## REAL ESTATE NEWS

**Coldwell Banker Schweitzer aids Toys for Tots** 





Listings features notes and news about suburban real estate. To list an event, write: Listings, Real Estate Editor, Observer & Eccentric Newspa-pers, 36251 Schookcaft, Livonia 48150. Our fax number is 313-591-7279.

REWEY Allen S. Moczul of West Bloom-field has joined Farmington Hills-based Independence One Mortgage Corp., a subsidiary of Michigan Na-tional Corp., as vice president of the commercial capital market group. He's responsible for originating and placing commercial real estate mortgage loans to the institutional market. He joins Michigan National from 1 Moczul

He joins Michigan National from Proctor & As-sociates, a Michigan commercial mortgage bank-ing firm.

## A TAX CONSULTING GROUP

TAX CONSULTING GROUP Trerice Toxia, a full-service commercial/indus-trial real estate firm in Bingham Farms, has creat-ed a property tax consulting division to offer cli-ents property tax analysis, appeal service and legal representation when necessary. The service is aimed at investors/owners of commercial, industrial and apartment property and at the cities that

levy toxes. The new division is headed by Charles Bays, The new division is hended by Charles Bays, vice president. He was head appraise for the city of Detroit's board of assessors and also worked for Lambrecht Co., Detroit, as a senior vice president in the property tax division. Donald L. Niemice is manager of property tax-es. He was vice president of property tax services at Lambrecht and also was on the city of Detroit's board of assessors.

at Lamoreche and also was on the city of Detroit s board of assessors. Mark Benyas, a lawyer and CPA, is the group's tax attorney. He previously specialized in real es-tate, tax law and land use matters at a local law firm. He also worked for a national real estate in-vestment firm in Chicago and as a tax accountant for Arthur Anderson, Detroit.

## E NEW VPS

A NEW VPS Jan Healy and Sharon Ansteth have been ap-pointed vice presidents of Universal Mortgage Corp., Southfield. Healy has been in the mortgage banking field 25

Ansteth has been in the field for 30 years and will continue to be responsible for loan produc-tion.

To help bring holiday joy to needy kids, Coldwell Banker Schweitzer Real Estate sales associates, in coop-eration with the U.S. Marine Corps Reserves, are participating as 'Toys for Tots sponsors.

Reserve that also due, infinite couple Reserve that also due, infinite couple for Totis period participating as Toys for Totis period to all the serve as of-ficial collection contexts of the serve in addition, the offices will be heat. In addition, the offices will be heat. Bloc. 4 - Noon 164 4 prm, West Bloc. 10 - Noon 164 4 prm, West Bloc. 10 - Also present and stories with serve and enjoy an even in the serve Doc. 10 - 410 p.m. Bd storing with Sinta. In conjunction with the city of Birmingham's mithlight shopping spress. Enjoy hot checolate and doughnuts. Durap off a new unverspeed toy and get your pleture with Santa. Stuffed stockings for chil-

Growth solid

at RE/MAX

CUCRCL/IVIACA The RE/MAX Detroit Metro Re-fion exprisenced sales dollar volume trowth of nearly 25 percent (825.3 million, up from \$101,9 million) for the third quarter of 1933 over the same period last year, avaid Edward LeVoir, regional director. "Extremely-low interest rates con-tiue to boost housing sales," LeVoir said. "First-time and move-up buyers are taking advantage of the opportu-nities now available. Our market of-ters a large supply of affordable hous-ing. With the median prices of a home in the Detroit area under \$99,000, we are well under the national median merice of \$108,400." "The RE/MAX Detroit Region has \$50 associates working from 25 offices in the tri-county area. The National Association of Real-tors also reported a 15.1-percent in-tors also reported a 15.1-percent in-tors also reported a 15.1-percent in-the third quarter.

dren. Visit with a U.S. Marine. Dec. 10-11 --- 9 a.m. to 5 p.m., Troy, 901 Tower Drive, Drop off a toy for the barrel. Refreshments. Stuffed stockings for children. Dec. 11 --- 15 p.m., Livonia, 19241 Newhurgh. Free pictures with Santa when you drop off a new unwrapped toy. Refreshments. Stuffed stockings for children.

When y -toy. Refreshments. Stunger for children. B Dec. 11 — 11 a.m. to 2 p.m., Plym-outh, 218 S. Main. Free pictures with

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Diane Quevy

Santa when you drop off a new unwrapped toy, Refreshments, Stuffed stockings for children. "We want every child to be happy during the holidaya," says Kathy Schweitzer, Coldwell Banker Schweitzer, Real Estate promotions director, "Our company has been par-ticipating in this worthwhile drive for four years, and we have found it to be very rewarding." Founded in 1947, Toys for Tots has

evolved from a small Los Angeles-area project to a nationwide cam-paign. The U.S. Marine Corps Reserves distibute the toys to local charitable groups. Locally, they dis-tribute more than 80,000 toys to un-derprivileged children in southeast Michigan. Coldwell Banker has 2,100 residen-tial real estate officies and 50,000 sales associates and employees in North America. Angeles

4 cited for producing

Four local associate brokers received "Top Producer" honors at ERA's Success Day Nov. 22 in Dearborn. They are: Tony Farrugia of Livonia, asso-ciate broker, ERA Accent Realty, Livonia.

Livonia

Livonia. Diane Quevy of West Bloom-field, associate Realtor, ERA Bankers Real Estate, Farmington

■ Sharon E. Newman of Walled Lake, associate broker, ERA Country Ridge Realty, Farmigton

Howard Novetsky of West Bloomfield, sales associate, ERA Rymal Symes Co. Realtors, West Bloomfield, Jaba Picco

Rymal symes Co, Realtors, west Bloomfield. John Pierce, president of the ERA Detroib Broker Council presi-dent and general manager of ERA Parsiey Real Estate in Roseville, made the presentation. Farrugis has been with ERA Realty for nine years, Quevy for one year, Newman for six years and Novetsky for soven years. As associate brokers, the four are reponsible for marketing and divertising property, representing owners and buyers in the sale of real estate and coordinating fi-nancing for home purchases.





