMAN, Auctioneer. DWELLINGS, MECHANIC street, near CRESSON street, MANA-YUNK. Under authority of the Orphan's Court for the City and County of Philadelphia, on WEDNESDAY, March 16, 1861 at 12 o'clock, neon, will be sid at Public Sale, at the PHILA-DELPHIA EXCHANGE, the following described Real Estate, late the property of Tobias Pyle, deceased, viz: All those two certain messuages and lot of ground, simate in the late borough of Manayunk, on the southeast side of Me. hanic street, 73 feet 7 in ches from Cresson street, having a front on Mechanic street of 32 feet, and extending in length or depth between lines at right angles to said Mechanic street about 38 feet, more or less. to ground late of Henjamin E. Caullet. Subject to a certain yearly ground rent of S31 50 payable half yearly.

To the above lot are one 1% story frame, and one single 2% story stone dwellings.

S50 to be paid when the property is struck off.

WM. O. STEVENSON, Clerk O. C.

So to be paid when the property is struck on.

By the Court,

WM. O. STEVENSON, Clerk O. C.

MARGARET PAXSON, Executors.

JOHN PYLE,

JAMES A. FREEMAN, Auctioneer,

fe25-mhl-15 Store, 422 Walnut street, ab 4th.

REAL ESTATE—JAMES A. FREEMAN, AUCTIONEER.—10 ACRES BRIOK OLAY TRACT, HARRISON. JACKSON AND BRID'S STS.—FRANK FORD, 23d WARD.—On WED'S STS.—FRANK FORD, 23d WARD.—On WED'S SOID AY, MARCH 16, 1864, at 12 o'clock. noon. will be sold at public sale at the PHILADELPHIA EXVIZ.: All that valuable tract of land situate on the west side of Bridge street, in the late borough of Frankford, now 23d Ward, having in front on Harrison atreet about 200 feet, on Jackson street about 300 feet, and on Fridge street about 600 feet, and containing over 10 acres of land

This tract adjoins the land of Mr. Baker, and opposite the brick yard of Mr. Wm. Smedly, where there is a good deposit of brick clay. Openings have slee been made in this lot. Harrison street is Terms at sale.

\*\*Estate of the street about 500 feet, and opposite the Passenger R. R. Depot.

\*\*Estate of the street about 500 feet, and opposite the Passenger R. R. Depot.

\*\*Estate of the street about 500 feet, and opposite the Passenger R. R. Depot.

\*\*Estate of the street about 500 feet, and opposite the Passenger R. R. Depot.

\*\*Estate of the street of the street about 500 feet, and opposite the Passenger R. R. Depot.

\*\*Estate of the street of the street of the street about 500 feet, and opposite the Passenger R. R. Depot.

\*\*Estate of the street of th

Plan at the store. \$100 to be paid at the time JAMES A. REEMAN, Auctioneer, 16 Store No. 422 Walnutst. ab 4th. fe25, mh1, 15

REAL ESTATE SALES.

REAL ESTATE SALES.

PEREMPTORY SALE, BY ORD BOY HEIRS - Estate of NICHOLAS RITPEN Auctioneer, Valuable Tract of Land School steet, Mills, Dwingle Tract of Land School sitet, Mills, Dwingle Stone Quarries, Wisstand Will be soid, without any reserve, at Public Sale, on WEI NESDAY, March 16, 1864, at 12 o'clock, noon, at the PHILADELPHIA EXCHANGE, the following described Real Estate, late of Niclolas Rittenhouse, deceased. No. 1, 17% cract of land situate on the northwest side of sinthe middle of a 50 feet street, leading to Wissahckon Turnpike road, thence along the middle of a 50 feet street, leading to Wissahckon Turnpike road, thence along the middle of the same 313 feet 7% inches to land of Jømes Lord, thence S. 39 deg., E. 891 feet 4% inches to acorner, thence S. 65 deg., W. 414 feet inches to acorner, thence S. 65 deg., W. 414 feet inches to acord, thence S. 34 deg. 16 min. E. 94 feet 10 inches to School-treet, thence along the same 261 ing 17 acres, 1 rood, 321-louts perces of la.d.

