

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain**  
Sheriff

**Michael A. Beyer**  
Chief Deputy



NEW REZ LLC  
vs.  
JOSHUA WELLS (et al.)

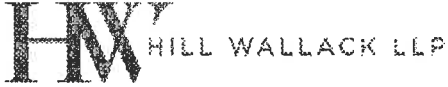
**Case Number**  
2025CV131

**PROPERTY ADDRESS**

505 N 3RD STREET, CATAWISSA, PA 17820

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
06/11/2025	Advance Fee	Advance Fee	66500	\$0.00	\$2,000.00
06/11/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/11/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/11/2025	Crying Sale			\$10.00	\$0.00
06/11/2025	Docketing			\$15.00	\$0.00
06/11/2025	Levy			\$15.00	\$0.00
06/11/2025	Posting Handbill			\$15.00	\$0.00
06/11/2025	Press Enterprise Inc.			\$1,473.35	\$0.00
06/11/2025	Sheriff Automation Fund			\$50.00	\$0.00
06/11/2025	Web Posting			\$100.00	\$0.00
06/16/2025	Deputize Advance Fee	(PAID 06/16/2025)	9644	\$100.00	\$0.00
08/11/2025	Service			\$100.00	\$0.00
08/11/2025	Service Mileage			\$16.65	\$0.00
08/11/2025	Copies			\$6.50	\$0.00
08/11/2025	Notary Fee			\$15.00	\$0.00
08/11/2025	Tax Claim Search			\$15.00	\$0.00
08/11/2025	Mailing Costs			\$36.00	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>
<b>TOTAL BALANCE:</b>				<b>\$0.00</b>	



1050 Floral Vale Boulevard  
Suite 300  
Yardley, PA 19067  
main 215.579.7700  
fax 215.579.8288

Kaitlin D. Shire, Esquire  
kshire@HillWallack.com  
(215) 579-7700

August 8, 2025

**VIA FAX: 570-389-5614**

Columbia County Sheriff  
Columbia County Courthouse  
35 W Main Street  
Bloomsburg, PA 17815

Re: **NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Wells**  
**Columbia County CCP No. 2025-CV-131**

Dear Sir/Madam:

Please be advised that this firm represents Plaintiff in the above matter.

As you know, the above matter was scheduled for Sheriff's sale on August 20, 2025 and it is respectfully requested that the Sale be STAYED.

If you should require anything further, please let us know. Your courtesies and consideration in this matter are greatly appreciated.

Very truly yours,

/S/ JOSHUA E. BALDWIN  
Paralegal to Kaitlin D. Shire, Esquire

jeb  
Enclosures

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 07/08/2025

Account: 3994  
Name: tchamberlain@columbiapa.org  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER  
Address: PO BOX 380  
BLOOMSBURG, PA 17815  
Telephone:

Ad ID: 311180  
Description: Wells Sale  
Run Dates: 07/30/2025 - 08/13/2025  
Class: 0002  
Orig User: sshotwel  
Words: 680  
Lines: 77  
Agate Lines: 207  
Depth: 8.56  
Blind Box:

**Total Ad Cost \$1,473.35**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	07/30/2025	08/13/2025	3	1,473.35

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



NEW REZ LLC  
vs.  
JOSHUA WELLS (et al.)

Case Number  
2025CV131

## SHERIFF'S RETURN OF SERVICE

07/16/2025 09:52 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 505 N 3RD STREET, CATAWISSA, PA 17820.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2025

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2025



Plaintiff Attorney: HILL WALLACK LLP, 1000 FLORAL VALE BOULEVARD, SUITE 300, YARDLEY, PA 19067

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



NEW REZ LLC  
vs.  
WELLS, JOSHUA (et al.)

