



### "SUBURBS MAGNET TO CITY FOLK," BRADWAY

Realtor Says Detroit's Growth is Toward the Suburbs To North.

By Judson Bradway. One who has lived in Detroit for the last 20 years or more and has been in position to watch fairly closely the city's development and the effect of our tremendous growth upon residential developments, has obtained a sufficient perspective of the tendency to be a pretty good judge of the future trend of this residential development. In other words, important general trends or long swing movements, whether in economic conditions or in city growth, or in anything else, do not change suddenly. This is particularly true in the growth of any city, and when that city reaches a population of one million or more then the general trend is quite easily discernible.

and demand for high-class suburban properties, by saying it is a more or less sudden desire of people to move into the country, but in my opinion it is nothing of the sort, but simply a natural and inevitable result of the growth of a big city and has been foreseen for several years by those who have studied the trend in other large urban centers.

The trend of development of the City of Detroit has produced and is producing two outstanding high class residential districts, one out Jefferson on and near Lake St. Clair and the other out Woodward and in Bloomfield Hills.

The widening and improving of Woodward avenue into the greatest transportation highway in the world was not the cause of so many people desiring to live in Bloomfield Hills but was the thing that made their living there possible, practical and convenient.

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### U. OF M. WILL OFFER NEW REALTY COURSE

Property Management, Appraisal Methods and City Planning Are Among Subjects.

The decision of the University of Michigan to offer courses in real estate beginning next fall, was announced Saturday by George F. Koppi, as an acknowledgment of the growing importance of this field of business.

"The average man," said Mr. Koppi, "is usually nonplussed by seeing several homes go up on an acre of land that a short time previous was devoted to crop-raising. To him, this growth seems miraculous, especially when acres after acres fill in the same manner in the attractive suburbs of a city like Detroit."

"The basic principles underlying real estate development, as well as their specific application, should be taught. Whether a student makes real estate his profession or not, he can fortify himself with facts that will serve him well when he seeks the best possible opportunity to invest his money in improved or vacant property."

"The first course to be offered by the University is to be 'Realty Management,' covering the principles and technique involved in the conduct of real estate business, including a survey of the actual operation of a brokerage office, a mortgage and fi-

nance department, a subdivision department and a property management department. The laboratory method is to be employed as far as feasible. Attention is to be given to the development of real estate from early acreage to highly developed business property.

"In the second semester the course is to consider appraisal methods management of property, taxation and assessment methods and how to deal with them, financing of highly improved property, including a description of mortgage bonds, issuance participation certificates, land trust certificates and the like.

"Another course to be given the second semester is to deal with the effects of city zoning and planning on real estate utilization and value, the influence of physical features on city development and the physical and economic aspects of real estate as a commodity.

"Real estate law is to be discussed in another course, including rights in land and various estates, the chief methods of alienation of land and deeds, covenants for titles, recording description of property, examination of abstract, plotting and subdividing. This expert knowledge which a reliable dealer must possess gives property investors some idea of the service they receive from a sound real estate operator."

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STATE OF MICHIGAN—The Probate Court of the County of Oakland.  
At a session of said Court, held at the Probate Office in the City of Pontiac, in said County, on the 14th day of June, A. D. 1928.  
Present: Hon. Ross Stockwell, Judge of Probate.

Clark, Emmons, Bryant & Klein, attorneys, 218 First National Bank Bldg., Detroit, Michigan.  
NOTICE OF MORTGAGE FORECLOSURE SALE—Default having been made in the terms and conditions of a certain mortgage given by the Buckner Building Company, Inc., a Michigan corporation, with its principal office in Oakland County, Michigan, to Leinbach-Rumphrey Co., a Michigan corporation, with its principal office in the City of Detroit, County of Wayne, State of Michigan, under the date of April 1st, 1926, and recorded in the office of the Register of Deeds of Oakland County, Mich., on the 4th day of June, 1926, in Liber 263 of Mortgage, on page 2218, providing that should the same be made in payment of any principal or interest or taxes, or insurance premiums, shall, at the option of the mortgagee, become payable immediately thereafter, although the period limited for the payment thereof shall not then have expired. Wherefore, the said mortgagee, the entire mortgage, and the interest thereon, and there is claimed to be due, and is due and unpaid on said mortgage, the sum of Eight thousand one hundred twenty-seven and 97/100 dollars, and no proceeds at law or in equity have been and are not being received, and notice is given that the virtue of the power of sale in the above mortgage contained and of the statutes of the State of Michigan in such case made and provided the undersigned will sell at public auction to the highest bidder for cash, on the 7th day of Oct. A. D. 1928, at 2:30 o'clock in afternoon, in the Standard Building, the main entrance of the County Building for Oakland County, in the City of Pontiac, County of Oakland, State of Michigan (that being the place where the Circuit Court for said County is held), the premises described in the said mortgage, or so much thereof as may be necessary to realize the amount due on said mortgage, and together with six per cent interest and all expenses of sale and all other costs and sums that shall be paid at or before said sale for taxes and other liens to which said premises or other liens to which the interest in the premises is subject as the lands, premises and property situated in the Township of Farmington, County of Oakland, State of Michigan, as follows: Lots 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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FIRST NATIONAL BANK OF BIRMINGHAM, BIRMINGHAM, MICH.  
Notice to Shareholders.  
Notice is hereby given that a Special Meeting of the Shareholders of this Bank, for the purpose of adopting a Resolution providing for the election of directors for the remainder of the fiscal year and the transaction of such other business as may properly come before such meeting will be held pursuant to the By-Laws of this Bank at the Banking House of the Association in the City of Birmingham, Michigan, on July 10th, 1928, at 12:00 P. M. Central Standard Time. The Bank's books are closed for the purpose of this meeting on July 10th, 1928, at 12:00 P. M. ALMERON WHITEHEAD, President.

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