REAL ESTATE SALES.

KEAL ESTATE.—JAMES A. FREE-MAN, Auctioneer.—On WEDNESDAY, March 30th, 1864, at 12 o'clock, noon will be slid at public saie, at the PHILADELPHIA—EXEMANDER, the following described Real Estate, viz: No. 1. BUILDING LOP, CHRISTIAN, ETREET, WEST OF GRAY'S FERRY ROAD, all that certain jot of ground on the north side of REEF, WEST OF GRAITS FERRY RIGHT, that certain lot of ground on the north side of ristian street, 27. feet westward from Muller set, First Ward, 16 feet front by 116 leet deep to ig street. Sueject to a receemable ground rent

Rigg street. Sueject to a receemable ground rent of \$12 per annum.

No. 2. EUILDING LOT, LOCUST STREET, WEST OF THITY SHOUND ST., TWENTY-FOURTH WARD, a lot of ground on the north side of Locust street, so feet westward from Fitty-Second street. second street 20 feet front by 77 feet, skinches No. 3 BUILDING LOT, SEVENTH STREET ABOVE TASKER STREET, FIRST WARD, all that lot of ground on the east side of Seventh street, 80 feet above Tasker street, First Ward,

5 feet front and 80 feet deep to a 30 feet wide 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

the 23d Ward 26 feet 8 inches front, by 200 feet ceep to a 30 teet street, call d Elder street.

No. 5. TOWN LOT IN DELANCO, NEW JFRSEY.—All that certain lot of ground, in the town of Delanco, Burlington county, New Jersey, northeast side of Holly street, 125 feet southeast from Second street, 100 feet front, and extending in depth northeasterly 160 feet.

No. 6 180 ACRES LAND, MONROE COUNTY, FENNA.—A tract of Isad in Price township, Monroe county, Pennsylvania, numbered in the Commissioner's Book of Said county No. 9 and containing 190 acres. Being the Westerly portion of a larger tract, originally surveyed in the warrance name of Abraham Dills. Said to be excellent timber and farm land. Title perfect.

No. 7. 100 ACRE OF LAND, MONROE CO., PA.—A Tract of Lanc, in Tunchannock township, PA.—A Tract of Lane, in Tunchannock township, Monroe county, Pa. containing 100 acres, being part of a large tract originally surveyed in the warranted came of Jacob Eyerly; said to be extellent timber and farm land.
No. 8. 433 AURES OF LAND, CENTRE

No. 8. 433 ACRES OF LAND, CENTRE OUNTY, PA.—A Tract of Land, in Rush township, Centre county, Pa., containing 433 acres and 153 perches, originally surveyed in the warrantee name of Margaret Speer; and to be excellent tumber land, and underlined with coal.

Nos 9 to 12 inclusive.—1,600 ACRES LAND, CENTRE CCUNTY, PA.—Four certain tracts or proces 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. 1. In the warrantee name of John Bell No. 2. In the warrantee name of Robert Patter-No. 3. In the warrantee name of Thomas John-No. 4. In the warrantee name of Wm. Irwin.

**These lands are said to be wel timbered and noverlined with Coal and advantageously situated,

teing not far distant from well-improved farms. Further particulars at the Auction Store. 250 to be paid on each when struck off JAMES A. FREEMAN, Auctioneer, phi0, 15,29 No. 422 Walaut street, above 4th. ORPHANS COURT SALE—ESTATE OF WILLIAM GALEN. deceased.—JAMES A. FREEMAN, AUCTIONEER.—FARM FORTY AURIES withimprovements, Montgomery county, 2% miles from Norristown and 14 miles from Pulladelphia, on Perkiomen Pike.—Under autworty auch by order of the implay of our for the tounty. and by order of the crphans' Court for the County of Montgomery, on WEDNESDAY, March 30-a, 1864, at i2 o'clock, Noon, Will be sold at Panlic Saie, AT THE PHILADELPHIA EXCHANGE, the following described Real Estate, rate the property of William Galen, deceased. viz: -all that

the following described Real Estate, tate the property of William Galen, deceased. viz:—all that certain messuage or tenement and tract of land, situate in the township of Prymouth 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 Turnpake Road, a c rier of tors and land granted or intended to have been granted to Edward Mentz's land, S. 4. deg. 42 min., W. 47 30 perches to a stake, thence extending by the said Edward Mentz's land, S. 4. deg. 42 min., W. 47 30 perches to a stake, thence still by the same land S. 47 deg. 15 min., E. 93 80 perches to a stake in or near the middle of a road commonly called Sandy Hill road, leading to Norristown, thence along the middle of said road S. 51 deg. 25 min., W. S. 41 perches to a store in the line of William Hallowell's land, thence by the said William Hallowell's land, thence by the said William Hallowell's land, thence of the said turnpike road, and theace along the same S. 46 deg. 30 min., E. 102.52 perches to a stake in the line of the said turnpike road, and theace along the same S. 46 deg. 30 min., E. 14.47 perches to the place of beginning, containing 40 acres 3 roods and 24 perches of and, be the same more or less.

***First improvements are a two-story stone dwelling, large, new harm, arming house. Co. There is a nounce.

24 perches of ishid, he the same more or less.

15 The improvements are a two-story stone dwelling, large new barn, spring house, de. There is a young orchard just commencing to bear, and about an acre of evolutions.

woodland.

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

Clear of incumbrance.

Slov to be paid at the time of sale.

GUSTAVUS E. GALEN, Administrator.

JAMES A. FREEMAN, Auctioneer.

mht0 15 29 Store, 422 Walnut st. above 4th.

mhill 15 29 Store, 422 Walnut at. above 4th.

ORPHANS' COURT SALE—Estate of MICHAEL C. DIETZ, deceased.—JAMES A. FREEMAN, Auctioneer. DWELLING, LOT and STABLE, No 1215 WALLACE street, corner of Orange, now Andress street. Under authority of the Crphans' Court for the City and County of Philadelphia, on WEDNESDAY, March 30, 1864, at 12 o'clock, Noon, will be sold at Public Sale, at the PHILADELPHIA EXOHANGE, the following described Real Estate, late the property of Michael C. Dietz, deceased, viz: All that certain lot of ground with the threestory brick dwelling and two-story brick stable thereon erected, beginning at the N. W. corner of Wallace street and Orange street, in the 14th Ward of the City, thence extending along Wallace street 36 feet, thence horthward SU feet 5½ inches, thence eastward 30 feet 2½ inches, to the west s de of said Orange street, thence southward along the same 85 feet 2½ inches, to the place of beginning. Subject

Orange street, thence softhward along the same 83 feet 2% inches, to the place of beginning. Subject to a yearly ground restor a smo 681, in equal half yearly payments on the 1st day of the months of January and July.

187 The above iot is 36 feet on Wallace street and 86 feet on Orange street. There is a three story back dwelling of 18 feet front, leaving a building lot of the same size at the side. The stable is built across the rear end of the lot.

18100 to be paid at the time of sale.

18 yorder of the Court.

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

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

mb10, 15, 29 Store, 422 Walnut street, ab. 4th.

REAL ESTATE.—JAMES A. FREEMAN, Auctioner. THREE-STORY ROUGH-CAST DWELLING, S. W. Cor. FORTY-SECOND and PINE. TWENTY-FOURTH WARD, with VAGANT LOTS adjoining. On W. LDNESDAY. March 30, 164 at 12 o'clock, 1.00n, will te sold at Public sale, at the PHILA-ULLPHI 3 EXCHANGE, the following described Real Estate, viz: Ali that lot of ground with the three-story brick dwelling house thereon, situate at the southwest corner of Forty-second and Pine streets, in the most rapidly improving part of the

at the southwest corner of Forty-second and Pine streets, in the most rapidly improving part of the Iwenty-fourth Ward, containing in front on Pine street 110 feet, and Extending in depth along Forty-second 62 feet. The lot being 90 feet deep on the 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 handsome dwelling houses of fine styles.

