BUILDING AND REAL ESTATE PAGE

Growth of Village Called Phenomenal

As the most successful year in the history of Birmingham real estate is brought to a close realtors here are looking forward to the next 12 months breaking all records.

Property values here during 1926 were higher than ever and activity in and about Birmingham showed a great increase during 1926. Volume of business conducted was intense, according to members of the real estate board.

Plans for this organization today are to become more active during 1927 than ever before and new officers of the organization expect great prosperity for the future. All those recently elected to serve as heads of the board are optimistic. They are: David H. Ladd, president; J. Reniwick Bell, vice president; Robert R. Allen, secretary; and J. B. Howarth, treasurer.

The year 1926 has seen more new subdivisions placed successfully on the market than any other single year, it is believed here. Activity in this line is expected by members of the board to continue for many years.

Business property in Birmingham has brought record breaking prices during the year and many pieces of real estate of this kind have been sold. The largest sale during the year was that of the Johnson-Shaw block on Woodward avenue.

This and the sale of the store formally occupied by the Young shoe store on Woodward avenue set new high marks in village business frontage.

Birmingham has increased in population during the past year in its proportion to both Detroit and Pontiac. It has come to be considered the ideal place for homes of persons who have their offices and factories in Detroit and Pontiac, to live, realtors say. The preference is logical, they point out, since Birmingham offers a haven of rest and beauty combined with accessibility to their work.

From the attitude of business men of the village it is safe to say that never at the New Year's season have they been so optimistic as to what the coming year has in store for them and the village.

Birmingham today is looking to a new year more prosperous than the old; a new year filled with prosperity and everything else that is welcome from the standpoint of civic perfection.

1927 EXPECTED TO BE BANNER YEAR

Continued Activity In Northern Section Seen By Realtors

That the year 1927 will be a banner real estate year, and that the north Detroit section in which the Stephenson properties are located, will experience its greatest developement, was the prediction made Saturday by Jerome J. Williams, sales director of the B. F. Stephenson organization.

"This prediction is not based upon blind hope, but because during the last five years a solid foundation has been built to carry a permanent super-structure," said Mr. Williams. "During these five years there have been many changes. Virgin territory north of the Highland Park district has developed into one of the most prosperous and fastest-growing sections in suburban Detroit.

Increases Insured.

"This developement has reflected itself and multiplied all property values for buyers. It gives an assurance of still greater property increase possibilities for the years to come.

"The Stephenson organization, with an increasing personnel, is entering the new year with approximately $3,000,000 worth of fully-developed and fully-improved subdivision property. This is an unusual record, as every lot that makes up this huge total is as fully improved as resale property which is being sold in the city of Detroit today.

"North Detroit unquestionably will be the mecca of progressive builders during 1927, because of the swing northward superinduced by highly-developed properties," he asserted. "Houses there are finding an immediate market.

Sold to Developers.

"The value of the Stephenson properties along the Stephenson super-highway to investment speculative buyers always has been due to the fact that the bulk of it has been sold to developers. These may be builders who are constructing blocks of houses or to individuals who see the immediate value of building a home in a fast-growing district and on lots fully developed and equipped with every city convenience. It is this type of growth that makes property increase in value within a reasonable time and offers to the investor a handsome return."

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LARGE INCREASE REPORTED IN YEAR

Walsh, James & Wasey See Bright Future For Village

Prosperity is the keynote of the report for the year 1926 just closing, according to a report made by Carl L. Bradt of the real estate firm of Walsh, James & Wasey.

Following the trend of opinion of practically every realtor in the village, Mr. Bradt declares the firm has been highly successful during the year. This he attributes to the location of Birmingham with respect to Detroit and Pontiac and the beautiful surroundings of Oakland County.

Business for the firm during the past year increased more than 33 1/3 per cent over 1925, Mr. Bradt declared. He further stated he had the highest hopes for a still greater year during 1927.

"All evidence leads to a more prosperous year in 1927 in the business world around Birmingham than we have ever witnessed before. Our increase in the past year surpassed 1925 by 33 1/3 per cent and even a greater one is expected," Mr. Bradt said.

Realty Head

DAVID H. LADD

As president of the Birmingham Real Estate board, Mr. Ladd declares that organization will strive to work in conjunction with business men of the village to make 1927 a most successful year.