No. 2.—16 ACRES, SCHOOL Street, adjoining.—Acertain tract of land adjoining No. 1. on the northwest, having in front on the said-50 iete street, 160 min. W. 343 feet 10 inches to a corner, thence S. 55 deg., E. 320 feet, thence N. 65 deg., E. 336 get. Comm. W. 343 feet 10 inches to a corner, thence S. 55 deg., E. 320 feet, thence N. 65 deg., E. 336 get. thence N. 65 deg., E. 336 get. thence S. 59 deg. 21 min., E. 921 feet 8 inches to the place of beginning. Containing 15 acres, 3 roods, and 44-131 perches or land.

N. B.—The above tracts of lands are in the most eligible parts of School street well know as School-House lane. They are surrounded by elegant improvements. But a few moment's walk from the sailroad. The street is now fairly improved.

For Plan and draft by which it will be soid may be examined at the Auction Store.

No. 3. VALUABLE MILL. AND WATER POWER. MANSIUN HOUSE, Eight TENANT HOUSE,

Sucres, 2 roods, 4.91 perchee.

N. B.—This property is valuable for the deposit of building stone upon it. There are also large three-story factory, large mansion house, 8 stone tenant houses, stone barn, etc., on the premises.

Plan and survey by which it will be sold, at the aucticn Store the auction Store
No 4.—STONE QUARRY—VALUABLE
TIMBER LAND.—WISSAHICKON TURNPIKE. A tract of land beginning at a stake in the
line of S. Weich's 1 and, thence S. 65 deg. W. 394
feet 9 inches, thence N. 55 deg. W. 404 feet to the
mindle of the Wissahickon Creek, thence up the
same 247% feet to a corner, thence S. 81 deg. E.
165 feet 6 inches to No. 2. thence S. 55 deg. E. 320
feet to the beginning. Containing 3 acres, 30
perchas of land.

perches of land.

Plan and survey at the Store.

There is a great quantity of superior stone on this lot.
No. 5.—PAPER MILL, TENANT HOUSE No. 5.—PAPER MILL, TENANT HOUSE and 1½ acres of land. A certain tract of land beginning in the middle of Rittenhouse street, thence north 39 deg., west 335½ feet, thence south 63 deg., 14 min., west 225 feet to the middle of Wissahickon Turnpike, thence along the same 266 feet 6½ inches to the middle of Rittenhouse street, thence along the same 313 feet 7½ inches to the place of beginning, containing 1 acre, 2 roods, 25 64 perches.

25 04 perches.

### On the above lot are a paper mill, two
stories stone, and one of frame, three stone tenantstories stone, and one of frame, three stone tenanthouses and stable.

\*\*PPlan and survey at the store.
No. 6.—THE 'LOG CABIN,' WISSAHICK—
ON TURNPIKE.—A valuable tract of land with a well established Tavern Stand known as the 'Log Cabin' thereon erected. Beginning at a stake set for a corner in the line of George L. Harrison's land, thence by land of Samuel Wagner and others S. 65 deg. 55 min., W. 124 feet 6 inches to the middle of Wissahickon Creek, thence up the middle of the same, the several courses thereof northeastwardly 1080 feet more or less to the line of George L. Harrison's land, thence by the same S. 55 deg. 45 min., E. 330 feet to the place of beginning. Containing 4 acres 28.25 perches, be the same more or less.

same more or less.

Plan and survey of the whole premises can be seen at the Store. money may remain.

\*\*Sale absolute to close the estate. \$100 to be paid on each at the time of sale.

By order of Heirs.

JAMES A. FREEMAN, Auctioneer, fe25, mb1, 15 Store No. 422 Walnut street ab. 4th.

TRUSTEE'S PEREMITORY SALE.

Estate of ELIAS BOUDINOT, deceased —
JAMES A. FREEMAN, Auctioneer - 16 STORES
AND DWELLINGS.—FIRST RATE BUSINESS
LOCATIONS, ELEVENTH BELOW WALNUT
AND NINTH ABOVE ARCH STREET'S.—ON
WEDNESDAY, March 16, 1864, at 12 0'clock, Noon, will be sold at Public Sale, without any feserve, to close the estate, at the PHILADEL-PHIA EXCHANGE, the following described Real Estate, late the property of Elias Boudinat, dec'd., viz.: Nos. 1 to 9 inclusive.—9 STORES
ANI DWELLINGS, ELEVENTH Street, below Walnut street.—All those nine three-story brick dwelling houses, numbered severally 201, 203, 205, 207, 209, 211, 213, 215, 217, and the lots of ground thereto belonging, beginning at the distance of 225 feet 11½ irches, more or less, north of Localst street, and containing in front each 15 feet 1½ inches and in depth 60 leet to a 20-feetalley, called Burd alley.

