

GREATER WOODWARD NEARS ITS NEW GOAL

English Cities Building Progress As Indication Of The Future.

"The tremendous building that is going on out greater Woodward avenue is proof positive of the future that lies before this district," Frank W. English, executive secretary of the Greater Woodward Avenue Association, stated.

"The Oakland Motor Car Company, for example," he continued, "has started the erection of a new plant at Pontiac which is to cost \$7,500,000. At the same time other plants are being enlarged to take care of an increased volume of business."

"But commercial structures by no means are being built to the exclusion of homes. The greatly increased business activity out the super-highway has, and is, forcing the erection of many residences. At the same time builders are buying sites and putting up homes of all classes which have attracted much favorable attention from residents of Detroit."

"As Greater Woodward avenue is being driven nearer and nearer to final completion interest in Detroit's great northern area is becoming more and more pronounced. This great artery is now providing swift and easy transportation to the district while others find that street cars and buses are comfortable and fast."

"The final completion of the east

Term 'Realtor' Only For Board Members

Persons persisting in using without authority the title Realtor, continued designation meaning a member of a constituent board of the National Association of Real Estate Boards, are guilty of misrepresentation to their clients, according to the position taken by the New Jersey State Real Estate Commission.

The commission has summoned before it persons who have used the term without authorization, and has asked them to discontinue such use.

It is the opinion of the commission, based on advice from the state attorney general's department, that persons who should refuse to discontinue unauthorized use would be guilty of misrepresentation. According to Vincent P. Bradley, member of the commission, it is the intention of the commission if any cases should arise to bring complaint against such persons looking to the withdrawal of the real estate broker's licenses.

A new machine is capable of punching holes in tickets at the rate of 7,000 an hour.

UNIVERSITIES PLANNING REAL ESTATE COURSES

State Wide Work Undertaken By Wisconsin.

Under a plan of co-operation just perfected between the University of Wisconsin extension division, the Wisconsin association of real estate brokers and the National Association of Real Estate Boards a state-wide extension program of real estate education will be inaugurated by the University of Wisconsin beginning the coming year. The course to be followed is that outlined by the joint commission of real estate education.

Real estate boards in several Wisconsin towns have expressed their desire to participate in the plan. An advanced class in land economics, to be given by Dr. Benjamin H. Hibbard head of the agricultural economics department of the University of Wisconsin College of Agriculture, is already planned for Milwaukee.

Marquette University at Milwaukee, is planning a two-year night course in real estate, and the establishment of a major in real estate in its day course.

Plans for the establishment of an advanced course in real estate education to be offered in cities throughout California by the University of Southern California in co-operation with the California real estate associations, and for organization of real estate classes within individual firms have been approved by the California real estate association's educational conference and will be carried out during the coming fall.

Fifty-six real estate boards of California now have courses in real estate sponsored by the California Association. Under the new plan real estate firms with large organizations can put on an individual class under the auspices of the State Educational Committee if they have as many as twenty joining the class.

Approximately 3000 students have taken the course which has been mapped out by the State Educational Committee with the co-operation of the University of Southern California, since the inauguration of this program three years ago.

Students who satisfactorily complete this authorized course are given a diploma issued jointly by the University of Southern California and the California Real Estate Association. Annual state wide conferences on real estate education have been arranged by the committee. A real estate educational course in

every Ohio real estate board is the real which has been set for that state by the Ohio Association of Real Estate Boards.

The series of carefully worked out round table conferences, each dealing with a specific phase of real estate practice, is sponsored by the association for the betterment of the state as one way of meeting the peculiar problem of the smaller city in developing real estate study.

The Kentucky Real Estate Association at its recent convention passed a resolution to the effect that the colleges and universities of the state be encouraged to add to their curricula real estate courses and that the president of the association be directed to appoint a committee to take up this question.

Metropolitan District Moves Toward Pontiac

Greater Detroit will expand northward in a few years, as far as Pontiac, A. C. Chavonelle, of Gilmore & Chavonelle, believes.

"Real estate development invariably follows the best lines of transportation," Mr. Chavonelle pointed out Saturday. "Without transportation facilities, progress of real estate conditions spell the success or failure of any community."

The northward progress of Detroit was slow while the road between Detroit and Pontiac was a narrow and congested strip of tracks. Now the highway's partial completion as one of the world's greatest thoroughfares has opened the way to Pontiac. Interesting highways are experiencing similar activity.

Extension plans by the agencies that supply water, electricity, gas and sewers indicate this expansion will continue.

BALL-HERSHEY NAMES NEW PONTIAC HEAD

Appointment of Harry R. Jones of the Ball-Hershey Land Company's sales staff as sales manager of the Pontiac territory, and as manager of the Crescent Lake Country Club subdivision, was announced by William H. Ball, president of the company.

Jones has been with the company less than a year, but his sales record and general ability won him this recognition. It was stated.

Sales in the Crescent Lake Country Club subdivision during the last 30 days have topped the \$100,000 mark, declared Joseph Hershey, vice president and general manager of the company.

