

IN THE REAL ESTATE FIELD:

Ex-Mayor Edson's Homestead Exchanged— Foreclosure Sales.

Exchanging property has been one of the marked features in the real estate field for some time past. It is not altogether distasteful to the broker, because it means a commission each way.

A notable instance occurred yesterday in the exchanging of the well-known Franklin Edson homestead at Morris Heights for property on Central Park West. The ex-Mayor's homestead consists of three acres, with handsome residence, stable, barns, &c. In exchange he gets 247 Central Park West, two doors south of the corner of Eighty-fifth Street, a four-story carved stone front dwelling, 22.11 by 100. The house is about ninety feet deep, and its owner, Mr. Samuel McMillan, expended about \$10,000 in the interior decorations, which include such unusual features as tufted silk wall coverings. The building is one of a row known as the Noble Houses, from the name of the builder.

Postmaster Dayton was present in the Trinity Building salesroom yesterday as referee in two sets of sales held under foreclosure. The auctioneer in each instance was Mr. James S. McQuillen of D. Phoenix Ingraham & Co. The first of the parcels comprised two five-story brick tenements, 441 and 443 West Sixteenth Street, north side, 260.4 feet east of Tenth Avenue, 40 by 92. The property was bought by Mitchell Valentine, the plaintiff, for \$1,500 over the amount of the first mortgage and accrued interest, making a total of \$22,291.66.

The other property is at 322 and 324 East Sixtieth Street, 303.6 feet west of First Avenue, two five-story brick tenements, together 55.4 by 100.5. They were sold separately, the first for \$11,500 and the other for \$11,000, to Mitchell Valentine, the plaintiff.

Mr. Samuel Goldsticker of L. J. Phillips & Co. sold, under foreclosure, for \$32,125, to Morris Steinhardt, the plaintiff, the plot, 102.2 by 100, at the southeast corner of Amsterdam Avenue and West Eighty-fifth Street.

Mr. William Kennelly sold, under foreclosure, for \$13,775, to Robinson Gill, the plaintiff, 307 West One Hundred and Forty-seventh Street, north side, 75 feet east of Bradhurst Avenue, five-story brick flat, 25 by 85.

The other announced sales were postponed or withdrawn. Yesterday's net result shows that in each case where property was sold under foreclosure the plaintiff was the purchaser.

One sale, in foreclosure, is set down for to-day. It will be by Peter F. Meyer, William P. Prentice being the referee. The property is a five-story brick flat, 141 West One Hundred and Fifth Street, north side, 448.10 feet east of Tenth Avenue, 33.5 by 134.10.