May be examined at any time.

BO Clear of all incumbrance.

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

POSITIVE SALE.—IAMES A. FREE-MANN, Auctioneer.—On WEDNESDAY, March 30, 1864, at 12 o'clock. noon, will be sold at rublic sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, viz: No. 1. BRICK HOUSE, No. 1231 Urease street, all that two-story brick house and lot of ground on the north east side of Crease street, between Girard avenne and Thompson street, late the District of Kensington, 15 feet frost, 98 feet deep to a four feet alley, of which it has the privilege. privilege.

This is one of a row of seven dwellings built

MF This is one of a row of seven dwellings built by Mr. B. O. Hcdges.
No 2. VALUABLE LOT OF GROUND, Market and Twenty-second streets, a valuable lot 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 A. h. street, 25 feet wide. A h street, 25 feet wide.

#57 Clear of all moumbrances. \$50 to be paid on each when the property is truck off.

STEPHEN SIPPLIN, deceased. JAMES A. FREEMAN, Anctioneer, mhio, 15,29 Store, 422 Walent st., ab. 4th.

ORPHANS: GOURT SALE —Estate of STEPHEN SIPPLIN, deceased. —JAMES A. FREEMAN, Auctioneer. FRAME DWELLING, No. 22 S. THIRD STREET. Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY, March 30, 1863, 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 street, between Shippen and Plum streets, containing in breadth on said Third street 16 feet, and in length or depth 60 feet more or less.
Subject to a ground ent of 2 pounds 10 shillings and 6 pence, Pennsylvania currency.

**Subject to the payment of a ground rent of cell 2s 6d, Pennsylvania currency, per annum. By order of the Court,

By order of the Court,
WILLIAM C. STEVENSON, Clerk, O. C. THOMAS STEWART, Administrated JAMES A. FREEMAN, Auctione mb10, 16, 29, Store, 422 Walnut, ab. Fourthst.

REAL ESTATE SALES.

EXECUTORS Sale—Estate of JAMes P. H. I. I. S., deceased.—JAMES A. FRUE MIAN, Auctioneer.—Universal and Estate of JAMes A. FRUE MIAN, Auctioneer.—Universal and Estate, Auctioneer.—Universal and Estate, deceased.—JAMES A. FRUE MIAN, Auctioneer.—Universal and Estate, deceased.—JAMES P. ELLIS, deceased on WEDNESHAY, March 30, 1864, at 12 o'c ook noon, will be sold at Public Sale, at the PHILA DELPHIA EXCHANGE, the folio wing described Beal Estate, viz: No. 1. COTTAGE AND L. IT. No. 738 MASTER street. A three-story brick back cottage (room being left on the lot for the bordinary front dwelling to be attached there'o) with the lot of ground on the south side of Master street, 65 feet east of Eighth street, Twenti-th Ward, 16 feet front, 55 feet deep to a 3 feet alley, of which it has the privilege, leading into Merchant Street. Subject to 248 ground rent.

No. 2.—GENTELL THREE. STORY BRICK DWELLING, No. 978 North FRONT street. A greateful three-story brick dwelling house with two-story brick hack buildings and loc of ground, west side of Front street, below Germantown road, S.x. teenit Ward, 18 feet front on Front street. and 8 % feet deep on the south line, being 11 feet 10% inches wide on the rear.

No. 3.—THREE-STORY BRICK HOUSE AND LOT No. 968 NORTH FRONT ST. A three-story brick house with the large lot of ground thereto below Germantown road, 16th Ward, 23 teet leinch front on Front street, (including the northern half of a3 feet alley on the south), and

Front street below Germantown road, 16th Ward, 23 teet 1-inch front on Front street, (including the northern half of a3 feet alley on the south), and 162 feet deep on the south line, and 190 feet deep on the north line, the lot being 21 feet 3 inches wide on the rear, with the privilege of building over the whole of the said 3 feet alley, leaving at least 5 feet beadway in the clear.

Nos. 4 and 5.—TW() GENTEEL DWELLINGS, Nos. 2636 and 2638 LOCUST STREET.

—A three-story brick dwelling with two-story brick back buildings and lot of gr. und, south side of Locust street, 187 feet 7 inches east of 21st st., 5th Ward, 16 feet front. 80 feet deep to Stewart st. Saloon parlor, dining room and kitchen on the same floor. Gas, range, &c. Subject to \$108 ground rent.

Also the dwelling adjoining the above, No. 2038. of the same dimensions, description and incumof the same dimensions, description and incumbinance.

No. 6.—VALUABLE STONE QUARRY, SHOEMAKER'S LANE, Germantown.—A valuable us to flame containing lacre 2 roods and 24 perches, known as the Cedar Holl Stone Quarry, on the N W. side of Penn street or Shoemaker's Lane, in the Twenty-second Ward, adjoining laines of Jacob Mehl, Adam K-phara, and others, 3:69-10 feet on Shoemaker's Lane, and about 200 deep.

deep.
No 7.—VALUABLE BUSINESS LOCATION
AND DWELLING N W. COR. SEVENTH
AND GREEN STS.—That valuable two-story
brick store and dwelling h use at the N. W. corner seventh and Green streets, Thirteenth Ward
his feet on Green street, 62 feet x or an inch on
Seventh street, being 21x feet wide on the rear.
This is an excellent business stand, he corner
big used as a plumber shop on Seventh street a
paint shop, with dwelling over the whole.
S50 to be paid on each when the property is
struck off.

struck off.

By order of JACOB M. ELLIS,
JOHN WILLIAMS,
LEXECUTOR.
JOHN WILLIAMS,
JAMES A. FREEMAN, Auctioneer,
mh10, 15,29 Store, 422 Walnut street, ab. 4th.

OR: HANS COURT SALE—Estate of
ChRISTOPHER SMYSER, deceased.—
JAMES A. FREEMAN, Auctioneer. Under the
authority of the Orphans' Court for the City and
County of Philadelphia, on THURSDAY,
March 31st, 1864, on the premises, at four o'clock
in the afternoon, the following described Real
Estate, the property of Christopher Smyser, in the afternoon, the following described Real Estate, the property of Christopher Smyser, deceased, viz: No. 1. DWELLING, PROSPECT Street, Manayunk. All that certain lot of ground with the two-story stone-house thereon erected, in the Twenty first Ward of the City, on the easterly side of Prospect Street, beginning at a point in the centre of said street passing along the line of property of Alfred and William Ben, south 30 deg. 10 min., east 380 feet 9 inches, passing over a marble stone on the easterly side of said Prospect street to another marble stone in the line of Windle Halloway's ground, thence south 64 deg. 15 min., west 106 feet 9 inches to a point, thence north 35 deg. 55 min., west 293 feet, passing through the centre of partition of two houses erected on this and adjoining lot, to a point in the middle of said Prospect Street, then e along the middle of said Prospect Street, north 54 deg. 50 min., east 112 feet 5 inches to place of beginning.

**Follow of the control of the control

No. 2. STONE DWELLING, adjoining. All that certain lot or piece of ground with the two-story stone house thereon erected, situate in the Twenty-first Ward of the City of Philadelphia, on the easterly side of Prospect Street, beginning at a point in the centre of said Prospect street, thence along the line of property above described, south 35 deg. 55 min., east 233 feet to a point, thence south 64 deg. 15 min, west 438 feet of the centre of said Prospect street, thence along the centre of said Prospect street, 26 feet to the place of beginning.

ST Clear of incumbrance.

