

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

William L. Hixson

Plaintiff

: NO. 20 of 1983 E.D.

VS.

: 151 of 1982 J.D.

Heister H. Linn, Jr.  
Dauphin

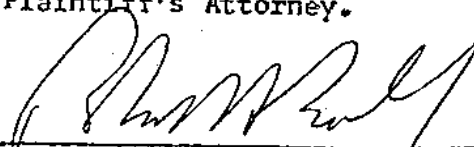
Defendant

:  
:  
:

PRAECIPE FOR DISCONTINUANCE

TO THE SHERIFF:

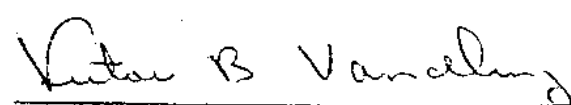
Return the writ in the above captioned matter discontinued and satisfy original judgement by order of Plaintiff's Attorney.

  
\_\_\_\_\_  
Attorney for the Plaintiff

Dated: March 8, 1984

TO THE PROTHONOTARY:

I hereby return the writ in the above captioned matter discontinued and satisfy original judgement by order of the Plaintiff's Attorney.

  
\_\_\_\_\_  
Sheriff



LAW OFFICES  
**BULL & BULL**  
106 MARKET STREET  
BERWICK, PA. 18603

ROBERT E. BULL  
ROBERT A. BULL

AREA CODE 717  
TELEPHONE 759-1231

May 2, 1983

Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

Attention: Al Zale

In Re: Hixson vs. Linn and Levan  
Execution No. 20 of 1983

Dear Al:

This letter will confirm our telephone conversation this morning in which I advised you that Dr. Heister Linn has forwarded to me a check for the total amount due on this account. I received this check in the mail on Saturday, April 30, 1983. Please refrain from doing anything further on this account, and kindly refund all monies to me which have not been spent on various bills as a result of this execution sale.

If you have any questions, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,



Robert A. Bull

RAB:clr

RECEIVED  
COLUMBIA COUNTY  
MAY 7 10 00 AM '83  
SHERIFF  
CHIEF DEPUTY

(Morning Press Ads requested were CANCELLED via call to Susan Shotwell at 0840, 5/2/83 after receiving call from Atty. Bull that sale be cancelled with verification in writing to follow)

LAW OFFICES  
**BULL & BULL**  
106 MARKET STREET  
BERWICK, PA. 18603

ROBERT E. BULL  
ROBERT A. BULL

AREA CODE 717  
TELEPHONE 759-1231

April 7, 1983

Sheriff  
Columbia County Court House  
Bloomsburg, Pennsylvania  
17815

ATTENTION: Mr. Al Zale

IN RE: Hixson vs. Linn and Levan  
Execution # 20 of 1983

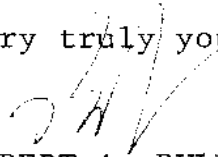
Dear Al:

This letter will confirm our telephone conversation yesterday afternoon in which I advised you that I had received a telephone call from Dr. Heister Linn concerning the up-coming Sheriff's Sale on his property at 36 West Main Street, Bloomsburg.

We have tentatively agreed that if Dr. Linn fully satisfies the debt no later than April 30, 1983, the Sheriff's Sale will be cancelled. Therefore, as we discussed, I will notify you by May 2, 1983 as to whether or not you should proceed with the advertising on this sale. In the meantime, please hold off from doing anything with this sale until you hear from me.

Thank you for your attention to this matter.