CLASSIFIED REAL ESTATE 301 Open Houses --BLOOMFIELD NEW CONSTRUC OPEN STOR OPEN BATURA OPEN BUNDAY 2.30-3 2353 HERONWOOD BLOCKTIELD HILLS 4530 of Square Lake, W. of Tario BRCED NEW CONST BRCED NEW CONST 4 Deditoor BLOOMFIELD OPEN SUNDAY 1-4pm Joomheid Hills OPEN SATURDAY & SUNDAY 1-BIRMINGHAM CLUB ESTATES Cution: built new construction w NNER • OPEN SUN. 1 TO 5 ry 3 bedroom bungalow, fin asement, 1% car garage will atras, \$52,900. 255-052. Observer & Eccentric REAL ESTATE INDEX TION patio, estras 362,000. 235-032. CANTON OPEN SUN. 5-4PM 3199 Exhibits Dick sanch features country kitches with with, in parity, Mil basament central air, good location near For a Shedon. Molivated owner ha price to self sat. Asking \$80,900. CALL ART ANDERSON RE/MAX CROSSROADS 453-870 724 WEYBRIDGE contunity plusi 5 bedroom. In Fox Hirs colonial with Bio ÷entre Custom built new construction with Bioomied Hes schools and mak-ing Exclusive development in prime and privite location. Come toos built goal on thome. State and custom built goal own home. State Demong-han Coub Drive. State Australia Fartane Dr. E. of Telegraph. JOHN RICHARDS HOMES 540-4232 210-11, shown by 1 474-5734 Premuum location for the beautiful new construction. Quality workman-ship throughout. Dramatic foreir enth sourclacular starcese. Only home left at nieron of subdrimson Still time to pick your colors and mater-alis 4160 CARILLON 15 of Long Late & W. of Telegraph) \$1,150.000 (0-12911) decci, easily to move the blown by appl Carater the move that the the OPEN SUN. 1-4 ENTERTAINER'S DELIGHT Hyou be entraining. Inte house is on you? Even they be the sub-the the house is to you? Even the entraining and the provide the sub-the house the sub-the house the sub-the second target a force a sub-the second target a force a sub-the provide the sub-the second target a force a sub-the provide the sub-the second target a force a sub-the provide the sub-the second target a sub-ICOF. 1980 bein Fox He's colonial with Bioom-held schools. Needs some updaling. but offers so much for the pricet Home warranty included. \$154,900. REAL ESTATE FOR SALE Ford 4300-3564 Downsen Downsen Boothed Service Control Live Farmoran Farmoran Ha Boothed Limod South Kan Urinda Hamana Rochew For Roya Gal Car Pan Harthoot Habat Harthoot Habat Harthoot Habat Home warranty included, \$164,900 687 FOX RIVER Charmopty vocalised Fox Ireas cok nal with 4 bedrooms, 21% balts, replaces and a great but Never hunce, bits of owner, and hart woods, \$172,000 CALLKAREN REAL ESTATE ONE 644-4700 or 334-0632 COMMUNILY. SCHOOLS \$739.0 ILUMAT CROSSIGADS 433-870 OPEN SUN. 1-4pm HUGE FENCED LOT 7153 BECKY COURT 1168 001 for the sumskale 4 bec-1168 001 for the sumskale 4 bec-1168 001 for the sumskale 4 bec-1169 001 for the sumskale 4 b HANNETT, INC. 300 Real Estate REALTONS 646-6200 307 53. 308 Acc CONTROLOGY CONTROL HAS OREAT FAMILY AREA OPEN SATURDAY 1-4 S615 ROUNDHILL CT. Hiert tamy control and area will control Hes schools. Large bed on state, have and area will control Hest schools. Large bed foors, plastier was, cored cee Jung the michael HUNTINGTON WOODS UNITINGTON WOODS Open Sun, 1-4, 13308 Tabol, 4 boass of 11, 1560 July 2 and Galago, includes basefuld master beforem sure, large lang, room with hardmoot Boas & Insplace, New root, central an, instrude basement with work bood MOYCINE CONCISION, 541-5418 1372,500. NEW RANCH CONDOS Carts Hotes 312 Unona Carton Pymost Nettand Garter Chy Restord Bearted Marschools, Long ber-ter and the schools of the second OPEN SAT. 1-5, OPEN SUN 2-5 OPTIN 54.1.15. OPTIN SUM 2-3 Southed's undersomed pern. A troy must be compet. Owy 2 stru-batt, name of the sum of the sum of batt, name of the sum of the sum batt, a supplier, and camp area. The sum of the s Herbord E Dearborn Dearborn Hergros I Grosse Pome I Homes - Warne County Homes - Warner County Homes - Warner County Homes - Warner County CHARLIE JACKSON REAL ESTATE ONE 348-6430 349-3962 BEVERLY HILLS NEW ENGLAND COLONIAL Nones National Courty Other Suburban Nations Rea Estite Services Condot MAGUIRE EQUAL RUDING OPPORTORIUM 11 Condot here Nome Buckers Duberet & Toernouver Abstruets to Sale Notion Property Out D Toern Property Out D Toern Property The Share Southern Property bedrooms, 21/2 baths, 2 fireplaces, hardwoor ors. Birmingham schools across from Queen o HOMES floor: Mort ONLY \$219,000 698-3284 DAVE BEATTY 
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