SSU to be paid on each at the time of sale.

By the Court. WM. C. STEVENSON, Clerk O. C.

WILHEMINA SMYNER, Administratrix.

JAMES A. FREEMAN. Auctioneer, mbi0. '5,29 Store, No. 422 Walnut stab. 4th.

ORPHANS' UOURT SALE.—ESTATE OF JAMES A. FREEMAN, Auctioneer, Under authority of the Orphans' Court for the City and County of Philadelphia, On WEUNESDAY. March 30, 1861, at 12 o'cleck, Noon, will be sold at public sa'e, at the Philadelphia Exchange, the following described Eeal Estate late of James Rooney, dec'd, namely—No. 1. TWO.STORY DWELLING, Germantown Road. All that certain lot of ground with the two-story messuage th-reon erected on the eastery side of the Germantown Road, 128 feet

with the two-story messuage thereon erected on the easterly side of the Germantown Road, 123 feet northward from Cumberland Street, containing in front 1 feet, and extending in depth 120 feet to a

northward from Cumeriand Street, containing in front I: feet, and extending in depth 120 feet to a 30 feet wide street called Tyson street, subject to a yearly 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 messuage thereon erected, on the casterly side of the Germantown Road, 92 feet northward from Cumberland street, containing in front 36 feet, and extending in depth 120 feet to a 30 feet wide street called Tyson street; subject to an annual ground rent of \$45, on 1st days of April and Courter. There is a large Omnithus Stable on the lot.

\$50 To be paid when the property is struck off. By order of the Court.

WM. O. STEVENSON, Clerk, O. O. PATRIC K ROONEY. Street, Store 422 Walnut st. above 4th.

DAMES A. FREEMAN, Auctioneer, whio, 15, 29 Store 422 Walnut st. above 4th.

ph10,15,29 Store 422 Wainut st. above 4th.

ORPHANS' COURT SALE.—Estate of JAMES HAUGH, deceased. JAMES A.

FREEMAN, Auctioneer. STO.NE TAYERN 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 o'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 north-easterly side of Cresson street, Manayunk, beginning at a corner of ground now or late of George Shields, thence extending by said ground, N. 3d 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. 38 feet 11 inches to a corner, thence by other ground of said Joseph Ripka, S. 60 deg. 15 min., W. 46 feet 6 inches to a corner, thence still by the same, S. 54 deg., W about 52 feet to a corner, thence S. 41 deg. 40 min., W. 24 ft. 11 in. to the northeasterly side of Cresson streets. W. 24 ft. 11 in. to the northeasterly side of Cress reet, and thence by the side of Cresson street, S

deg., E. 61 feet 6 inches to the place of beginning. Clear of incumbrance slow to be paid when the property is struck off. Silos to be paid when the property is struck off. By the Court,
WILLIAM C. STEVENSON, Clerk O. C.
JAMES A. FREEMAN, Auctioneer,
mhl0, 15, 29 Store, 422 Wainut st., above4th.

REAL ESTATE.—JAMES A. FREEMAN, Auctioneer.—1,000 ACRES Valuable
TIMEER LANDS, MONROE COUNTY.—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, viz:

Real Estate, viz:

A tract of 150 acres in Jackson Township.

A tract of 401 acres 28 perches, Tunkhannock ownship.
A tract of 200 acres, Tunkhannock, formerly A tract of 275 acres, Tunkhannock, formerly Toybhanna Township.

The three last lie together, the first at som

distance. They are about 12 miles from Stroudsburg the County Town. A saw mill and tayern about 2 miles distant. They are well timbered, and the soil is fine farm land when cleared. A new Railroad is land out within 3 miles, another Railroad within half a mile.

Title undoubted. Further particulars at the Auction Store. \$50 to be paid on each when the property is struck

\$50 to be paid on each when the property is struck off.

JAMES A. FREEMAN, Auctioneer, mh10, 15,29

Store, 422 Walnut st., ab 4th.

REAL ESTATE.—JAMES A. FREE-MAN, Auctioneer.—RESIDENCE No. 415

PRUNE STREET.—On WEDNESDAY, March 30th. 1864, at 12 o'clock, Noon, will be sold at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, viz: All that three-story brick back buildings, and lot of ground thereto belonging, on the north side of Prine street, No. 415 between Fourth and Fifth streets, in the Fifth Ward, 23 feet front more or less, and 120 feet deep, more or less.

BF The above is a very well built and finished Residence near to business. It has all the modern improvements—heaters, water—losets, range, &c. &c. It will rent for \$600 per annum.

SF Clear of incumbrance.

\$5,600 may remain, 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.

APHANS COURT SALE. Estate of IUKE J. G. HNS, deceased. — JAMES A FREEMAN, Auctioneer. — Under authority of the Grphans Court for the Gity and County of Philadelphia, on WEUNESDAY, March 30, 1864, at 15 July 1864, and 1864, as 18 aucining on WEDNESDAY, March 30, 1604, at 12 o'clock, Noon, will be sold at Public Sale, without reserve, at the PHILADELPHIA EXCHANGE, the following described Real Estate. late of Luke J. Goins, dec'd: No. 1. 3-STOR BRICK EWELLING, LOMBARD Street above BRICK PWELLING, LOMBARD Street. above Sixth.—All that certain three-story brick messuage and lot of ground on the north side of Lombard street 218 feet 5, inches westward from Sixth street: containing in front 18 feet, and depth 65 feet, the east line thereof passing through the centre of the well and privy house erected partly on the hereby granted lot, and partly on the adjoining lot on the east for their mutual use and a ccommodation.

No. 2.—St ONE HOUSE, CREAN Street, 24th Ward.—All that certain lot of ground, with the 2½-story Stone House thereon erected, on the stouth westwardly sice of a certain 50 feet wide street called Crean street, laid out and intended to be opened for public use by the said William Crean parallel with and at the distance of 200 feet south westward irem the Lancaster Turnpike Road, agree-by to a recent survey thereof made by Francis Lightfoot, Eq., in the township of Blockley, and county of Philadelphia: beginning 24; feet 4 inches southwestwardly from the cornered Miller street, thence extending south westwardly on a line at right angles with the said Crean street along other ground of the said William Crean 218 feet 9½ inches; thence eastward 61 feet 1½ inches fortheastward 178 fet to inches; thence eastward 61 feet 1½ inches fortheastward 178 fet to inches to Crean street, and thence north westwardly along the same 50 feet to the place of beginning

By the Court,

eastward 178 fet tinches to Crean street, and thence north westwardly along the same 50 feet to the place of beginning

By the Court,

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

LOUISA J. GOINS, Administratrix.

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

JAMES A. FREEMAN. Auctioneer, mhlo, 15, 29

Store, 422 Walnut st. above 4th.

ORPHANS' COURT SALE.—Estate of THOMAS G. HA'LEM deceased —JAMES A. FREEMAN. Auctioneer.—VALUABLE LOTS, Callowhill street and Delaware avenue.—Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNES-DAY, March 30, 1864, at 12 ociock, Noon, will be sold at Public Sale, at the PHILADEL-PHIA EXCHANGE, the following described Real Estate, late the property of Thomas G. Haslem, deceased, viz: No 1. LOT, Southwest corner (Sallowhill street and Delaware avenue. All that certain lot or piece of ground, situate on the 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. 91 nt. h 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 Irelaware avenue at 9 feet tending in length or depth southward on the easi line along the west side of Helaware avenue 49 feet \$\frac{2}{3}\] inches, and on the west line thereof along the east side of said 2 feet 9 inch wide alley 49 feet 1 inch. \$\frac{2}{3}\] Clear of all incumbrance.