Case Number  
2025CV131

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	33
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/09/2025
<b>Notes:</b>	SALE DATE & TIME: 08/20/2025 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	505 N 3RD STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>	FRONT DOOR		
<b>Relation:</b>			
<b>Date:</b>	7/16/25	<b>Time:</b>	0952
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> HILL WALLACK LLP	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

2025CV131 (POSTING)

2025CV131

505 N 3RD STREET, CATAWISSA, PA 17820

EXP: 09/09/2025

RECEIVED: 7/7/25  
NOT FILED OF RECORD:

**HILL WALLACK LLP**

Michael J. Shavel, Esquire (Attorney I.D.: 60554)  
Jill M. Fein, Esquire (Attorney I.D.: 318491)  
Kaitlin D. Shire, Esquire (Attorney I.D.: 324226)  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff</p> <p>vs.</p> <p><b>JOSHUA WELLS</b> 505 N. 3<sup>rd</sup> Street Catawissa, PA 17820</p> <p><b>KELSEY WELLS</b> 154 W. Water Street Muncy, PA 17756 Defendants</p>	<p><b>CIVIL DIVISION</b></p> <p>NO. 2025-CV-131</p>
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**MEMORANDUM OF LAW IN SUPPORT OF  
PLAINTIFF'S MOTION TO REASSESS DAMAGES**

**I. BACKGROUND OF CASE**

Joshua Wells and Kelsey Wells (“Borrowers”) on or about May 11, 2017, made, executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Allief Mortgage Group, Inc., a Mortgage in the original principal amount of \$125,252.00, to secure a Note on the Property located at 505 N. 3<sup>rd</sup> Street, Catawissa, PA 17820 (the “Mortgage”). The Mortgage was recorded in the Office of the Recorder of Deeds of Columbia County on August 2, 2017, as Instrument No. 201706066. Plaintiff is the current mortgagee by virtue of an Assignment of Mortgage, which was recorded in the Recorder of Deed’s Office of Columbia

County on July 22, 2022, as Instrument No. 202206901. The Mortgage indicates that in the event of a default in the Mortgage, Plaintiff may advance any necessary sums, including taxes, insurance, and other items in order to protect the security of the Mortgage. Defendant, Joshua Wells, is the sole owner of record and the real owner of the aforesaid Mortgaged Premises.

The loan is in default for the failure to make the monthly mortgage payments since August 1, 2024. Accordingly, on February 6, 2025, Plaintiff commenced the instant Mortgage Foreclosure action. On or about May 19, 2025, Plaintiff obtained a Judgment in in the amount of \$113,879.45.

Because of the period of time between the initiation of this action, the entry of judgment, and the date of sale, damages as previously assessed are outdated and need to be adjusted to include current interest, real estate taxes, insurance premiums, costs of collection, and other expenses which Plaintiff has been obligated to pay under the Mortgage in order to protect its interest.

## **II. LEGAL ARGUMENT TO AMEND PLAINTIFF'S *IN REM* JUDGMENT**

It is settled law in Pennsylvania that the Court may exercise its equitable powers to control the enforcement of a judgment and to grant any relief until that judgment is satisfied. 20 P.L.E., Judgments §191. *Stephenson v. Butts*, 142 A.2d 319, 321 (1958) and *Chase Home Mortgage Corporation of the Southwest v. Good*, 537 A.2d 22, 24 (Pa.Super. 1988). The Pennsylvania Superior Court has repeatedly cited the right of a foreclosing creditor to amend its judgment prior to the Sheriff's sale. *Nationsbanc Mortgage Corp. v. Grillo*, 827 A.2d 489 (Pa.Super. 2003); *Morgan Guaranty Trust Co. of N.Y. v. Mowl*, 705 A.2d 923 (Pa.Super. 1998); and *Union National Bank of Pittsburgh v. Ciongoli*, 595 A.2d 179 (Pa.Super. 1991).