Very truly yours,



ROBERT A. BULL

RAB/s

CHIEF DEPUTY

SHERIFF

Apr 7 4 09 PM '83

OFFICE OF SHERIFF  
COLUMBIA COUNTY



OFFICE OF  
**SHERIFF OF COLUMBIA COUNTY**  
 COURT HOUSE  
 BLOOMSBURG, PENNSYLVANIA, 17815

**VICTOR B. VANDLING, Sheriff**  
 TELEPHONE: 717-784-1991

**A. J. ZALE, Chief Deputy**  
 JOHN J. O'BRIEN, DEPUTY  
 LEE F. MENSINGER, DEPUTY  
 LINDA D. MOWERY, DEPUTY

William L Hixson

VS

Heister H. Linn Jr. and  
 Dawn Levan

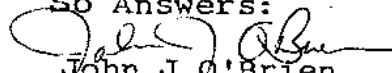
IN THE COURT OF COMMON  
 PLEAS OF COLUMBIA COUNTY  
 COMMONWEALTH OF PENNA.  
 No. 20 of 1983 ED  
 WRIT OF EXECUTION

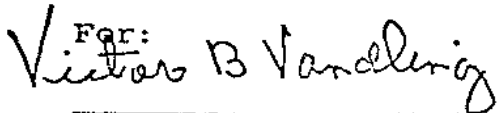
SERVICE ON Dawn Levan

ON April 11, 1983 at 10:00 AM. served                     , a true and  
 attested copy of the within Writ of Execution and a true copy of the  
 Notice of Sheriff's Sale of Real Estate was served on the defendant,  
Dawn LeVan at 36 West Main St., Bloomsburg, Penna.  
New Sensations

by John J O'Brien

Service was made by personally handing said Writ of Execution and  
 Notice of Sheriff's Sale of Real Estate to the defendant.

So Answers:  
  
John J O'Brien  
 Deputy Sheriff

For:  


Victor B. Vandling  
 Sheriff Columbia Co.

Sworn and subscribed before me  
 this 11 day of April  
 19 83

Frederick J. Peterson  
 Prothonotary, Columbia County, Pa.

# LIST OF LIENS

## VERSUS

HEISTER H. LINN, JR. and DAWN LEVAN

Court of Common Pleas of Columbia County, Pennsylvania.

WILLIAM L. HIXSON

versus

Heister H. Linn, Jr.

No. M.L. 151 of Term, 1982  
Real Debt ||\$ 34,944.02  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered March 1, 1983  
Date of Lien  
Nature of Lien Default Judgment

WILLIAM L. HIXSON

versus

DAWN LEVAN

No. M.L. 151 of Term, 1982  
Real Debt ||\$ 34,944.02  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered March 1, 1983  
Date of Lien  
Nature of Lien Default Judgment

versus

No. of Term, 19  
Real Debt ||\$  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered  
Date of Lien  
Nature of Lien

versus

No. of Term, 19  
Real Debt ||\$  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered  
Date of Lien  
Nature of Lien

versus

No. of Term, 19  
Real Debt ||\$  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered  
Date of Lien  
Nature of Lien



OFFICE OF  
**SHERIFF OF COLUMBIA COUNTY**  
 COURT HOUSE  
 BLOOMSBURG, PENNSYLVANIA, 17815

**VICTOR B. VANDLING**

SHERIFF

TEL.: BUSINESS 717-784-5551

RESIDENCE 717-752-5765

William L. Hixon

vs

Heister H. Linn, Jr. and

Dawn Levan

A. J. Zale

~~RAYMOND WACHOWSKI, JR.~~

CHIEF DEPUTY

JOHN J. D'BRIEN, DEPUTY

LEE F. MENSINGER, DEPUTY

LINDA D. MOWERY, DEPUTY

IN THE COURT OF COMMON  
 PLEAS OF COLUMBIA COUNTY  
 COMMONWEALTH OF PENNA.  
 NO. 20 of 1983 E.D.  
 WRIT OF EXECUTION  
 (MORTGAGE FORECLOSURE)

SERVICE ON Heister H. Linn Jr.

On March 30, 1983, sent a true and attested copy of the within Writ of Execution and a true copy of the Notice of Sheriff's Sale of Real Estate to Heister H. Linn Jr., 721 Hepburn Street, Williamsport, Pennsylvania by Certified Mail, Return Receipt Requested No. P16 6236803. Said Heister H. Linn Jr. received same on March 31, 1983 per signature of Heister H. Linn Jr. on Return Receipt Card attached hereto and made part of this return. Receipt for Certified Mail No. P16 6236803 is attached.