By Clear of all incumbrance.

By Will be sold separately.

Nos. 10 to 13 inclusive—4 DWELLINGS, South ELEVENTH Street, below Walnut street.—All those four three-story brick dwelling houses and the lots of ground thereto oclonging, situate on the east side of Eleventh street, adjoining the above on the senth, and numbered severally 219—221, 223 and 225. containing in front each 15 feet 10g inches and extending in depth 71 feet 4 inches to a 2½ teet alley leading into Locast street, of which they have the privilege. By The real 11½, feet of the southern house, No. 225, narrows 4 feet.

By Will be sold separately.

No. 14—THREE-STURY BRICK DWELL-ING, No. 1635 LOCUST Street.—A three story brick dwelling hon-e with the lot of ground there-to belonging, situate on the north site of Locust street, 60 feet east of Eleventh street, No. 1635, 4 feet 4 inches front and 37 feet deep.

By It hear of every incumbrance.

Nos. 15 and 6.—TWO DWELLINGS, GOOD HUSINESS LOCUST Street.—A three story brick dwelling hon-e with the lot of ground thereto belonging, situa JAMES A. FREEMAN, Auctioneer, fe25, mh1, 15 Store No. 422 Walnut street ab. 4th.

struck off.

By order of Edward J. O. Atterbury, Trustee.

JAMES A. FREEMAN, Auctioneer,
fe25.mh1, 15

No. 422 Walnut street.

RFAL ESTATE—JAMES A. FREEMAN
AUCTIONEER.—NEAT THREE-STORY
BRICK DWELLING, No. 28 North ELEV
ENTH Street. On WEDNESDAY, March 16,
1564, at 12 o'clock Roon, will be soud at Public ENTH street. On WEDNESDAY, March 16, 1564, at 12 o'clock, noon, will be sord at Public Sale, at the Philadelphia Exchange the following described Real Estate: viz., All that lot of ground with the three-story brick dwelling house thereon erected, situate on the corner of Eleventh and Graff Streets, in the Teath Ward, is test on Eleventh street, 53 feet on Graff street. Subject to 372 ground rent.

file 1525 to be paid when the property is struck file JAMES A. FREEMAN. Auctioneer, fe25-mhl, 15 Store, 422 Walnut st above 4th. hEAL ESTATE. — JAMES A. FREE-MAN, Auctioneer. - NEATTHREE-STORY BAICK DWFLLING, No. 769 FLORIDA Street. - On WEDNESDAY, March 16, 1884, au 13 o clock,

Belick PWFLLING, No. 769 FLORIDA Street.

On WEINESDAY, March 16, 1864, at 12 o clock,
Noon, will be sold at Public Sale, at the PHILADELPHIA EXOHANGE, the following described
Real Estate: All than reat three-story block dwelling house and the lot of ground thereunt, belonging, situate on the east side of Florida street. 219
fect south of Fitzwater street, in the Third Ward
of the city, 16 feet front, 51 feet deep to Jessup
street. Gas introduced, range in kitchen, bath
room, &c. Subject to \$60 ground rent.

S50 to be paid when the property is struck off.

JAMES A. FREEMAN, Auctioneer,
fe25,m1,15
Store, 422 Walnatst., ab. 4th

REAL ESTATE.—JAMES A. FREEMAN, Auctioneer —RESIDENCE No. 415
PHUNE STREET.—ON WEDNESDAY, March
30th 1864, at 12 0 clock, Noon, will be sold at
Public Sale, at the PHILADELPHIA EXOHANGF, the following described Real Estate,
viz: All that three-story brick Dwelling House,
with double two-story brick back buildings, and
lot ofground thereto belonging on the north side of
Frone street, No. 415 between Fourth and Fifth
streets, in the Fifth Ward, 23 feet front more or
less, ard 120 feet deep, more or less.

ET The above is a very well built and finished Residen e near to business. Ithes all the moiera improve.

ments—heaters, water—bests, range, &c. &c. It will
real for 2 manum.

Clear of in 2 mmbrasce.

#5. (00 may remsin, if desired. \$1,000 to be paid when the property is struck off. JAMES A. FREEMAN, Auctioneer, mh10, 15,29 Store 422 Walnut street, ab.,4th.

REAL ESTATE SALES. REAL ESTATE SALES.