NEW SUBDIVISON IS PLACED ON MARKET

Stormfeltz-Lovely Company Announce Opening Of New Sheffield Estates Section

Closely following the announcement of the removal of their offices to the entire 11th floor of the Michigan Theater building, Detroit one of the finest real estate offices in the country, the Stormfeltz-Loveley company make a Christmas announcement that the second section of their Sheffield Estates property, located on Wider-Woodward Birmingham, has been put on sale.

The firm reports that the unusual sales interest in the original section, has forced them to place Sheffield Estates No. 1 on the market at this time.

"This newly announced section lies between Clawson road and Lincoln avenue, covering 93 acres of ground lying east of Elton avenue. It is bisected by the new speedway, Sheffield road, which is paved with concrete and runs through the entire property, opening on Woodward," said an official of the firm Saturday.

"Sheffield Estates is known as the subdivision with the English atmosphere. Streets bear English names. It is being developed with English characteristics. Architecture will flavor of the English tradition.

"Sewers now are completed in the original section and it is expected that sewers and water will be completely installed throughout all of Sheffield Estates in 1927. The property will be ready for building and can be fully utilized in the fall of next year.

"Property in this section has the advantages of Wider-Woodward, along which values are rising rapidly. Sheffield Estates is within sight of schools and within walking distance of Birmingham. Besides sewers, water, and its English characteristics, improvements include macadamized roads, curving drives, sidewalks, and landscaping."

ACTIVE YEAR SEEN BY REALTY BOARD

'Everyone Work Together For Improved Village', Slogan

"Everyone work together for the betterment during 1927 of the village," is the most concrete expression of the feeling to be maintained by members of the Birmingham Real Estate board as it is about to enter what many believe will be its most successful year, according to David H. Ladd, president.

Mr. Ladd expects the coming year to be one of the greatest in Birmingham's history from the standpoint of natural development. He sees a future brighter than the past.

In explaining the stand of the board Mr. Ladd said, "It will be a purpose to have all persons interested in the development of Birmingham work together for that development. Since all merchants and dealers will benefit from a bigger and better village it will be up them to work with that in mind."

He pointed out that Birmingham is different from most communities in that it houses a group of persons who are more than normally interested in having the finest in homes and declared it will always continue to progress so long as this feeling remains.

"We are fortunate in the class of residents we have," he declared. "When a man will commute between here and Detroit daily he must think a great deal of his home life and must be desirous of having the finest. It is this class that Birmingham always will have and it is this class she wants."

Committees soon will be appointed to outline work of the board for the coming year.

PALMER TO OPEN HIS OWN OFFICE

Ray A. Palmer, former secretary and treasurer of the Robert R. Allen real estate company, has severed connections with that company and started in business for himself, according to announcement made.

The Allen company has taken large, new quarters in the Field building. The offices formerly were on Woodward avenue.

REAL ESTATE BUSY DURING PAST YEAR

J. B. Howarth Reports Marked Activity In Outlying Districts.

A successful business year.

This is the way J. B. Howarth, local realtor and insurance dealer summed up 1926.

Mr. Howarth declared he has found a great deal of activity in property sale in the outlying districts during 1926 and that many persons are moving to Birmingham and Oakland County.

"I consider we have had a successful business year generally, and especially in the sale of outlying districts because of the movement of people towards the suburbs, seeking better homes," Mr. Howarth said.

Strategic 'Point' Of Birmingham Is Emphasized

The strategic location of Birmingham between Detroit and Pontiac, makes property there one of the soundest investment opportunities there is, Jay Walsh, of the Walsh, James & Wasey company, stated.

"Statistics for the month of November reveal that Birmingham was fourth in the value of buildings erected in the Detroit suburban area," he asserted. "This activity is largely attributable to location.

"Detroiters today have an unparalleled opportunity to reap the profits of wise investment, as with its continuous growth, building and residential property in Birmingham is increasing in value daily."

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Southfield Park Association Elects Officers For Coming Year

The annual meeting last week of the Southfield Park Improvement association, an organization of real estate operators which is guiding the development of a 21-square mile residential area on both sides of Southfield Superhighway between Detroit and Birmingham, was marked by election to the board of directors and the first vice-president for 1927 of Guy S. Greene, former president of the Michigan Real Estate association, it was announced Saturday by Tom H. Welch, treasurer and chairman of the publicity committee of the association.