The Supreme Court of Pennsylvania recognized in Landau v. Western Pa. Nat. Bank, 282 A.2d 335 (Pa. 1971), that the debt owed on a Mortgage is subject to change and, in fact, can be expected to change from day to day because the bank must advance sums in order to protect its collateral. Because a Mortgage lien is not extinguished until the debt is paid, Plaintiff must protect its collateral up until the date of sale. Beckman v. Altoona Trust Co., 2 A.2d 826 (Pa. 1939). Because a judgment in mortgage foreclosure is strictly *in rem*, it is critical that the judgment reflect those amounts expended by the Plaintiff in protecting the property. Meco Realty Company v. Burns, 200 A.2d 335 (Pa. 1971). Plaintiff submits that, if it goes to sale without the requested amended judgment and if there is competitive bidding for the Property, Plaintiff will suffer a significant loss in that it would not be able to recoup monies it advanced to protect its interests. Conversely, amending the *in rem* judgment will not be detrimental to Defendants as it imputes no personal liability.

In B.C.Y. v. Bukovich, the Pennsylvania Superior Court reiterated its long-standing rule that a Court has the inherent power to correct a judgment to conform to the facts of a case. 390 A.2d 276 (Pa. Super. 1978). In the instant case, the amount of the original judgment does not adequately reflect the additional sums due on the Mortgage due to Defendants' failure to make payments during the foreclosure proceeding and the advances made by Plaintiff. The Mortgage plainly requires the mortgagor to tender to the mortgagee monthly payments of principal and interest until the Note accompanying the Mortgage is paid in full. The mortgagor is also required to remit to the mortgagee sufficient sums to pay monthly mortgage insurance premiums, taxes and other assessments relating to the Property. The mortgagor has breached the terms of the Mortgage, and Plaintiff has been forced to incur significant unjust financial losses on this loan.

### **III. THE FORECLOSURE JUDGMENT IS *IN REM* ONLY**

The within case is a mortgage foreclosure action, the sole purpose of which is to take the mortgaged property to Sheriff's Sale. Pennsylvania law makes clear that an action in mortgage foreclosure is strictly *in rem* and does not include any personal liability. Newtown Village Partnership v. Kimmel, 424 Pa.Super. 53, 55; Signal Consumer Discount Company v. Babuscio, 390 A.2d 266, 270 (Pa.Super. 1978); and Pennsylvania Rule of Civil Procedure 1141 (a).

However, Pennsylvania law requires that the foreclosure action demand judgment for the amount due. Pa.R.C.P. 1147(6). The purpose of the dollar amount in the *in rem* judgment is for bidding at the Sheriff's Sale. In the event that a third-party real estate speculator were to bid on the mortgaged property at the Sheriff's Sale and become the successful purchaser, Plaintiff would receive the amount of the *in rem* judgment from the Sheriff.

### **IV. INTEREST**

The Mortgage clearly requires that the Defendant shall promptly pay when due the principal and interest due on the outstanding debt. In addition, the Note specifies the rate of interest to be charged until the debt is paid in full or otherwise satisfied. Interest has been calculated up to and including July 17, 2025 and continues to accrue through the date of the Sheriff's Sale at a *per diem* rate of \$11.68.

### **V. TAXES AND INSURANCE**

If Plaintiff had not advanced monies for taxes and insurance throughout the foreclosure proceeding, Plaintiff would have risked loss of its collateral. If the Property were sold at a tax sale, Plaintiff's interest very well may be divested, and Plaintiff would sustain a complete loss on the outstanding balance due on the loan. If the Property were damaged in a fire, Plaintiff would

not be able to obtain insurance proceeds to restore the Property if it did not pay the insurance premiums.

Most importantly, the Mortgage specifically provides that the mortgagee may advance the monies for taxes and insurance and charge these payments against the escrow account. Plaintiff is simply seeking to have the Court enforce the terms of the Mortgage.

## **VI. CONCLUSION**

Therefore, Plaintiff respectfully suggests that, if the enforcement of its rights is delayed by legal proceedings, and such delays require the mortgagee to expend additional sums provided for by the Mortgage, then the expenses necessarily become part of the mortgagee's lien and should be included in the judgment.