So Answers:

A. J. Zale  
 Chief Deputy Sheriff

For:

Victor B. Vandling  
 Sheriff Columbia County

Sworn and subscribed before me  
 this 4th day of April 1983.

Frederick J. Peterson,  
 Prothonotary, Columbia County, Penna.

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 1983, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS FOR CASH, IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

THURSDAY, MAY 26, 1983  
At 10:00 O'Clock A.M., Eastern Daylight Time

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN message, lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the southern side of Second Street in said Town, at its junction with Whitman's Alley; thence in a southwardly direction along the western side of said alley 101 feet 6 inches; thence in a westwardly direction and parallel with Second Street 25 feet; thence in a northwardly direction by a line parallel with Whitman's Alley 101 feet 6 inches to the southern side of Second Street; and thence 25 feet along said Second Street to the place of BEGINNING. WHEREON is erected a three story brick building. SUBJECT to the reservation contained in a deed from the Executors of William McKelvey, deceased, to Martha H. McKelvey dated July 7, 1880, recorded in the office for the recording of deeds, at Bloomsburg, Pennsylvania, in and for the County of Columbia in Deed Book No. 32 at page 574, etc., said reservation being as follows: "Reserving, however, to the said Executors and their successors and assigns, the right to lay out, establish, open, use and enjoy, at any and all times hereafter, an alley and open passage way or passage not exceeding 10 feet in width from Whitman's Alley across the extreme southern end of the lot and piece of land hereby conveyed."

IT BEING the same premises transferred and conveyed by John O. Miller and Lucy K. Miller, his wife, by their deed of conveyance dated February 23, 1954 as will be found of record in Columbia County Deed Book 168 at page 64 unto LeRoy E. Kitchen and Vivian R. Kitchen, his wife, the Grantors herein.

It being the same premises transferred and conveyed to Heister H. Linn, Jr. and Dawn Levan by deed dated October 19, 1981 and recorded in Deed Book 304 at Page 347.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff of Columbia County will on May 27, 1983, file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of WILLIAM L. HIXSON vs HEISTER H. LINN, JR. and DAWN LEVAN.

SAID PREMISES WILL BE SOLD BY:

VICTOR B. VANDLING, Sheriff

Robert A. Bull, Esquire

Geraldine,

Please forward a TAX STATEMENT on the described property.

*Al Zale*



SHERIFF'S SALE

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SEIZED AND TAKEN into execution at the suit of WILLIAM L. HIXSON vs HEISTER H. LINN, JR. and DAWN LEVAN.

SAID PREMISES WILL BE SOLD BY:

VICTOR B. VANDLING, Sheriff

Robert A. Bull, Esquire

Barbara,

Please furnish a MUNICIPAL AUTHORITY STATEMENT on the described property.

*Al Zale*

SHERIFF'S SALE

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SEIZED AND TAKEN into execution at the suit of WILLIAM L. HIXSON vs HEISTER H. LINN, JR. and DAWN LEVAN.

SAID PREMISES WILL BE SOLD BY:

VICTOR B. VANDLING, Sheriff

Robert A. Bull, Esquire

Henrie Printing  
P-E, Legal Ads, MP only, Wed. May 4, 11 & 18, 1983. Affidavit requested.

COPIES TO:

MECHANICS LIEN  
WRIT OF EXECUTION—~~(SIGNED FOR COLUMBIA COUNTY)~~  
P.R.C.P. 3180 to 3183 and Rule 3257

WILLIAM L. HIXSON,  
Plaintiff-Contractor  
vs  
HEISTER H. LINN, JR. and  
DAWN LEVAN,  
Defendants-Owners

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA  
No. 20 Term 1983 E.D.  
No. Term 19 A.D.  
No. 151 Term 1982 J.D.  
Mechanics Lien Docket  
WRIT OF EXECUTION  
~~(XXXXXXXXXXXXXXXXXXXX)~~  
MECHANICS LIEN

Commonwealth of Pennsylvania:  
County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

The real estate situate at 36 West Main Street, Bloomsburg, Columbia County, Pennsylvania, 17815, more particularly described by-legal description on attached sheet.