No. 2. 1 OT, Callowhill street, between Water 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 street and Belaware avenue, beginning at the distance of 51 feet 8 inches eastward from the said Water street, containing in front or breadth on said Callowhill street about 32 feet 5½ inches, and extending in length or depth, southward, about 50 feet.

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

ORPHANS COURT SALE. — Estate of
FREEMAN Auctioneer. — Under authority of the
Orphans' Court for the city and county of Philadelphia, on WEDNESDAY, March 30, 1861, at 12
o'clock noon, will be sold at public sale, at the
PHILADELPHIA EXCHANGE, the following
described real estate, late the property of Peter
Landis, deceased, viz:
No. 1. DWILLING, No. 1223 THOMPSON
street. All that lot or piece of ground and a three-

Landis, deceased, viz:

No. 1. DW LLING, No. 1223 THOMPSON street. All that lot or piece of ground and a three-story brick dwelling house, on the south side of Thompsen street, is 2 feet eastward from Thirteenth street, in the city of Philadelphia. Front on Thompson street 16 feet, depth southward 70 feet. Subject to a ground reut of 878.

No. 2. DWELLING, No. 1219 CASS street. Lot or piece of ground, with the three story brick dwelling thereon erected, on the north side of Cass street in the city aforesaid, 154 feet 6 inches west of Twelfth street. Front on Cass street 14 feet 6 inches, depth northward 50 feet. Subject to a ground rent of \$54 a year.

No. 3. DWELLING, No. 1227 CASS street. Lot and three-story brick dwelling house on the north side of Cass street, in the city of Philadelphia, 169 feet east of Thirteenth street. Front on Cass street 14 feet 6 inches, depth northward 50 feet. Subject to a ground rent of \$54.

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

By order of the Court,

WM. C. STEVENSON, Clerk O. C.

HENRY BRANDT, Administrator.

JAMES A. FREEMAN, Auctioneer.

HENRY BRANDT, Administrator,
JAMES A. FREEMAN, Auctioneer,
mhi0,15,29 Store, 422 Walnut st., above 4th. PEREMPTORY SALE, BY ORDER OF HEIRS.—Estate of ROGER MCDONALD, dc-88ed.—JAMES A. FREEMAN, Auctioneer.—STORE and Dwellings, TWENTY-FOURTH street, below Walnut On WEDNESDAY, March 30, 1564, 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

ments thereon erected, situate on the east 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 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 brich houses on the rear of the lot.

Two-thirds of the purchase money may remain.

main.

**For It will be sold without any reserve.

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

**JAMES A. FREEMAN, Auctioneer mb10-15-29 Store, 422 Walnut st., above 4th.

ORPHANS COURT SALE—Estate of JOHN MINGLE. Jr., deceased.—JAMES A. FREEMAN, Auctoneer.—RESIDENCE 458 MARSHAIL STREET.—Under au hority of the Orphans' Cou.t for the City and County of Philadelphia, on WEDNESDAY, March 39, 1861, at the PHILADELPHIA EXCHANGE, the following decribed Real Estate, late the property of JOHN MINGLE, Jr., deceased, viz: All that certain two-story brick messuage and lot of ground, on the west side of Marshall streat, be tween Buttonwood street and Noble street, beginning at the distance of 72 feet 4 inches southward from Buttonwood street, containing in front 27 feet and ex ending in depth 89 feet 13 inches. Has parlor, dining room and kitchen on the first floor, sitting-room and chambers on the second. Large bath-room and cellar,

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

By the Court, WM. C. STEVENSON, Glerk O. C.

JAMES A. FREEMAN, Auctioneer.

mh10, 15. 29

Store, 422 Walnutst., ab. 4th.

mh¹0, 15.29 Store, 422 Walnutst., ab. 4th.

ORPHANS' COURT SALE.—Estate of
PIERSON'S MINORS.—JAMES A. FREEMAN, Auctioneer.—THREE-STORY BRICK
DWELLING, No. 1340 North ELEVENTH
street.—Under authority of the Orphans' Court
for the city and county of Philadelphia, on
WEDNESDAY, March 30th, 1864, at 12 o'clock,
Noon, will be sold at Public Sale, at the PHILADELPHIA EXCHANGE, the following described
Real Estate, the property of PIERSON'S MINORS, viz: All that certain lot of ground, with
the three-story brick messuage thereon erected,
situate on the west side of Eleventh street, 69 feet
southward from Master street, containing in front
16 feet, and extending in depth 100 feet: to a 3 feet
wide alley, leading northward into another 3 feet wide alley, leading northward into another 3 feet wide alley, which leads westward into Marvine street, under and subject to a yearly ground rent of \$25 per any name.

street, under and subject to a yearly ground rent of \$72 per annum. \$50 to be paid at the time of sale. By order of the Court, WILLIAM C. STEVENSON, Clerk O. C. OLIVER P. CORNMAN, Guardian. JAMES A. FREEMAN, Auctioneer, mb10, 15, 29 Store No. 422 Walnut street. ab. 4th.

REAL ESTATE. — JAMES A. FREE-MAN, Auctioneer. — 3 DWELLINGS, MARSHAIL, above Brown street. — On WEDNESIAY, March 30, 1864, at 12 0' clock, noon, will be sold, at Public Sale, at the PHILA DELPHIA EXCHANGE, the following described Real Estate, viz: All that lot of ground with the two-story brick dwelling house front and twe threstory brick dwelling houses front sufferent from the feet in the south of Brown street, 17 feet front 79 feet 4% inches on the north line, and 82 feet % inch on the south line. Gas introduced and ranges in two of them. ranges in two of them.
CLEAR OF INCUMBRANCE.

CLEAR OF INCUMBRANCE.

51,000 may remain.

5850 to be paid when the property is struck off.

JAMES A. FREEMAN, Auctioneer,
mh10,15,29 Store No. 422 Walnut st., ab. 4tb.

PEREMPTORY SALE.—JAMES A.
FREEMAN, Anctioneer.—TWO THREESTORY BRIOK DWELLINGS, Nos. 1646 AND
1648 MARVINE STREET.—On WEDNESDAY,
March 30th, 1864, at 12 o'clock, noon, will be sold
at public sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate,
viz: All those two certain three-story brick
dwelling houses and lots of ground thereto belonging, situate on the west side of Marvine street, 90
feet south of Columbic avenue. each 15 feet front
and 73 feet deep. Subject to \$48 ground renteach. and 73 feet deep. Subject to \$48 ground rent each.

##F Will be sold separately Sale absolute.

So to be paid on each when struck off JAMES A. FREEMAN, Auctionser, mhio, 15, 29 Store, 422 Walnut street, ab. 4th.

REAL ESTATE SALES.

REAL ESTATE SALES.

ORPHANS' COURT SALE-ESTATE
OF ALEXANDER NIUHOLS, DEEASED-JAMES A. FREEMAN, AUGTIONFLER-THREE-STORY BRICK DWELLING,
No.-2004 PINE STREET.--Under the authority
of the Crphans' Court for the City and County 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, the Property of Alexander Nichols, deceased, viz. All that certain lot of
ground, with the three-story brick dwelling house
thereon erected, situate on the south side of Pine
treet, 48 feet from Schuylkill Third street, in the
Gity of Philadelphia, containing in front 15 f-et
of inches, and extending, of that width, in length
or det in southward, 124 feet to a certain 30-feet
wide street extending from Schuylkill Second to
Schuylkill Third street, called Harrison street,
Sobject to the yearly ground rent of \$46 50, payable in half yearly payments on the first day of
May and November in each year.
So to be paid at the time of Sale.
By the Court,
WM. C. STEVENSON, Clerk O. C.
THOMAS LITTLE, Administrator.

JAMES A. FREEMAN, Auctioneer.

mbio, 15,29 Store, 422 Wa nut St. above 4th.