TWO DETROIT REALTORS ARE PROMOTED RAPIDLY

Fred J. Anthie and George E. Skelton, although identified less than 18 months with Caspar J. Lingeman, realtor, have been advanced from superintendents to territorial sales managers, which carries full responsibility for Lingeman's large present realty offerings in Roseman Park, Quanton Lakes Estates and the Bloomfield Hills and Wider Woodward districts. Before employed by Lingeman, Anthie and Skelton were identified in other endeavors than real estate selling.

EIGHT COLLEGES IN U. S. NAMED WASHINGTON

The name of Washington appears in the titles of eight colleges and universities in the United States. Three of these are called Washington College and are located at Chesterton, Md., Washington College, Tenn., and Pullman, Wash., respectively. The Washington Missionary College is located at Washington, D. C., Washington University at St. Louis, Mo., and the University of Washington at Seattle, Wash.

MORTGAGE SALE

Default having been made in the conditions of a certain mortgage made by Daniel Barter and Elsie Barter, his wife, to Mellon Wright Lumber Company, a Michigan Corporation, dated the 1st day of February A. D. 1924, and recorded in the Register of Deeds for the county of Oakland and State of Michigan, on the 11th day of March A. D. 1924, in Liber 212 of mortgage, on page 11, said mortgage having been duly assigned to First State Bank of Royal Oak, Michigan, by assignment dated March 4, 1924, and recorded in Liber 212 of Assignments and Liens, on page 132, Oakland County Register of Deeds, as which mortgage and there is claimed to be due at the date of this notice, for principal and interest, the sum of One Hundred Ninety-seven & 33/100 (\$197.33) dollars, as provided for by law and as no creditor or creditor's agent has been authorized to recover the money secured by said mortgage, or any part thereof, by virtue of the power of sale contained in said mortgage, and the statute in such case made provided, on Saturday the 11th day of September A. D. 1926, at ten o'clock, Standard Time, in the forenoon, the undersigned will at the Sincere Street entrance of the Court House in the City of Pontiac that being the place where the Circuit Court for the county of Oakland is held, sell at public auction, to the highest bidder, the premises described in said mortgage, or so much thereof as may be necessary to pay the amount so as aforesaid due on said mortgage, with seven per cent interest, and all legal costs, together with said attorney's fee, to wit, Let Butcher, (Eli) of the Beaver Subdivision, being part of the Southwestern Quarter of Section Twenty-one (21), T. 3 N. R. 1 E., according to the recorded plat thereof, recorded in the register of deeds office, township of Troy, Oakland County, Michigan.

The First State Bank of Royal Oak, Mich. Mortgage.

Dated June 2, 1926.

Notary Public for mortgage.

407 1/2 South Wash Ave. Royal Oak, Mich.

A combination bicycle and airplane invented by a Frenchman has attained a height of 150 feet and landed safely.

For hanging pictures at any angle, an adjustable framework has been devised to fasten to the wall with a screw.

PAVING ROAD BOOSTS VALUES OF PROPERTY

Mortenson Explains Effect Of Highway Construction.

What the highways in southwest Detroit mean to the present property values there only can be answered after a careful study of the general transportation system, says B. F. Mortenson, of the Haston-Mortenson Co.

Detroit, unlike Chicago, New York and Philadelphia, not having an elevated or subway transit, is dependent for quick access to and from its suburban districts practically entirely upon its highway system. Southwest Detroit, which long ago, should have been fully developed, now is only coming into its own because of the improvement of its highways.

A few years ago Ecorse road was no more than a dirt road. Eureka road was not much more, and the Ecorse road can be said of Allen and Telegraph road. As soon as the county paved Telegraph, Ecorse and Eureka roads, it opened up a territory hitherto more serious than hitherto.

erfo undeveloped, and then still farmlands. The price of acreage increased from \$300 and \$400 an acre to \$2,000 and \$3,000 in a short time. This increase never could have been possible were it not for the accessibility of the property.

During that time, a stretch of land touching Ecorse road on the north and Eureka road on the south, bordering upon Telegraph road, four miles in length and two miles in width, still was inaccessible. Good roads, although a country road, running east and west, at times practically was impassable, and no north and south road traversed this district whatsoever.

"The remarkable development of this plot of land in particular, and the general district surrounding it, furnished an excellent example of the benefits derived from modern county highways."

Again the practical joker has gotten in his dandy work. Paul Bethmen, head of a family and a weaver in West and New York, N. J., woke up in jail and asked why he was there. The joker said, "You're in for murder." A little later, Bethmen hanged himself. The police doctor showed that he had been arrested for no other reason, it opened up a territory hitherto more serious than hitherto.

CASS LAKE ESTATE HOLDS ITS OPENING

Large Crowds Said To Have Visited The New Subdivision Sunday.

After months of preparation, in an effort to make it the first lake subdivision of its kind in Michigan, Cass Lake Estates, the Robert Heron property on Cass Lake in Oakland County, held its formal opening Sunday. N. S. Bureigh of the Heron organization has charge of sales on the property.

Plans for Cass Lake Estates include a 40-acre water-front park, to be dedicated to lot owners, and a large hotel situated on the bluff that overlooks the park and the lake. This hotel, according to Mr. Heron, will have most of the modern features to be found in a larger hotel in the big Atlantic City and Miami hotels, including locker rooms for guests who wish to bathe in the lake, electric elevators, and dining rooms overlooking the water.

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