As such, Plaintiff respectfully requests this Honorable Court grant its Motion to Reassess Damages, submitting that it has acted in good faith in maintaining the Property in accordance with the Mortgage, and has relied on the terms of the Mortgage with the understanding that it would recover the monies it expended to protect its collateral.

WHEREFORE, Plaintiff respectfully requests this Honorable Court allow Plaintiff to amend the judgment as set forth in the foregoing motion.

**HILL WALLACK LLP**

BY: 

**MICHAEL J. SHAVEL, ESQUIRE**

**JILL M. FEIN, ESQUIRE**

**KAITLIN D. SHIRE, ESQUIRE**

Attorneys for Plaintiff

Date: **June 27, 2025**

# SHERIFF'S OFFICE OF LYCOMING COUNTY

R. Mark Lusk  
Sheriff



Eric Spiegel  
Chief Deputy

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
vs.  
JOSHUA WELLS (et al.)

**Case Number**  
2025CV131(COLUMBIA)

## SHERIFF'S RETURN OF SERVICE

06/24/2025 REQUEST TO SERVICE DEFENDANT KELSEY WELLS FROM COLUMBIA COUNTY WITH DEPOSIT OF \$100.00

06/30/2025 05:08 PM - DEPUTY CODY SPIEGEL, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE NOTICE OF SHERIFF SALE WAS SERVED UPON KELSEY WELLS AT 154 WEST WATER STREET, MUNCY, PA 17756 BY HANDING A TRUE AND ATTESTED COPY TO WESTLEY VAMBUSKIRK; HUSBAND, AND MADE KNOWN THE CONTENTS THEREOF.

*Cody Spiegel*  
\_\_\_\_\_  
CODY SPIEGEL, DEPUTY

SHERIFF COST: \$48.00

SO ANSWERS,

*R. Mark Lusk*  
\_\_\_\_\_  
R. MARK LUSK, SHERIFF

July 01, 2025

### COSTS

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/24/2025	Advance Fee	Advance Fee	9644	\$0.00	\$100.00
06/30/2025	Mileage			\$21.00	\$0.00
07/01/2025	Docket & Return			\$9.00	\$0.00
07/01/2025	Service			\$9.00	\$0.00
07/01/2025	Deputization			\$9.00	\$0.00
07/01/2025	Refund	(PAID 07/01/2025)	19731	\$52.00	\$0.00
				<b>\$100.00</b>	<b>\$100.00</b>
<b>BALANCE:</b>				<b>\$0.00</b>	

2025 ED 43

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2025CV131**

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales) on:

**WEDNESDAY, AUGUST 20, 2025**  
**At 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a cut in the walk on the North side of Third Street and running thence along Third Street North 27 degrees 45 minutes East, 60 feet to a corner in line of land now or formerly of Percy Warhurst; THENCE along line of land now or formerly of said Warhurst North 61 degrees 45 minutes West, 210 feet to a stake, the corner of an alley; THENCE along said alley South 27 degrees 45 minutes West 60 feet to a corner of land now or formerly of Mrs. S.D. Levan; THENCE along land now or formerly of Mrs. S. D. Levan South 61 degrees 45 minutes East, 210 feet to the place of BEGINNING, and as laid out by a plan of lots situate in Catawissa Borough, Columbia County, Pennsylvania, belonging to Frank Gable and Catherine Gable, his wife, as prepared by A. Cameron Bobb, R.S. on August 22, 1944, and upon which is erected a 2 1/2 story frame dwelling and outbuildings.

The improvements thereon being known as 505 3rd Street North, Catawissa, Pennsylvania 17820.

BEING the same premises Kristen N. Dumas a/k/a Kristan N. Davenport and Jesse A. Davenport, granted and conveyed unto Joshua Wells, in the deed dated May 10, 2017 and recorded in the Columbia County Recorder of Deeds on August 2, 2017 in Instrument No. 201706065.