REAL ESTATE. JAMES A. FREE.

MAN, Auctioneer.—On WEDNESDAY,
Marc' 30th, 1864, at 12 o'clock, noon will be sold
at public sale, at the PHILADELPHIA EXVIZ: No. 1. BUILDING LOT. CHRISTIAN
STREET, WEST OF GRAY'S FERRY ROAD,
all that certain lot of ground on the north eide of
irret, First Ward, 16 feet front by 116 feet deep to
of \$12 per annum.

No. 2. BUILDING LOT. LOOUST STREET,
WEST OF FIFTY SECOND ST., TWENTY
FOURTH WARD, a lot of ground on the north
side of locust street; 80 feet westward from Fiftyside of locust street; 80 feet westward from Fiftyside of locust street; 80 feet westward from Fiftyside of locust street; 80 feet westward from Fiftysecond street 20 feet front by 77 feet, 8% inches
det p.
No. 3 BUILDING LOT, SEVENTH STREET,

second street 20 to the street of the p.

No. 3 BUILDING LOT, SEVENTH STREET ABOVE TASKER STREET, FIRST WARD, all that lot of ground on the east side of Seventh street, So feet above Tasker street, First Ward, 5 feet front and 80 feet deep to a 30 feet wide street. street.
No. 4. BUILDING LOT, GERMANTOWN ROAD, ABOVE ANGLE STREET, 23d WARD.

A lot of ground on the easterly side of Germantown road, 466 feet 8 inches above Angle street, in the 23d Ward 26 feet 8 inches front, by 200 feet town road, 466 feet 8 inches above Angle street, in the 23d Ward 26 feet 8 inches front, by 200 feet deep to a 30 ieet street, call-d Elder street. No. 5. TOWN LOT IN DELANCO, NEW JFRSEY.—All that certain lot of ground, in the town oi Delanco, Burlington county, New Jersey, northeast side of Holly street, 125 feet southeast from Second street, 100 feet front, and extending in No. 6 180 ACRES LAND, MONROE COUNTY, PENNA.—A tract of land in Price township, Monroe county, Pennsylvania, numbered in the Commissioner's Book of said county No. 9, and containing 180 acres. Being the westerly portion of a larger tract, originally surveyed in the warrantee name of Abraham Dills. Said to be excellent timber and farm land. Title perfect.

No. 7. 100 ACRES OF LAND, MONROE CO. PA.—A Tract of Lanc, in Tunchannock township, Monroe county, Pa.; containing 100 acres, being part of a large tract originally surveyed in the warranted lame of Jacob Eyerly; said to be excellent timber and farm land. warranted Lame of Jacob Eyerly; said to be excellent timber and farm land.

No. 8. 433 ACRES 6F LAND, CENTRE COUNTY, PA.—A Tract of Land, in Rush township, Centre county, Pa., contairing 433 acres and 153 perches, originally surveyed in the warrantee name of Margaret Speer; said to be excellent timber land, and underlined with coal.

Nos 9 to 12 inclusive.—1,600 ACRES LAND, CENTRE COUNTY, PA.—Four certain tracts or pieces of land in Harris Township, Centre County, Pa., (each tract containing 400 acres,) being the same lands originally surveyed, viz.

No. 1. In the warrantee name of John Bell.

No. 2. In the warrantee name of Robert Patterson.

son. No. 3. In the warrantee name of Thomas John-No. 3. In the warrantee name of Thomas Johnson.

No. 4. In the warrantee name of Wm. Irwin.

\*\*Parallel and a are said to be we I limbered and noncrined with Coal and advantageously situated, being not far distant from well-improved farms.

\*\*Parallel and the Auction Store.

\*\*Su to be paid on each when struck off.

S50 to be paid on each when struck off.

JAMES A. FREEMAN, Auctioneer,
mhl0, 15,29 No. 422 Walnut street, above 4th. JAMES A. FREEMAN, Auctioneer, mhlo, 15,29 No. 422 Walnut street, above 4th.