EXECUTOR: SSALE.—JAMES A. FREE
MAN, Auctioneer. Estate of ROREET

mbio, 15,29 Store, 422 Wa nutSt. above 4th.

EXECUTOR SSALE.—JAMESA FREE
MAN, Auctioneer.—Estate of ROBERT
PERRY. deceased. TWO THREE-STORY
RRICK HOUSES, NO. 226 QUINCE 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 strees,
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.

BF On the above lot are erected two neat three-story
brick dwellie pheuses on each front.

FS 1. 100 may remain on mortgage if desired.
850 to be paid when the property is struck off.
By order of the Executor.

JAMES A. FREEMAN, Auctioneer,
mbio-15-29 Store, No. 422 Wainut st. ab. 4th

REAL ESTATE—JAMES A. FREE
MAN, Auctioneer,—HANDSOME COUNTRY PROPERTY, ManySION AND
GROUNDS, 28½ Acres, Delaware River, above
Torresdale.—On WEDNESDAY, April 13, 1864,
at 12 o'clock, Noon, will be sold at Public Sale,
at the PHILADELPHIA EXOHANGE, the foliowing described Real Estate, viz: A splen tid
Country Residence, on the River Delaware, fixeen
miles from the city of Philadelphia, within a
quarter of an hour of two statious, Eddington and
Schet cks; 28½ acres of good land, ten acres of
which are woodland. It is beautifully land out,
Carriage road through the woods, and all the roads
substantially graveled. A very superior mansion, which are woodland. It is beautifully laid out. Carriage road through the woods, and all the roads substantially graveled. A very superior mansion, 50 by 40, with extensive back buildings finished throughout in the best manner, with gas, bathroom and water-closet. Two arge piazzas, front and back, with a fine view of the river. Tenant house, green house and grapery, gas house, ice house, hay house, chickery, carriage house and stables, and a large brick work shop. A superior garden, and a great variety of the best fruits. The house is well fornished, and the furniture will be included in the sale, with the exception of a few pieces reserved. The whole is in complete order, and is not excelled in beauty by any on the Delaware

Ware
For particulars, inquire of the Auctioneer, or of
William Chamberlain, on the premises.
\$500 to be paid when the property is struck off.
JAMES A. FREEMAN, Auctioneer,
mb24,29, ap12 JStore, No. 422 Walnut st. ab. 4th.

MD24, 29, ap12 JStore, No. 422 Wainut St. ab. 4th.

OPHANS' CUURT SALE. — ESFATE OF

CHRISTIAN I'REBY, dec'd. —JAMES A.

FREEMAN, Auctioneer. —TAVERN STAND

AND LOT. 1154 FRANKFORD ROAD. below

Girard Avenue. —Underauthority of the Orphans'

Court for the City and County of Philadelphia, on

WEDNESDAY, April 13th, 1864, at 12 o clock,

Noon, will be sold at Public Sale, at the PHILA
DELPHIA EXCHANGE, the following described

Real Fiste, the property of Christian Breby, de-DELPHIA EXCHANGE, the following described Real Estate, the property of Christian Breby, decased, viz.: All that certain lot of ground, with the building thereon erected, situate on the west side of the Frankford Road, 68 feet southward from Franklin street, in the (late Kensington,) district of the Northern Liberties; containing in front twenty feet, and in depth, extending thence westward, keeping the same breadth at right-angles with the Frankford road 100 feet, more or less, to Zachariah Howell s ground.

FN. B.—On the above premises is a three-story brick dwelling, with a three-story back building—being a tavern stand. being a tavern stand.

Clear of all encumbrance. \$100 to be paid a

By the Court.

WILLIAM C. STEVENSON, Clerk O. C.
JOHN M. UEBBY, Administrator.

JAMES A. FREEMAN, Auctioneer,
mb24,29,ap12 Store, 422 Walnut st., ab. 4th. ORPHANS' COURT SALE.—ESTATE of SAMUFL L. MATTHEWS deceased.—
JAMES A. FREEMAN, Auctioneer. DWE falling, No. 306 WHABTON Street. Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY, April 13, 1561, at 12 o'clock, noon. will be sold at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, late the property of Samuel L. Matthews, deceased, viz: All that certain lot of ground with the brick dwelling house thereon erected, situate on the south side of Wharton street, 48 feet westward from Delaware

Wharton street, 48 feet westward from Delaware Third street, thence extending in front 16 feet, and in depth southward, of that width, between parallel lines drawn at right angles to said Wharton street, 62 feet, more or less.

E Clear of incumbrance.

**So to be paid when the property is struck off, By order of the Court,

WM. C. STEVENSON, Clerk O C.

RICHMOND M. DUKES, Administrator.

JAMES A. FREEMAN, Auctioneer.

mb21,22, app2 Store, 422 WalnutSL, above 4th.

ORPHANS' COURT SALE—Estate of Indhn E. RUHL. deceased—JAMES A. FREEMAN, Auctioneer.—FRANE DWELLINGS and LOT, N. W. corner ElGHTH and WOOL streets. Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY, April 13. 1864, at 12 o'clock, Noon. will be sold at Public Sale, at the PHILA DELPHIA EXCHANGE, the following described Real Fester, late the property of John E. Ruhl. Real Estate, late the property of John E. Ruhl, deceased, viz: All those certain frame message decensed, viz: All those certain frame messuages or tenements and lot or piece of ground, situate on the west side of Delaware Eighth street and north side of Wood street, in the late District of Spring Garden, now the City of Philadelphia, containing in front or breadth north and south, 20 feet, more or less, and in length or depth east and west, 100 feet, more or less. Subject to a yearly ground rent or sum of \$30.

\$100 to be paid when the property is struck off.

By order of the Court.

WM. C. STEVENSON, Clerk O.

JULIA ANN RUHL, Executir.

JAMES A. FREEMAN, Auctioneer, mb24-29-ap12 Store, 422 Walnut st., above 4th.

JAMES A. FREEMAN, Auctioneer, mb24.29.api2 Store, 422 Wainut st., above 4th.

ORPHANS' COURT SALE.—Estate of WILLIAM H. EVERLY, deceased—
JAMES A. FREEMAN, Auctioneer—FIVE.

STORY BRICK STORE, No. 47 South THIRD street. Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY, April 13, 1864, at 12 o'clock, Noon, will be sold at Public Sale, at the PHILA-DELPHIA EXCHANGE, the following described Real Estate, late the property of WILLIAM H. EVERLY, deceased, viz: The undivided one-third part of, in and to all that certain five story brick messuage and lot of ground situate on the east side of Third street between High street and Chestaut street, in the City of Philadelphia, being in width on the said Third street if feet, and in length or depth 50 feet. Subject to the payment of a certain yearly rent of 4 pounds 11 shillings, Pennsylvania currency.

Sl00 to be paid when the property is struck off. By order of the Court,
WM. C. STEVENSON, Clerk O. C.
ANN S. EVERLY, Executrix.

JAMES A. FREEMAN, Auctioneer,
mb24, 29, ap12 422 Wainut street, above 4th.

mb24, 29, api2

ORPHANS' COURT SALE.-ESTATE OF EDWARD VOIGHT, DEUEASED.-JAMES A. FREEMAN, AUCTIONEER.—DWELLING No. 118 GREEN Street. Under authority of the Orphans' Court for the Gity and County of Philadelphia; on WEDNESDAY, April 13th, 1854, at 12 0'clock, noon, will be sold at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, the property of Edward Voight, deceased, viz: All that certain two-story brick messuage and lot of ground, on the south side of Green street, between Delaware Front and Second streets, in the Northern Liberties of the city of Philadelphia. Containing in front or depth on the sala Green street 14 feet, and in leng h or depth 58 feet.