BEING known as 505 3rd Street North, Catawissa, PA 17820

PARCEL: 08-02-03400000

PROPERTY ADDRESS: 505 N 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-03400000

Seized and taken into execution to be sold as the property of JOSHUA WELLS, KELSEY in suit of NEW REZ LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
HALL WALLACK LLP  
YARDLEY, PA

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



NEW REZ LLC  
vs.  
WELLS, JOSHUA (et al.)

Case Number  
2025CV131

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 33  
**Manner:** Adult in Charge **Expires:** 09/09/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** CATAWISSA BOROUGH  
**Primary Address:** 307 MAIN STREET  
 CATAWISSA, PA 17820  
**Phone:** **DOB:**  
**Alternate Address:**  
**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** TRISILA BAUMANN  
**Relation:** CLEER  
**Date:** 6/16/25 **Time:** 1305  
**Deputy:** K **Mileage:**

**Attorney / Originator:**

**Name:** HILL WALLACK LLP **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA BOROUGH

2025CV131

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 09/09/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



NEW REZ LLC  
vs.  
WELLS, JOSHUA (et al.)

Case Number  
2025CV131

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 33  
**Manner:** Adult in Charge **Expires:** 09/09/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** CATAWISSA WATER AUTHORITY  
**Primary Address:** 19 SCHOOLHOUSE ROAD  
 CATAWISSA, PA 17820  
**Phone:** **DOB:**  
**Alternate Address:**  
**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** CINDY BAUCKMAN  
**Relation:** SUPER  
**Date:** 6/16/25 **Time:** 1249  
**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** HILL WALLACK LLP **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA WATER AUTHORITY  
 2025CV131  
 19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820  
 EXP: 09/09/2025

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION

Date: 06/17/2025

Fee: \$15.00

Cert. NO: 49642

WELLS JOSHUA  
505 N THIRD ST  
CATAWISSA PA 17820-1228

District: CATAWISSA BORO  
Deed: 20170 - 6065  
Location: 505 N THIRD ST  
Parcel Id: 08 -02 -034-00,000

Assessment: 24,363  
Balances as of 06/17/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

Per: dl.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



NEW REZ LLC  
vs.  
WELLS, JOSHUA (et al.)

Case Number  
2025CV131

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 43

**Manner:** Adult in Charge **Expires:** 09/09/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380  
Bloomsburg, PA 17815

**Phone:** 570-389-5649 **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Deb Hower

**Relation:**

**Date:** 6-16-25 **Time:** 10:34

**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

**Name:** HILL WALLACK LLP **Phone:**

**Service Attempts:**

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2025CV131

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/09/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



NEW REZ LLC  
vs.  
WELLS, JOSHUA (et al.)

Case Number  
2025CV131

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 143

**Manner:** Adult in Charge **Expires:** 09/09/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Domestic Relations Office of Columbia Co

**Primary Address:** 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

**Phone:**  **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** Julie Klinger

**Relation:** Secretary

**Date:** 6-16-25 **Time:** 10:37

**Deputy:** 3 **Mileage:**

### Attorney / Originator:

**Name:** HILL WALLACK LLP **Phone:**

### Service Attempts:

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2025CV131 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 09/09/2025

**HILL WALLACK LLP**  
**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)  
 1000 Floral Vale Blvd, Ste 300  
 Yardley, PA 19067  
 Tel. 215-579-7700  
 Fax 215-579-9248  
 Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
 OF COLUMBIA COUNTY, PENNSYLVANIA**

<p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE          SERVICING</b>          7101 Wisconsin Ave., Ste 1012          Bethesda, MD 20814          Plaintiff</p> <p align="center">vs.</p> <p><b>JOSHUA WELLS</b>          505 N. 3<sup>rd</sup> Street          Catawissa, PA 17820</p> <p><b>KELSEY WELLS</b>          154 W. Water Street          Muncy, PA 17756          Defendants</p>	<p align="center"><b>CIVIL DIVISION</b></p> <p align="center">NO. 2025-CV-131</p> <p align="center"><i>2025-ED-43</i></p>
--	---

**AFFIDAVIT PURSUANT TO RULE 3129.1**

NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff in the above action, by its attorneys, Hill Wallack LLP, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at Tax ID No 08 02 03400000 commonly known as 505 N. Third Street, Catawissa, PA 17820.