ORPHANS GOURT SALE—ESTATE OF WILLIAM GALEN, deceased.—JAMES A. FREEMAN, AUCTIONEER.—FARM FORTY ACRES with improvements, Montgomery county, 2½ miles from Norristown and 14 miles from Pailad lphia, on Perkiomen Pike.—Under authority and by order of the 'rphans' Court for the County of Montgomery, on WEDNESDAY, March 30th, 1564, at 12 o'clock, Noon, will be sold at Public Sale, AT THE PHILADELPHIA EXCHANGE, the following described Real Estate, late the property of William Galen, deceased, viz:—All that certain messuage or tenement and tract of land, situate in the township of Plymouth and county of Montgomery, and bounded and described according to a recent survey thereof made by L. E. Carson, Esq., as follows; beginning at a post or stone on a line of the Germantown and Perkiomen Turnpike Road, a c. rner of this and land granted or intended to have been granted to Edward Mentz, thence extending by the said Edward Mentz is land, S. 41 deg. 22 min., W. 47 50 perches to a stake, thence still by the same land S. 47 deg. 15 min., E. 93 50 perches to a atake in or near the middle of said road S. 51 deg 25 min., W. 52.44 perches to a store in the line of William Hallowell's land, thence by the said william hallowell's land, thence of the

#Full particulars may be had on application to the Administrator, No. 230 S. Second street, Clear of incumbrance.

Si00 to be paid at the time of sale.

GUSTAVUS E. GALEN, Administrator, JAMES A. FREEMAN, Auctioneer.

mb10 1529 Store, 422 Wainutst. above 4th.

JAMES A. FREEMAN, Auctioneer.

mh(0 1529 Store, 422 Wainut st. above 4th.

ORPHANS' COURT SALE—Estate of MICHAELO. DIETZ, deceased.—JAMES A. FREEMAN, Auctioneer. DWELLING, LOT and STABLE, No 1215 WALLIACE street, corner of Orange, now Andress street. Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY, March 30, 1564, at 12 o'clock, Noon. will be sold at Pub ic Sale, at the PHILADELPHIA EX-CHANGE, the folloxing described Real Estate, late the property of Michael O. Dietz. deceased, viz: All that certain lot of ground with the three-story brick dwelling and two-story brick stable thereon erected, beginning at the N. W. corner of Wallace street, and 6range street, in the 14th Ward of the City, thence extending along Wallace street 36 feet. thence northward 80 feet \$\frac{1}{2}\frac{1}{2}\text{ inches}\$, thence eastward 30 feet 2\frac{1}{2}\text{ inches}\$, to the west s de of said Orange street, thence southward along the same \$20 feet 2\frac{1}{2}\text{ inches}\$, to the place of beginning Subject to a yearly ground ret tor sum of \$5t\$, in equal half yearly payments on the 1st day of the months of 1st nuars and July.

By The above lot is 36 feet frout, leaving a building lot of the same size at the side. The stable is built acress the rear end of the lot.

Should be paid at the time of sale.

WM C. STEVENSON, Clerk O. C. MARIA DIETZ, Admidistratux.

JAMES A. FREEMAN, Auctioneer, mb10, 15, 29 Store, 422 Walnut street, ab 4th.

ORPHANS' COURT SALE—Estate of STEPHEN SIPPLIN, deceased — JAMES

or hio, 15,29 Store, 422 Walnut street, ab 4th.

ORPHANS COURT SALE—Estate of STEPHEN SIPPLIN, deceased — JAMES A. FREEMAN, Auctioneer. FRAME DWELLING, No. 727 S. THIRD STREET. Under authority of Philadelphia, on WEDNESDAY, March 30, 1864, at 12 o'clock, noon, will be sold at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, date the property of STEPHEN SIPPLEN, deceased, viz: All that certain frame messuage and lot of ground, on the east side of Third's reet, between Shippen and Plum streets, containing in breadth on said Third street 16 feet, and in length or d-pth 60 feet more or less. or d-pth 60 fe-t more or less.

Su ject to a ground lent of 2 pounds 10 shillings and 6 pence, Pennsylvania currency.

S50 to be paid at the time of sale.

S50 to be paid at the time of sale.

By order of the Court,

WILLIAM C. STEVENSON, Clerk, O. C.

THOMAS STEWART, Administrator,

JAMES A. FREFMAN, Auctioneer,

mh10, 15, 29, Store, 422 Walnut, ab. Fourthst.

POSITIVE SALE:—IAMES A. FREE-MAN, Auctioneer.—On WEDNESDAY, Diach 30, 1864, at 12 o'clock noon, will be sold at public sale, at the PHILADELPHIA EXCHANGE, the following described Real Estare, viz: No. 1. BRICK HOUSE, No. 1231 Crease street, all that two-story brick house and lot of ground on the north east side of Crease street, between Gitard avenue and Thompson street, late the District of Kensington, 15 feet front, 98 feet deep to a four feet alley, of which it has the privilege. This is one of a row of seven dwellings built

This is one of a row of seven dwellings built by Mr. B. O. Hedges.