By Clear of encumbrance.

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

By the Court.

WILLIAM O. STEVENSON, Clerk O. O. FREDERIOA VOIGHT, Administratrix-JAMES A. FREEMAN, Auctioneer, mh24, 29 api2 Store, 422 Walaut st. above 4th.

EXECUTOR'S SALE.—Estate of WILLIAM WAYNE, dec'd.—JAMES. A. FRFEMAN, Auctioneer.—Under authority contained in the will of the late William Wayne, deceased, on WEDNESDAY, April 13. 1861, at '2 o'clock, roon, will be sold at Public 's ale, at the PHILADELPHIA EXCHANGE, the folowing described Real Estate, viz: THREE-STORY BRICK DWELLING, No. 1322 CHERRY streek. All that certain three-story brick dwelling house. BRIOK DWEIMING. No. 1322 CHERKY street.
All that certain three-story brick dwelling house,
situate on the south side of Cherry street (No. 1322),
at the distance of 32 feet east of Juniper street;
containing in front or breadth on said Cherry
street 16 feet, and extending of that width in
length or depth 57 feet 6 inches.
BY Clear of incumbrance.
BY order of the Executors.
JAMES 1. FREEMAN, Auctioneer,

mh24,29,sp12 Etore, 422 Walnut street, above 4th,

REAL ESTATE SALES.

EXECUTORS' SALE.—Estate of WILLIAM WAYNE, dec'd.—JAMES A. FREE-MAN, Auctioneer.—3 DWELLINGS, North FIFTF ENTH street, and 15 DWELLINGS, SUMMER street, Tenth Ward. Under authority contained in the will of the late William Wayne, deceased, on WEDNESDAY, April 13, 1864, at 12 o'clock noon, will be sold at public sale, at the 12 o'clock noon, will be sold at public sale, at the PHILADELPHIA EXCHANGE, the following escribed real estate, viz:

No. 1. All that certain three-story brick dwelling

house with back buildings, and lot or piece of ground thereun to belonging, situate on the west side of Fifteenth etreet, 17 feet north from Summer street (No. 248), containing in front or breadth on said friteenth street in teet, and extending, of that width, in length or depth 51 feet 10% in hes to a 3 feet 6 inches wide alley, leading into the said Sum-mer street, together with the use of the said alley. No. 2. A dwelling house and lot adjoining No. (No. 248), containing in front or breadth I on the north of the same description and dimen-No. 3. A dwelling house and lot adjoining No. 2 on the north, of the same description and dimen-

No. 4. All that certain two story brick dwelling

No. 4. All that certain two story brick dwelling house, on the north side of Summer street (No. 1505). 58 feet 4½ inches west of Fifteenth street, containing in front 15 feet, and in deoth 65 feet to a 3 feet wide alley leading into another alley 3 feet 6 inches wide, which leads into said Sammer street, together with the use of said alleys
No. 5. The dwelling and lot adjoining No. 4 on the west 14 feet 7 inches front, and 65 feet deep to the alley.
No. 6. The dwelling and lot adjoining No. 5 on the west, 15 feet front and 65 feet deep to the alley No. 7. The dwelling and lot adjoining No. 6 on the west, of the same description and dimensions.
No. 8. The dwelling and lot adjoining No. 7 on the west, of the same description and dimensions.
No. 9. The dwelling and lot adjoining the above on the west, if feet front, same deepth as the others.
No. 10. The dwelling and lot adjoining No. 9 on the west, 15 ½ feet and 65 feet deep. the west, 15% feet and 65 feet deep.

No. 11. The dwelling adjoining of the same description and dimensions. No. 12. The dwelling on the west of No. 11. 16 feet front, 65 feet deep. feet front, 65 feet deep.

No 13. All that certain three-story brick dwelling house, situate on the south side of Summer street (No 1552), 165 feet 64 inches west of Fittenth street, containing in front 15 feet 7 inches, and extending of the results of the street of t and extending of that width in length or depth 6 teet, together with the use of a 3 feet wide altereding from the rear thereof into a 2 feet 4 inch vide alley, which leads into said Summer street together with the use of the last mentioned alley.

No. 14. The three-story brick house adjoining
the above on the west, 14 feet 5 inches front, 65 feet
deep to 3 that widestley.

deep to 3 feet wide alley.

No. 15. The three-story brick house adjoining the above on the west, 15% feet front and 65 feet deep.

No. 16. The three-story brick house adjoining the above on the west of the same description and

dimensions.

No. 17. The dwelling and lot adjoining the above No. 17. The dwelling and lot adjoining the above on the west, 15 feet 7 inches front and 65 feet deep. No. 18. All that certain three-story brick dwelling house and store, situate on the southeast corner of Sixteenth and Summer streets (No. 241 N. Sixteenth etreet), containing in front or breadth on said Sixteenth street If feet 6 inches, and extending of that width in length or depth 69 feet 3 inches to 4 feet wide alley leading into said Summer street, together with the use of the said alley.

\$50 to be paid on each when the property is struck off. struck off.

struck off.

Ey order of the Executors.

Ly order of the Executors.

JAMESA FREEMAN, Auctioneer, mb24, 29, api2 Store, 422 Walnut st. above 4th.

ORPHANS' COURT SALE.—Estate of GOTTLE1B WILHELM, dec'd.—JAMES A. FREEMAN, Auctioneer.—Under authority of the Orphans' Court for the City and County of Pniladelphia, o. WEDNESDAY, April 13th, 1864, at 12 o'clock, noon, will be sold at public sele, at the PHILADELPHIA EXCHANGE, the following described Real Estate, 14te the property of GOTTLE1B WILHELM, deceased, viz: No. 1. FOUR BRICK HOUSES AND LOT, No. 920 Buttonwood street, all that certain lot or piece of ground, with the one two-story and 3 three-story brick messuages thereon erected, situate on the brick messuages thereon erected, situate on the south side of Buttonwood street (No. 920,) between Ninth and Teath streets; containing in front 19 fee, and in depth 159 feet, 11 inches to Hamilton street. Subject to 519 groundrent.

No. 2. SEVEN BRICK HOUSES AND LOT, No. 2. SEVEN BRICK HOUSES AND LOT, No. 122 Buttonwood street, all that certain lot or piece of ground, with the one two-story and six three story brick messuages thereon erected, situate on the south side of Britonwood street, (No. 922,) between Kinth and Tenth streets; containing in front 19 feet, and in depth 159 teet, 11 inches to Hamilton street. Subject to a ground rent of \$38.

No. 3, SEVEN BRICK HOUSES AND LOT, No. 924 Britonwood street, all that certain lot or piece of ground, with the one two-story and six three-story brick messuages thereon erected, situate on the south side of Britonwood street, (No. 924,) between Ninth and Tenth streets; containing in front 19 feet and in depth 159 feet, 11 inches to Hamilton street. Subject to a ground ren of \$18.75. ren of \$15.75.

No. 4. WELL-SECURED GROUND RENT OF \$3.0: all that certain yearly ground rent of twenty dollars, charged upon lot of ground situate on the south side of Buttonwood street, between Tenth and Eleventh streets, (No. 1005) containing in front 20 feet, and in depth 159 feet, 3 inches to Hamilton street. containing in front 20 feet, and in depth 159 feet, 3 inches to Hamilton street.

No. 5. SIX BRICK AND ONE FRAME HOUSES, 1,006 Buttonwood street, all that certain lot or piece of ground, with the one two-story frame and six three-story brick messuages thereon erected, situate on the south side of Buttonwood street, (No. 1,006,) between Tenth and Eleventh streets, containing in front 20 feet, and in depth 159 feet, Sinches to Hamilton street.