1. Name and address of Owner(s) or reputed Owner(s):

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
<b>Joshua Wells</b>	<b>505 N. 3<sup>rd</sup> Street Catawissa, PA 17820</b>
<b>Kelsey Wells</b>	<b>154 W. Water Street Muncy, PA 17756</b>

*\$ 100.00  
 Deposit  
 Lycoming*

2. Name and address of Defendant(s) in the judgment:

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
------	---

<b>Joshua Wells</b>	<b>505 N. 3<sup>rd</sup> Street Catawissa, PA 17820</b>
---------------------	---

<b>Kelsey Wells</b>	<b>154 W. Water Street Muncy, PA 17756</b>
---------------------	--

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

N/A

4. Name and address of last recorded holder of every mortgage of record:

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

<b>NewRez, LLC d/b/a Shellpoint Mortgage Servicing</b>	<b>75 Beattie Place, Suite 300 Greenville, SC 29601</b>
--	---

5. Name and address of every other person who has any record lien on the property:

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

**See above.**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

**See above.**

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
<b>Tenant/Occupant</b>	<b>505 N. 3<sup>rd</sup> Street Catawissa, PA 17820</b>
<b>Domestic Relations of Columbia County</b>	<b>11 West Main Street Bloomsburg, PA 17815</b>
<b>Commonwealth of Pennsylvania Department of Welfare</b>	<b>P.O. Box 2675 Harrisburg, PA 17105</b>
<b>Catawissa Borough</b>	<b>307 Main Street Catawissa, PA 17820</b>
<b>Catawissa Borough Tax Collector</b>	<b>152 Old Reading Road Catawissa, PA 17820</b>
<b>Southern Columbia Area School District</b>	<b>800 Southern Drive Catawissa, PA 17820</b>
<b>Commonwealth of Pennsylvania Inheritance Tax Division</b>	<b>Strawberry Square, ROM 1032 Harrisburg, PA 17128</b>

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Date: 6/3/25

**HILL WALLACK LLP**

  
\_\_\_\_\_  
**JILL M. FEIN, ESQUIRE**  
Attorney for Plaintiff

Sworn to and Subscribed before me this  
3 day of June, 2025.

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

Commonwealth of Pennsylvania - Notary Seal  
Joshua E. Baldwin, Notary Public  
Bucks County  
My Commission Expires February 12, 2028  
Commission Number 1443009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: June 16, 2025

Re: Sheriffs Sale Advertising Dates

NEW REZ LLC

VS.

JOSHUA WELLS AND KELSEY WELLS

No. 131 of 2025 J.D. and No. 33 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	JULY 30 <sup>TH</sup> 2025
2 <sup>nd</sup> Week	AUGUST 6 <sup>TH</sup> 2025
3 <sup>rd</sup> Week	AUGUST 13 <sup>TH</sup> 2025

SALE DATE: **AUGUST 20TH 2025 @ 9:00 a.m**

**I will expose the following described property at public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales)**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

**HILL WALLACK LLP**  
**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)  
1000 Floral Vale Blvd, Ste 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff  vs. <b>JOSHUA WELLS</b> 505 N. 3 <sup>rd</sup> Street Catawissa, PA 17820  <b>KELSEY WELLS</b> 154 W. Water Street Muncy, PA 17756 Defendants	<b>CIVIL DIVISION</b>  NO. 2025-CV-131  2025-ED-43
--	--

**WRIT OF EXECUTION – MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania, County of Columbia

To the Sheriff of Columbia County, Pennsylvania

To satisfy the judgment, interest, and costs in the above matter, you are directed to levy upon and sell the following described property:

(1) (Specifically describe property)  
**Please see Attachment 1 with description.**

(2) (Specifically describe personal property when judgment results from a mortgage covering both personal and real property pursuant to Section 9604(a) of the Uniform Commercial Code)

NOTE: Description of property may be included in, or attached to, the writ.