No 2. VALUABLE LOT OF GROUND,
Market and Twenty-second streets, a valuable loot of ground on the south side of Market street, 154 feet east of Twenty-second street, in the Ninth Ward of the City. 22 feet front and 125 feet deep to Ash s reet, 25 feet wide. RF Clear of all neumbrances. \$50 to be paid on each when the property is struck off.

So to be paid on each when the property is struck off.

For Sale absolute.

JAMES A. FREEMAN, Auctioneer, mht0, 15,29 Store, 422 Walnut st., ab. 4th.

REALESTATE.—JAMES A. FREEMAN, Auctioneer.

THREE-STORY ROUGH.

CAST DWELLING, S. W. Cor. FORTY-SECOND and PINE. TWENTY-FOURTH WARD, with VAOANT LOTS adjoining. On WEDNESLAY, March 30, 1864 at 12 o'clock, noon, will be sold at Public sale, at the PHILA. DELPHI \ EXCHANGE, the following described Real Estate, viz: All that lot of ground with the three-story brick dwelling house thereon, situate at the south west corner of Forly-second and Pine streets, in the mo-trapidly improving part of the Twenty-fourth Ward, containing in front on Pine street 110 feet, and extending in depth along For y-second 62 feet. The lot being 90 feet deep on the West line.

Also 4 lots of ground-adjoining on Pine street west line.

Also 4 lots of ground adjoining on Pine street, each 30 feet front and from 95 feet to 124 feet deep.

Also the lot adjoining, 141 feet front, and from 124 feet in depth and upwards.

This property is rapidly being surrounded with hald one dwelling houses of fine styles.

May be examined at any time.

\$100 to be paid at the time of sale.

JAMES A. FREEMAN, Auctioneer,
mhip-15-29 Store 422 Walnut, street ab. 4th.

REAL ESTATE SALES.

PRICEMAN. Auctioneer.—Under authority of the Gribbans' Court for the City and County of Philadelphia, on WEDNESDAY, March 30, 1864, at 12 o ciock, Noon, will be sold at Public Sale, without reserve, at the PHILADELPHIA EXCHANGE, the following described Real Estate, late of Lwke J. Goins, dec'd: No. 1.—3-STORY BRICK FWEILING, LOMBARD Street, above 3 and lot of ground on the north side of Lombard street 218 feet. Inches westward from Sixth street: containing in front 15 feet, and depth 65 feet, the east line thereo pressing through the centre of the east line thereo pressing through the centre of the east for their methal use and a commodation.

No. 2—S ONE HOUSE, CREAN Street, 21th Ward.—All that certain lot of ground, with the south westwardly side of a certain 50 feet wide street called transtreet, laid out and intended to be opened for public use by the said William Orean parallel with and at the distance of 200 feet south-westward on the Lancaster Turnpike Road, agree-by to a recent survey thereof made by Francis Lightfoot, Esq. in the township of Blockley, and county of Philadelphia: beginning 245 feet in these southwestwardly from the corner of Miller street, thence extending conthwestwardly on a line at right angles with the said Crean street, along other ground of the said William Orean 218 feet 2 inches; thence extending conthwestwardly on a line at right angles with the said Orean street, along other ground of the said William Orean 218 feet 2 inches; thence eastward of feet 1½ inches northees eastward 178 fe 17 inches to Orean street, along other ground of the said William Orean 218 feet 2 inches; thence eastward of feet 1½ inches northees or the place of beginning

By the Court, REAL ESTATE SALES.

By the Court,

R. M. BATTURS, Deputy Clerk O. C.

LOUISA J. GOINS, Administratif.

\$50 to be paid on each at the time of sale.

JAME - A. FREEMAN. Auctioneer,

mh10, 15, 29 Store, 422 Walnut st. above 4th.

JAME - A. FREEMAN. Auctioneer, mh10.15,29 Store. 422 Walnut st. above 4th.