Mr. Greene's fellow-directors for the coming year include J. Lee Baker, who was re-elected president, and Wilson Critzer, John J. Manning, Charles F. Brown, vice-presidents; William B. Isenberg, secretary, and Mr. Welch. The Hannan Real Estate exchange, of which firm Mr. Greene is president, became a member of the association in 1926.

Accomplishments Outlined

The membership of the association includes the J. Lee Baker company, T. H. Welch company, Thompson-Brown corporation, Oliver & Critzer, Manning Brothers, Stormfeltz-Lovely company, Hannan Real Estate exchange, Joseph C. Maloney company, Clemons-Knight-Menard company, Otten Brothers, Southfield Development company, Caspar J. Lingeman, N. J. Crocker, Houseman - Spitzer corporation, Louis Schmied and Guy Kennedy, consulting engineer.

The accomplishments of the last two years' efforts of the association and its plans for the future were outlined by Mr. Welch as follows:

Water mains, which will be connected next spring with Detroit's city water system, have been installed in Southfield road and subdividers already are tapping in on the new service.

Electric road lights now make night travel pleasant and safe on Southfield and Eleven-Mile Superhighways.

Sewers to Start Soon

Survey of drainage needs has been completed by Oakland county drain commissioner and construction of sewers is to begin in 1927.

Franchise for installation of domestic gas service mains has been granted and gas will soon be available for home-owners.

Network of concrete on superhighways and arterial thoroughfares which is to be augmented in 1927 by a 40-foot paving on Northwestern highway.

"Having brought city conveniences to this stage," said Mr. Welch, "the next step, of course, is a house building program for Southfield Park. Homes now grace several parts of the district. They are a fore-runner of what is to come.

"Our ambition to make Southfield Park the largest and finest exclusively residential community in America is meeting with even greater success than we anticipated. We started out with an average minimum restriction of $7,000 for a residence. It looks now as though this average is going to be nearer $10,000. The spirit of Southfield Park seems to prompt each new subdivider to raise his restrictions a little higher.

Restrictions Are Rigid

"The latest piece of land to be subdivided, for instance, calls for a minimum of $7,000, while on some streets only $15,000 structures are permitted. This parcel is owned by the Koppin Land company and is on the eleven mile superhighway at Sunset boulevard. Both of these arteries are 204-foot superhighways on the Master Plan.

"Our greatest success in 1926, perhaps, was reaching an agreement with the city of Detroit on water service. The City, as a result, is constructing a 12-inch main in southfield road from the Six to the Eight-Mile road, half of which is now complete. The remainder is expected to be ready next May so that it may be attached to the Southfield Park main and provide city water in that district. The Southfield Park Main, which we built, will then be turned over to the Detroit Water board."

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STATE OF MICHIGAN,
County of Oakland—ss.

Suit pending before George B. Hartrick, a Circuit Court Commissioner for Oakland County, between Harold H. Emmons, plaintiff, and George C. Carney and Francis B. Carney, defendants.

Summons having been issued in this cause and having been returned indorsed, and it appearing by affidavit on file that the defendant's address is unknown.

It is Ordered, That said defendant appear at the court room of the undersigned, at my office in the City of Royal Oak, Oakland County, Michigan, at nine o'clock a. m., Eastern Standard Time, on the 18th day of January 1927, to defend the complaint filed in this cause, or judgment will be entered by default; and that this order be served or published as required by statute.

This suit is brought to terminate the interest of the defendant in a certain land contract for the sale of premises described as: Lot 1217 of Beverly Hills Sub. No. 3 of Part of N½ of SE¼ of Sec. 1 T. 1 N. R. 10 E. Southfield Township, Oakland County, Michigan.

Dated December 14, 1926.

GEORGE B. HARTRICK,
Circuit Court Commissioner,
BLAIN & MARTZ,
Attorneys for Plaintiff,
Detroit, Michigan. 36-38

NOTICE OF MORTGAGE FORECLOSURE SALE

Default having been made in the terms and conditions of a certain mortgage, made by Edgar S. Bristol and Emma J. Bristol, his wife, both of the Village of Royal Oak, Oakland County, Michigan to Park Investment Company a Michigan Corporation, of the City of Highland Park, Michigan, which said mortgage was dated the twenty-ninth day of May, A. D. 1925, and was recorded in the office of the Register of Deeds for Oakland County in Liber 362, on page 568-72 Oakland County Records on June 1, 1925, whereby the power of sale in said mortgage contained has become operative.