OFFICE OF SHERIFF  
COLUMBIA COUNTY  
MAR 28 2 25 PM '83  
SHERIFF  
CHIEF DEPUTY

Amount Due \$34,371.94  
Interest from 11/18/82 to 3/1/83 \$ 572.08 plus interest at \$5.65 per day until  
Atty. Fees at 10% \$ 3,437.19 paid in full.  
Total \$38,381.21 Plus costs

I hereby certify the within to be a  
True copy of the original writ in this  
case. *Victor B Vandling*  
VICTOR B. VANDLING  
Sheriff  
Dated MARCH 26, 1983  
(SEAL)

Prothonotary, Common Pleas Court of  
Columbia County, Penna.  
By: *Helen K Lenn*  
Deputy

ALL THAT CERTAIN message, lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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WILLIAM L. HIXSON,	)	IN THE COURT OF COMMON PLEAS
	)	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF-CONTRACTOR,	)	COLUMBIA COUNTY BRANCH, PENNA.
	)	
VS.	)	MECHANICS' LIEN DOCKET
	)	
HEISTER H. LINN, JR. and	)	NO. 151 of 1982
DAWN LEVAN,	)	
	)	
DEFENDANTS-OWNERS.	)	NON-JURY TRIAL DEMANDED

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: HEISTER H. LINN, JR. and DAWN LEVAN, Defendants herein and title owners of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution, issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on Thursday, the 26th day of May, 1983, at 10:00 o'clock, A.M., in the forenoon of the said day, all your right, title and interest in and to:

SEE NEXT PAGE FOR LEGAL DESCRIPTION

ALL THAT CERTAIN message, lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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May 27, 1983, file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF BULL & BULL

By: 

ROBERT A. BULL, ESQUIRE  
ATTORNEY FOR PLAINTIFF-CONTRACTOR  
106 MARKET STREET  
BERWICK, PENNSYLVANIA 18603  
(717) 759-1231

WILLIAM L. HIXSON,	)	IN THE COURT OF COMMON PLEAS
	)	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF-CONTRACTOR,	)	COLUMBIA COUNTY BRANCH, PENNA.
	)	
vs.	)	MECHANICS' LIEN DOCKET
	)	
HEISTER H. LINN, JR. and	)	NO. 151 of 1982
DAWN LEVAN,	)	
	)	
DEFENDANTS-OWNERS.	)	NON-JURY TRIAL DEMANDED

AFFIDAVIT PURSUANT TO P.R.C.P. 3129(a)

COMMONWEALTH OF PENNSYLVANIA	)	
	)	SS.
COUNTY OF COLUMBIA	)	

ROBERT A. BULL, Esquire, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff-Contractor, that he makes this Affidavit on the Plaintiff-Contractor's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief the names and last known addresses of the Defendant-Owners in the above-captioned matter are:

HEISTER H. LINN, Jr.  
721 HEPBURN STREET  
WILLIAMSPORT, PENNSYLVANIA  
17701

DAWN LEVAN  
310 NORTH SECOND STREET  
CATAWISSA, PENNSYLVANIA  
17820

  
\_\_\_\_\_  
Robert A. Bull, Esquire

Sworn to and subscribed before me  
this 31<sup>st</sup> day of March, 1983.