ORPHANS CUURT SALE.—Estate of THOMASG. HAS LEM deceased.—JAMES A FREEMAN. Auctioneer.—VALUABLE Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY, March 30, 1864, at 12 o'clock, Noon, WHOMES DAY, March 30, 1864, at 12 o'clock, Noon, WHOMES DAY, March 30, 1864, at 12 o'clock, Noon, WHOMES DAY, March 30, 1864, at 12 o'clock, Noon, WHOMES DAY, March 30, 1864, at 12 o'clock, Noon, WHOMES COUNTY OF THOMAS G. Haslem, deceased, viz: No 1. LOT, Southwest corner of Callownill street and Delaware avenue. All that certain lot or piece of ground, situate on the Southwest corner of Callownill street and Delaware avenue, containing in front or breath on said ('allowh Il street 52 feet 6 inches to a 2 feet 9 inch wide alley, opened for the common use and benefit of this and the adjoining property, and extending in length or depth southward on the east line along the west side of Ilelaware avenue 49 feet with the containing in front or breath inch. For Clear of all incumbrance.

No. 2. I OT, Callowhill street, between Water and Delaware avenue. All that certain lot or piece of ground, situate on the south side of Callowhill street, between Water avenue, beginning at the distance of 51 feet 8 inches eastward from the said Water street, containing in front or breadth on said Qallowhill street, between Water street and Delaware avenue, beginning at the distance of 51 feet 8 inches eastward from the said Water street, containing in front or breadth on said Qallowhill street, between Water avenue, beginning at the distance of 51 feet 8 inches eastward from the said Water street, containing in front or breadth on said Qallowhill street, between Water avenue, beginning at the distance of 51 feet 8 inches eastward from the said Water street, containing in front or breadth on said Qallowhill street, between Water avenue, beginning at the distance of 51 feet 8 inches eastward from the said Water street, containing in fron

Clear of incumbrance

Stout to be paid on each when the property is struck off.

By order of the Court,

WILLIAM C. STEVENSON, Clerk O. C. HETTY HASLEM. Administratrix.

JAMES A. FREEMAN, Auctioneer, mh10, 15, 29 Store, No. 422 Walnut St., ab. 4th.

mh10,15,29 Store, No. 422 Walnut St., ab. 4th.

ORPHANS' COURT SALE.—Estate of JAMES A. A. FREEMAN, Auctioneer. TONE TAVERN A. FREEMAN, Auctioneer. STONE TAVERN AND LOT, Cresson street, MANYUNK. Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY, March 30, 1864, at 12 0'clock, Noon, will be sold at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, late the property of James Haugh, deceased, viz: All that certain stone tavern and the lot of ground whereon the same is erected, situate on the northeasterly side of Cresson street, Manayunk, beginning at a corner of ground now or late of George Shields, thence extending by said ground, N. 30 deg., E. 42 ft. to a corner, thence still by the same ground N. 64 deg., E. 31 feet to a corner in the line of land now or late of John B. Moyer, thence by the same N. 27 deg. 15 min., W. 36 feet ft inches to a corner; thence by other ground of said Joseph Ripka, S. 60 deg., 15 min., W. 46 feet 6 inches to 3 corner, thence still by the same, S. 54 deg., W. about 32 feet to a corner, thence S. 41 deg. 40 min., W. 24 tt. 11 in. to the northeasterly side of Cresson street, and thence by the side of Gresson street, S. 60 deg., E. 61 feet 6 inches to the place of beginning.

ET Clear of incumbrance.

Si00 to be paid when the property is struck off. By the Court.

WILLIAM C. STEVENSON, Clerk O. C. JAMES A. FREEMAN, Auctioneer, mh10, 15, 29

mh10, 15,29 Store, 422 Walnut st., above 4th.

PEREMPTORY SALE, BY OEDER OF HEIRS.—Estate of ROGER MCDONALD, deceased.—JAMES A. FREEMAN, Auctioneer.—STORE and Dwellings, TWENTY-FOURTH Street, below Walnut On WEDNESDAY, March 20, 1864, at 12 o'clock noon, will be sold at Public Sale, with ut reserve, at the PHILADELPHIA EXCHANGE, the following described Real Estate, late of Roger McDonald, deceased, viz; All that certain lot of ground with the improvements thereon erected, situate on the east side of Beach or Twenty-fourth street, in the Eighth Ward of the city, being on the south side of Caldwell street, below Walnut street, 20 feet front on Twenty-fourth street, and 110 feet along Caldwell street to Cope street (20 feet wide street), 3 fronts. The improvements are a two-story brick store and dwelling on Twenty-fourth street; a three-story brick dwelling adjoining the same; also, 3 three-story brick houses on the rear of the lot.