There is by reason of said default now due and unpaid at the date of this notice upon said mortgage principal and interest the sum of $2544.59 and no suit or proceedings at law or in equity having been instituted to recover said moneys or any part thereof, now therefore by virtue of the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that on Monday, the Twenty-eighth day of March, A. D. 1927, at eleven o'clock in the forenoon of said day, Eastern Standard Time, the undersigned will sell at Public Auction, at the front door of the Court House in the City of Pontiac, that being the place where the Circuit Court for the County of Oakland is held, the premises described in said mortgage or so much thereof as may be necessary to realize the amount due as aforesaid on said mortgage together with seven per cent interest, insurance premium and all legal costs allowed by law and provided for in said mortgage, including attorney fee, the following described premises situated in the Village of Royal Oak, County of Oakland and State of Michigan, and described as follows:

Lot numbered Nineteen (19) of West 175 feet of Lot Eighteen (18) of Traver's Addition to said Village and Township of Royal Oak, Oakland County, Michigan, according to the recorded plat thereof, said lot being located on the East half of the Southwest Quarter of Section 31 Town 1 north of range 11 East, Michigan.

Dated December 13, 1926.

PARK INVESTMENT COMPANY,
Mortgagee.
TORBERT & ALLERTON,
Attorneys.
Business Address,
605 Murphy Bldg.,
Highland Park, Mich. 35-47

NOTICE OF MORTGAGE FORECLOSURE SALE

Default having been made in the terms and conditions of a certain mortgage made by Leo G. Pilgrim and Dorothy B. Pilgrim, his wife, of the City of Pontiac, County of Oakland, and State of Michigan, to William O. Mortimer, of the City of Port Huron, Michigan, which said mortgage was dated the Eighth day of January, A. D. 1926, and was recorded in the office of the Register of Deeds for Oakland County in Liber 493, page 13-16 Oakland County Records on January 20th, 1926, whereby the power of sale in said mortgage contained has become operative.

There is by reason of said default now due and unpaid at the date of this notice upon said mortgage principal and interest the sum of $1975.14 and no suit or proceedings at law or in equity have been instituted to recover said moneys or any part thereof, now therefore by virtue of the power of sale contained in said mortgage, and the statute in such case made and provided, notice is hereby given on that on Monday, the Twenty-eighth day of March, A. D. 1927, at eleven o'clock in the forenoon of said day, Eastern Standard Time, the undersigned will sell at Public Auction, at the front door of the Court House in the City of Pontiac, that being the place where the Circuit Court for the County of Oakland is held, the premises described in said mortgage or so much thereof as may be necessary to realize the amount due as aforesaid on said mortgage together with seven per cent interest, insurance premium and all legal costs allowed by law and provided for in said mortgage, including attorney fee, the following described premises situated in the Village of Ferndale, County of Oakland and State of Michigan and described as follows:

Lot numbered One Hundred Twenty-six (126) Woodward Park Subdivision of part of Sections 27 and 28, Town 1 North of Range 11 East, Township of Royal Oak, County of Oakland, State of Michigan according to the plat thereof recorded with the Register of Deeds of Oakland County, Michigan in Liber 11 of Plats on page 12.

Dated December 15th, 1926.

VICTORIA MORTIMER,
Executrix of Estate of
William O. Mortimer,
Deceased.

TORBERT & ALLERTON,
Attorneys,
Business Address,
605 Murphy Bldg.,
Highland Park, Mich. 35-47

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County of Oakland—ss.

Suit pending before George B. Hartrick, a Circuit Court Commissioner for Oakland County, between Harold H. Emmons, plaintiff vs. Louis MacSimons, defendant.

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It is Ordered, That said defendant appear at the court room of the undersigned, at my office in the City of Royal Oak, Oakland County, Michigan, at nine o'clock a. m. Eastern Standard Time, on the 18th day of January 1927, to defend the complaint filed in this cause, or judgment will be entered by default; and that this order be served or published as required by statute.

This suit is brought to terminate the interest of the defendant in a certain land contract for the sale of premises described as: Lot 321 of Beverly Hills Sub. No. 1, of Part of S½ of NW¼ of Sec. 6, T. 1 N. R. 11 E., Royal Oak Township, Oakland County, Michigan.

Dated December 14, 1926.

GEORGE B. HARTRICK,
Circuit Court Commissioner,
Oakland County,
BLAIN & MARTZ,
Attorneys for Plaintiff,
Detroit, Michigan. 36-38

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