Amount due: \$113,879.45  
Interest from 06/05/2025 to date of Sale \$ \_\_\_\_\_  
Total: \$ Plus costs

Stephanie Stroup  
Prothonotary of Columbia County, Pennsylvania

Seal of Court

By: Melissa Traugh  
Clerk

Date: 6/9/2025

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE  
SERVICING**

7101 Wisconsin Ave., Ste 1012

Bethesda, MD 20814

Plaintiff

vs.

**JOSHUA WELLS**

505 N. 3<sup>rd</sup> Street

Catawissa, PA 17820

**KELSEY WELLS**

154 W. Water Street

Muncy, PA 17756

Defendants

**CIVIL DIVISION**

NO. 2025-CV-131

2025 - ED - 43

**WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

Real Debt: \$113,879.45  
Interest from 06/05/25 to date of Sale \$ \_\_\_\_\_

Costs:

Prothy Paid: \$ \_\_\_\_\_

Sheriff: \$ \_\_\_\_\_

**Jill M. Fein, Esquire**

Attorney ID.: 318491

**HILL WALLACK LLP**

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

Wells

REAL ESTATE OUTLINE

ED # 2025 ED 43

DATE RECEIVED 6-9-25  
DOCKET AND INDEX 2025 CV 131

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>2,000.</u>	<u>X</u>	CK# <u>66500</u>

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Aug 20, 2025 TIME 9:00

POSTING DATE \_\_\_\_\_

ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>July 30</u>
2 <sup>ND</sup> WEEK	<u>Aug 6</u>
3 <sup>RD</sup> WEEK	<u>AUG 13</u>

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a cut in the walk on the North side of Third Street and running thence along Third Street North 27 degrees 45 minutes East, 60 feet to a corner in line of land now or formerly of Percy Warhurst; THENCE along line of land now or formerly of said Warhurst North 61 degrees 45 minutes West, 210 feet to a stake, the corner of an alley; THENCE along said alley South 27 degrees 45 minutes West 60 feet to a corner of land now or formerly of Mrs. S.D. Levan; THENCE along land now or formerly of Mrs. S. D. Levan South 61 degrees 45 minutes East, 210 feet to the place of BEGINNING, and as laid out by a plan of lots situate in Catawissa Borough, Columbia County, Pennsylvania, belonging to Frank Gable and Catherine Gable, his wife, as prepared by A. Cameron Bobb, R.S. on August 22, 1944, and upon which is erected a 2 1/2 story frame dwelling and outbuildings.

The improvements thereon being known as 505 3rd Street North, Catawissa, Pennsylvania - 17820.

BEING the same premises Kristen N. Dumas a/k/a Kristan N. Davenport and Jesse A. Davenport, granted and conveyed unto Joshua Wells, in the deed dated May 10, 2017 and recorded in the Columbia County Recorder of Deeds on August 2, 2017 in Instrument No. 201706065.

BEING known as 505 3<sup>rd</sup> Street North, Catawissa, PA 17820

PARCEL: 08-02-03400000

**HILL WALLACK LLP**  
**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)  
1000 Floral Vale Blvd, Ste 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff vs. <b>JOSHUA WELLS</b> 505 N. 3 <sup>rd</sup> Street Catawissa, PA 17820  <b>KELSEY WELLS</b> 154 W. Water Street Muncy, PA 17756 Defendants	<b>CIVIL DIVISION</b>  NO. 2025-CV-131  2025 - ED - 43
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**TO: All parties in Interest and Claimants**

**DATE: June 3, 2025**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**OWNER(s): Joshua Wells & Kelsey Wells**

**PROPERTY: 505 N. 3<sup>rd</sup> Street, Catawissa, PA 17820**

**Improvements: Residential Dwelling**

**Judgment Amount: \$113,879.45 plus interest from June 5, 2025 to the date of Sale at a  
per diem of \$11.68**

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on \_\_\_\_\_ at 9:00 A.M., located at the Columbia County Sheriff's Office, 35 W. Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days after the filing of the Schedule.