BY CLEAR OF ALL INCUMBRANCES.

EF Two-thirds of the purchase money may remain. mh10, 15, 29 Store, 422 Walnut st., abo

main.

1. Will be sold without any reserve.

Slov to be paid on each when the property is JAMES A. FREEMAN, Auctioneer mh10-15-29 Store, 422 Walnut st., above 4th.

mhilds A. FREEMAN, Auctioneer.
mhilds Store, 422 Walnut st., above 4th.

REAL eSTATE.—JAMES A. FREEMAN, Auctioneer.—1,600 ACRES Valuable
TIMBER LANDS, MONROE COUNTY.—On
WEDNESDAY March 30, 1864, at 12 o'clock,
noon, will be sold at Public Sale, at the PHILADELPHIA FXCHANGE, the following described
Real Estate, viz:
A tract of 150 acres in Jackson Township.
A ract of 401 acres 28 perches, Tunkhannock township
A tract of 20 acres, Tunkhannock, formerly
Teybhanna Township.
A tract of 275 acres,
Tunkhannock, formerly
Teybhanna Township.
A tract of 275 acres,
Tunkhannock, formerly
Teybhanna Township.
A pract of 275 acres,
Tunkhannock, formerly
Teybhanna Township.
A pract of 275 acres,
Tunkhannock, formerly
Teybhanna Township.
Apract of 275 acres,
Tunkhannock, formerly
Teybhannock, formerly
Teybhanna Township.
Apract of 275 acres,
Tunkhannock, formerly
Teybhannock, formerly
Teybhanna Township.
A tract of 280 acres in Jackson Township.
A pract of 401 acres 280 perches, at the PHILATunkhannock, formerly
Teybhanna Township.
A pract of 402 acres in Jackson Township.
A pract of 402 acres i within half a mile Title undoubted. Further particulars at the \$50 to be paid on each when the property is struck off.

JAMES A. FREEMAN, Auctioneer, mb10.15,29 Stor. 422 Walnut st., 85 4th. LEGAL NOTICES.

IN THE COURT OF COMMON PLEAS FOR THE CITY AND COUNTY OF PHILA-LELPHIA.—CHARLUS G. PAITERSON, vs. ADELINE M. PAITERSON, In Divorce, September Term, 1863, No. 4.

ADLINE M. PAITERSON.—Please take notice that the Court has granted a rule on you to show cause way a Divorce a vinculo matrimonishould not be decreed in this case, returnable SATURDAY, March 19th, 1861, at 10 o'clock A.

M. Versenal service having failed on account of absence of respondent.

THE CITY AND COUNTY OF PHILADEL-PHIA
In the matter of the Estate of RICHAED M.
WISTAR
The Auditor appointed by the Court to audit, settle and adjust the first and final account of JOHN M INTYRE, Esq., Trustee and Assignee, will meet the parties interested for the purposes of his appointment on WEDNESDAY. March 16th, 1864, at 4 o'clock, P. M., at his office, (Room 3) Law Dep rtment, No. 212 South FIFTH street, in the city of Philadelphia.

EGBERT K. NICHOLS,
mb5-s, tu, th5t%]

mh5-s, tu, th5ty)

Additor.

LETTERS OF ADMINISTRATION TO THE
Estate of SAMUEL PLEASANTS, deceased,
have been granted to the ondersigned. All persons
indebted to the estate of decedent are requested to
make payment, and those having claims against
the same to present them to
EDWARD PLEASANTS. Admin'r,
mh5-tu5t\*

NOTICE—Letters Testamentary to the Estate
of JOHN BROCK, deceased, having thee
graried to the undersigned, all persons indebted to
the Fstate, are requested to make payment, and
those having claims against said Estate to present
them to J. P. RhOCK, R. S. BROCK, Executors, No. 258 South THIRD street.

LOST.

IOST—A/OER'1IFIOATE of 5 per Cent. Loan of State of Pennsylvania, for \$516 05, dated March 12th, 1830, No. 754, in name of WILLIAM MEREDITH. Also, a Uertificate of 5 per Cent. Loan of State of Pennsylvania, for the sum of \$200, cated June 30th, 1845, No. 1452, in name of ELI K. PRIOE, Administrator of William Meredith, in Trust. Application has been made to the Auditor-General for a renewal of said Certificates.