\$50 to be paid on each when the property is By the Court,

WM. C. STEVENSON, Clerk O. C.

THOMAS J. WORRELL,

OHARLES A. GILLESPIE,

JAMES A. FREEMAN, Auctioneer,

mh24,29, ap12 Store, 422 Walnut st., above 4th.

mb24, 29, ap12 Store, 422 Walnut st., above 4th.

ORPHANS' COURT SALE.—Estate of THOMAS DUGAN, deceased. JAMES A. FRELMAN, Auctioneer.—Under authority of the Orphans' Court of the City and Country of Philadelphia, on WEDNESDAY, April 13, 1864, at 12 o'clock, Noon, will be sold at public sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, late the property of Thomas Jugan, dec d. viz.: No. 1.—LOT. southwest corner of MASTER and NARSHALL Streets, Twenneth Ward. All that certain lot of ground on the south side of Master street and west side of Marshall street, in the 20th Ward, containing in front 18 feet, and extending in depth on the west line 49 feet 1% inches, and on the east line along the west side of said Marshall street 45 feet il% inches, to a certain 3 feet wide alley lending eastward into said Marshall street, containing on the rear end thereof 19 feet 2 inches, more or less.

No. 2.—LOT. WARNOCK Street, below Jeffer. 9 feet 2 inches, more or less.
No. 2.—LOT, WARNOCK Street, below Jeffer-

No. 2.—LOT. WARNOCK Street, below Jefferson. All that certain lot of ground on the westside of Warnock street, 163 feet and 3 inches south of Jefferson street, and extending southwardly on the said Warnock street 17 feet and 3 inches, and in cepth 69 feet to a 4-feet alley.

Nos. 3 and 4. TWO GENTEEL DWELL-INGS, Nos. 1707 and 1709 WALLACE street. All that certain lot of ground with a three-story building thereon erected, situate on the north side of Wallace street, of 58 feet 10 inches westward from 17th street, containing in front 19% feet, and ex-17th street, containing in front 19% feet, and extending of that which in depth 105 feet to a 3 feet wide alley.

The above is a handsome modern three-story

wide siley.

37 The above is a handsome modern three-story brick dwelling with three-story back buildings, with all the conveniences. Saloon parlor, dining room, kitchen and summer kitchen on first floor, chambers, sitting room, bath room, store room, verands on second floor, 4 chambers above—permanent washstands, water closets, hot and cold water, wash pave, ranges, &c.

37 Clear of incumbrance
ADJOINING—Also the dwelling, No. 1789, adjoining of the same description and dimension.

No. 5. \$210 PER ANNUM GROUND RENT.
A yearly ground rent of \$210 reserved and arising from a lot of ground, situate on the east side of Thirteenth street, 64 feet northward from Oxford street in the 20th Ward, containing in front on Thirteenth street 55 feet, and extending in depth eastward between lines parallel with said Oxford street 116 feet to a 32 feet wide street.

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

By the Court.

By the Ucurt.

By the Ucurt.

WILLIAM.O. STEVENSON, Clerk O. C.
GEORGE W. ASH,
HIRAM MILLER.
JAMES A. FREEMAN, Auctioneer,
mb24, 29, apil2

Store, 422 Walnut st. above 4th

JAMES A. FREEMAN, Auctioneer, mb24, 29, ap12 Store, 422 Walnut st. above 4th.

ORPHANS' COURT SALE.—ESTATE of SAMUEL DERRICKSON. Deceased.—
JAMES A. FREEMAN, Auctioneer.—THREE-STORY BRICK DWELLING. No. 323 BUGAN STREET, between Spruce and Pine, and 15th and 16th streets. Under authority of the Orphans' Court for the City and County of Philadelphia, on WEDNESDAY. April 13th, 1861, at 12 o'clock, noon, will be sold at Public Sale, at the PHILA-DELPHIA EXCHANGE, the following described Real Estate, the property of Samuel Derrickson, deceated, viz:

All that certain lot of ground with the three-story brick messuage thereon, situate on the east side of Dugan street, running from Spruce to Pine street, between 15th and 16th streets, 214 feet 6 inches northward from Pine street; containing in front 15 feet, and in depth eastward 51 feet.

Together, also, with a strip of ground adjoining said lot on the southward, containing in front on said Dugan street, 5 inches, and in depth eastward 30 feet, more or less, which Anthony S. Morris, by deed poil dated 27th day of April, A. D. 1842, recorded in deed book G. S. No. 48, page 463, &c., granted unto the said Samuel Derrickson, his heirs and assigns, subject to the revision thereof to said Anthony S. Morris, as by said deed poll will duly appear.

Antiony S.

appear.

EST Clear of all incumbrances.

S50 to be paid at the time of sale.

By the Court.

WM. C. STEVENSON, Clerk. O. C.

ABRAHA W. H. DARRIOKSON, Executor.

J. MES. A. FREEVA. Auctio e-r.

Separation Welnuts. above 4th.

mh24, 29ap12 Store 422 Walnut st., above 4th.

REAL ESTATE SALES.

EXALUTORS' ABSOLUTE SALE.—Estate of WILLIAM DAVY, dec'd.—8 AORES and IMPROVEMENTS. FORD road and BELL-contained in the will of the late WILLIAM 12AVY, deceased, on WEDNESDAY, April 13th, 1864, at 12 o'clock, Noon, will be sold at Public EXCHANGE, the following described Real Estate, victous for training described Real Estate, viz. No. 1.—All that certain two-story stone orchard of choice fruit, marked in a plan of the partition of Joseph Watson's estate. "A, Number 4," situate on the southeasterly side of the Ford road, formerly in Blockley township, now in the 24th Ward of the city of Philadelphia, beginning at a stake on the side of said road, corner of lot marked in said plan; "A, Number 3," allotted to Thomas Campbell, thence by the said lot number 3, S. 18y, deg., W. 29 perches and eight-tenths to the line of Jacob Johnson's land, thence by said of the Ford road, his wife, thence by said lot No. 5, N. 18y, deg., W. 25 perches and cight-tenths to a stake on the side of the Ford road aforesaid, and thence by the said road N. 75 x deg., W. 22 perches and nine-tenths to the place of beginning, containing 4 acres of land, be the same more or less.

Fittile unquestionable.

No. 2.—Also. all the right, title and interest which was of William Bavy, now deceased, in and to, all that certain iot or piece of ground with a frame building thereon, situate formly in Biockley tempship, now in the 24th Ward of the city of Philadelphia, adjoining the above lot, and marked No. 3, draft A, in the draft of the land and partition returned to the, Supreme Court of the Commonwealth of Pennsylvania, as of September Term. 1864, wherein Thomas Campbell and others vere plaintiffs, and John Thomas and Jane, his wife, were defendants. Beginning at a stake in the Ford road, thence by another lot marked number 4 in the said draft A, N. 18 x deg., W. 20 perches and eight-tenths to a stake thence by another lot marke E. 29 perches and seven tenths to a stake by the Ford road, thence along the same N. 71% deg., W. 21 perches and eight tenths to the place of beginning. Containing four acres of land, be the same part of the

ning. Containing four acres of land, be the same more or less.

Being the same premises of which Conrad Ibert, deceased, seized in November, 1833, intestate, leaving three heirs, one of whom, to wit, John Ibert, disappeared about 1815, and has never since been heard of. The other heirs having conveyed all their interest in the property (presumed to include that derived by inheritance from John Ibert) to the said William Davy, who, with his grantors, have been in undisputed possession for thirty been in undisputed possession for thirty.

The title to this lot is therefore believed to

years. The title to this lo be perfect.
To be sold together.
\$100 to be paid when off. For Sale Absolute.