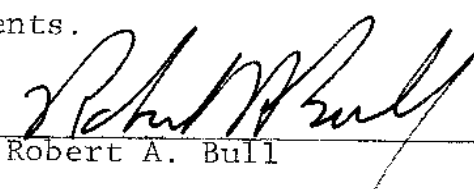
James W. [illegible]  
Notary Public  
My Commission Expires: 7-26-84

WILLIAM L. HIXSON,	)	IN THE COURT OF COMMON PLEAS
	)	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF-CONTRACTOR,	)	COLUMBIA COUNTY BRANCH, PENNA.
	)	
VS.	)	MECHANICS' LIEN DOCKET
	)	NO. 151 of 1982
HEISTER H. LINN, JR. and	)	
DAWN LEVAN,	)	
	)	
DEFENDANTS--OWNERS.	)	NON-JURY TRIAL DEMANDED

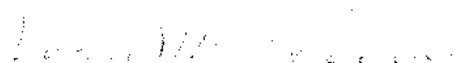
AFFIDAVIT OF MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA) )  
COUNTY OF COLUMBIA ) ) ss:

ROBERT A. BULL, ESQUIRE, Attorney for Plaintiff-Contractor, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the within Plaintiff-Contractor, and being authorized so to do and that he knows to the best of his personal knowledge and therefore avers that Heister H Linn, Jr. and Dawn Levan, are NOT in the military or naval service of The United States of America or of its allies, or otherwise within the provisions of the Soldiers and Sailors Civil Relief Act of Congress of 1940 and its amendments.

  
\_\_\_\_\_  
Robert A. Bull

Sworn to and subscribed before me  
this 21<sup>st</sup> day of March, 1983.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7-11-84



WILLIAM L. HIXSON,

PLAINTIFF

No. 151 Term 1982  
Mechanics' Lien Docket

V.S.

HEISTER H. LINN, JR. and

DAWN LEVAN,  
DEFENDANTS

To: VICTOR VANDLING, Sheriff

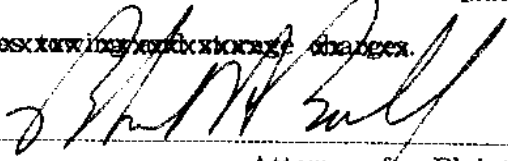
Seize, levy, advertise and sell all the ~~personal~~ <sup>real</sup> property of the defendant on the premises located at  
36 West Main Street, Bloomsburg, Columbia County, Pennsylvania, 17815

Seize, levy, advertise and sell all right, title and interest of the defendant in the following vehicle:

Make	Model	Motor Number	Serial Number	License Number
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which vehicle may be located at -----

You are hereby released from all responsibility in not placing watchman or insurance on ~~personal~~ <sup>Real</sup> property levied on by virtue of this writ. ~~Plaintiff guarantees towing and storage charges.~~

  
Attorney for Plaintiff  
ROBERT A. BULL, ESQUIRE

ALL THAT CERTAIN message, lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the southern side of Second Street in said Town, at its junction with Whitman's Alley; thence in a southwardly direction along the western side of said alley 101 feet 6 inches; thence in a westwardly direction and parallel with Second Street 25 feet; thence in a northwardly direction by a line parallel with Whitman's Alley 101 feet 6 inches to the southern side of Second Street; and thence 25 feet along said Second Street to the place of BEGINNING. WHEREON is erected a three story brick building. SUBJECT to the reservation contained in a deed from the Executors of William McKelvey, deceased, to Martha H. McKelvey dated July 7, 1880, recorded in the office for the recording of deeds, at Bloomsburg, Pennsylvania, in and for the County of Columbia in Deed Book No. 32 at page 574, etc., said reservation being as follows: "Reserving, however, to the said Executors and their successors and assigns, the right to lay out, establish, open, use and enjoy, at any and all times hereafter, an alley and open passage way or passage not exceeding 10 feet in width from Whitman's Alley across the extreme southern end of the lot and piece of land hereby conveyed."

IT BEING the same premises transferred and conveyed by John O. Miller and Lucy K. Miller, his wife, by their deed of conveyance dated February 23, 1954 as will be found of record in Columbia County Deed Book 168 at page 64 unto LeRoy E. Kitchen and Vivian R. Kitchen, his wife, the Grantors herein.