By order of DELANY S. WYNN,

NEHEMIAH EVANS,

JAMES A. FREEMAN, Auctioneer,

mh24,293p12 Store No. 422 Walnut st., ab. Fourth.

JAMES A. FREEMAN, Auctioneer, mh24, 293p12 Store No. 422 Walnut st., ab. Fourth.

REAL ESTATE JAMES A. FREEMAND. Auctioneer. STONE COTTAGE AND GROUNDS. WISTER STREET, or DUY'S LANE, GERMANTOWN. On WEDNESDAY, April 13th, 1864, at 12 o'clock, noon, will be sold at Public Sale, at the PHILADEL-PHIA EXCHANGE, the following described Real Estate, viz. All that three-story stone cottage, with two-story store and frame back buildings, and ground thereto belonging, situate on the northwesiside of Wister street, at the Germantown R. R., in Germantown, 142 feet front, and 200 feet deep, then narrowing 60 feet, extending the further depth of 118 feet 6 inches to Jefferson street. The house has parlor, dining-room, sitting-room and kitchen on the first floor, 4 chambers on the second, and two in the third stery. Bath-room with hot and cold baths, numerous closes, range and heater. Cellar floored—gas. Street curbed and paved. Pointed stone wall for 82 feet of the front, with flag stone capping and iron railing, with arbor vitæ hedge above—grounds well laid our, elevated above the street and terraced. Nice shade tiees, stable in the rear, fruit and vegetable garden, pump and hydrant water.

\$\mathbb{F} \text{S000} fob e paid at the time of sale.

deed.

S100 to be paid at the time of sale.

JAMES A FREEMAN, Auctioneer,
mb24-29ap12 Store, 422 Walnut street, ab. 4th.

ORPHANS' COURT SALE.—Estats of
ELIZABETH MCCOURT, deceased.—
JAMES A. FREEMAN, Auctioneer.—THREESIORY BRICK DWELLING, No. 1309,
NORTH 16th STREET.—Under authority of the
Orphans' Court for the City and County of Phila.
delphia, on WEDNESDAY, April 13th, 1864,
at 12 o'clock, noon, will be sold at Public Sale,
at the PHILA DELPHIA EXCHANGE, the following described Real Estate, late the property
of Elizabeth McCourt, deceased, viz; All that certain lot of ground, with the three-story brick messuage thereon erected, situate on the east side of on erected, situate on the east side o lefth street, 50 feet northward from the north side of Thompson street, in the 20th Ward of the city of Philadelphia containing in front or breadth on the said 16th street 15 feet, and extending in length or depth eastward of that width 32 feet. Subject to a ground rent of \$30 per annum. \$50 to be paid at the time of sale.

S50 to be paid at the time of sale.

By the Court,

WM. C. STEVENSON, Clerk O. O.

SUSANNAH COYLE, Administratrix.

JAMES A. FREEMAN, Auctioneer,

mb24, 23ap12 Store, No. 422 Walnut st. above 4th. mb24, 23ap12 Store, No. 422 Walnut st. above 4th (

EXECUTORS' SALE.—Essate of BARNET QUINN.—JAMES A. FREEMAN, Auctioneer.—Under authority contained in the will of the
late Barnet Quinn, deceased, on WEDNESDAY,
April 13th, 1564, at 12 0'clock, acon, will be sold,
at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate:
viz.: No. 1.—TWO-STORY BRIOK HOUSE,
1612 SANSOM Street.—All that two-story brick
dwelling bouse and lot of ground, siruate on the
south side of Sansom street, No. 1612, 80 feet west
of 16th, 14 feet front, and 50 feet deep. Subject to
\$28 ground rent, which may be bought off at par
Low.

No. 2.—THREE-STORY BRICK—DWELL—ING, 836 N. 16th st.—All that lot of ground with the three-story brick dwelling thereog erected, situate on the west side of 16th street, No. 836, 16 feet below Ogden street, 16 feet front, and 48 feet 24 inches on the north line, and 48 feet 134 inches on the south line. Subject to a ground rent of \$50. TERMS CASH.—\$50 to be paid on each at the time of sale.

By order of Executors.

JAMES A. FREEM AN, Auctioneer,
mh24, 29, ap12 Store No. 422 Walnut street ab. 4th.

mh24, 29, ap12 Store No. 422 Walnut street ab. 4th.

EXECUTORS' SALE.—Estate of RICH—EARD RANDOLPH. dec'd.—JAMES A. FREEMAN, Auctioneer.—NEAT DWELLINGS: 614 and 616, FRANKLIN Street.— Will be sold at Public Sale, on WEDNESDAY, April 13, 1864. at 12 o'clock, Noon, at the PHILADELPHIA EXCHANGE, the following described Real Estate, viz.: All those two neat two story dwelling houses, and the lots of ground on which they are erected, situate on the west side of Franklin street, above Green, numbered respectively 614 and 616; containing in front 16 feet each, and in depth 53% feet, more or less. SP Will be sold separately. RF 81,600 may remain on each.

\$50 to be paid on each when the property is struck off.

JAMES A. FREEMAN, Auctioneer, .a 12 Store No. 422 Walnut street. REAL ESTATE - JAMES A. FREEMAN, Auctioneer. SUPERIOR RESIDENCE, No. 230 PINE STREET. On WEINESDAY, April 13, 1864, at 12 o'clock noon, will be sold, at Public Sale, at the PHILADELPHIA EXCHANGE, the following described Real Estate, with double three-story brick back buildings, and lot of ground thereto belonging, situate on the south side of Pine Street, No. 230, in the Fifth Ward. 90 feet front, and 142 feet deep to Stampar's Ward, 20 feet front, and 142 feet deep to Stamper's

By order of the Executors.

Ward, 20 feet front, and 142 feet deep to Stamper's alley.

The residence is built and finished in the very best manner. Breakfast room and kitchen on first floor; large dining room and conservatory above; chambers communicate, with folding doors, with bath room adjoining; copper-lined bath tub; large cellar with heater; Larrobe heater in breakfast room; hot and cold water; winter and summer kitchens, with ranges; gas fitting; all included in the sale.

Subject to a ground rent of \$250 per annum.

The owner sells only because he is removing to the country.

\$100 to be paid when the property is struck off.

JAMES A. FREEMAN, Auctioneer,
mh24.29, ap12] Store, 422 Walnut St., ab. 4th.

mh2i.29, api2] Store, 422 Walnut St., ab. 4th.

REAL ESTATE —JAMES A. FREEMAN, Auctioneer, FIVE-STORY IRON
and BROWN STONE STORE 33 South FOURTH
street, On WEDNESDAY, April 13th, 1844, at
12 o'clock, noon will be sold at public sale, at
the PHILADELPHIA EXCHANGE, the following described Real Estate, viz: All that substantial new five-story iron and brown stone store
and lot of ground, on the west side of Fourth
street, between Market and Chestnut streets, (No.
38.) Containing in front 15 feet 4 inches, and extending in depth 50 feet, with the right of a water
course across the property on the north; leading to
Ranslead Place. The above is a very handsome
new stere, house well built, iron first story, and
brown stone above. The neighborhood is one of
the best in the city. From 183,000 can be curred,
the remainder of the 1 urchase money may remain
if desired.

off. JAMES A FREEMAN, Auctioneer, mb24,29,ap12 Store, 422 Walnutstreet above 4th. CO-PARTNERSHIPS.

CO-PARTNERSHIP NOTICE.—The undersigned have this day entered into Co-partnership for the transaction of the DRY COODS
COMMISSION BUSINESS, under the name of
IOHN H. WILLIAMS & CO., at No. 320 Chestnut screet. IOHN H. WILLIAMS.
PRILADA, Jan. 1, 1964. [al-3m9]