**HILL WALLACK LLP**  
**Michael J. Shavel, Esquire** (Attorney ID.: 60554)  
**Jill M. Fein, Esquire** (Attorney ID.: 318491)  
**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)  
1000 Floral Vale Blvd, Ste 300  
Yardley, PA 19067  
Tel. 215-579-7700  
Fax 215-579-9248  
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff vs. <b>JOSHUA WELLS</b> 505 N. 3 <sup>rd</sup> Street Catawissa, PA 17820  <b>KELSEY WELLS</b> 154 W. Water Street Muncy, PA 17756 Defendants	<b>CIVIL DIVISION</b>  NO. 2025-CV-131  2025-ED-43
--	--

**ACT 91 CERTIFICATION**

I, Jill M. Fein, Esquire, hereby certify that I am the attorney of record for the Plaintiff in the above-captioned matter. I further certify that this property is a residential property and is subject to the provisions of ACT 6 or ACT 91 of 1983. Notification was given to Defendants as evidenced by the attached.

Date: \_\_\_\_\_

6/13/25

HILL WALLACK LLP

By: \_\_\_\_\_

JILL M. FEIN, ESQUIRE  
Attorneys for Plaintiff



Sworn to and Subscribed before me this  
3 day of June, 2025.

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

Commonwealth of Pennsylvania - Notary Seal  
Joshua E. Baldwin, Notary Public  
Bucks County  
My Commission Expires February 12, 2028  
Commission Number 1443009

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff</p> <p>vs.</p> <p><b>JOSHUA WELLS</b> 505 N. 3<sup>rd</sup> Street Catawissa, PA 17820</p> <p><b>KELSEY WELLS</b> 154 W. Water Street Muncy, PA 17756 Defendants</p>	<p><b>CIVIL DIVISION</b></p> <p>NO. 2025-CV-131</p> <p>2025-ED-43</p>
--	---

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA :

ss.

COUNTY OF BUCKS :

Jill M. Fein, Esquire, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff herein, and the Defendants are not in the military service of the United States, nor any State or Territory thereof or its allies as defined in the Solders' and Sailors' Civil Relief Act of 1940 and the amendments.

HILL WALLACK LLP

Date: \_\_\_\_\_

By:   
JILL M. FEIN, ESQUIRE  
Attorneys for Plaintiff

Sworn to and Subscribed before me

this 3 day of June, 2025.

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Joshua E. Baldwin, Notary Public  
Bucks County  
My Commission Expires February 12, 2028  
Commission Number 1443009

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

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1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff  vs. <b>JOSHUA WELLS</b> 505 N. 3 <sup>rd</sup> Street Catawissa, PA 17820  <b>KELSEY WELLS</b> 154 W. Water Street Muncy, PA 17756 Defendants	<b>CIVIL DIVISION</b>  NO. 2025-CV-131  2025-ED-43
--	--

**CERTIFICATE OF COMPLIANCE**

I, Jill M. Fein, Esquire, certify that this filing complies with the provisions of the *Public Access Policy of the Unified System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Attorney No.: \_\_\_\_\_

## WAIVER OF WATCHMAN

When the Sheriff levies or attaches property, it will routinely be left without a watchman and in the custody of whomever it is found, upon notice of Sheriff's levy. By signature below, the plaintiff / attorney is providing written authorization for same in the manner of PA R.C.P.

3109(b)(1), releasing the Sheriff from any / all liability for protecting said property. If the plaintiff / attorney demands otherwise, in the manner of PA R.C.P. 3109(a), the Sheriff will require bond or other security, in the manner of PA R.C.P. 3109(d), prior to levy.

Date: \_\_\_\_\_

8/5/25



\_\_\_\_\_  
(SEAL)

Attorney for Plaintiff

LEGAL DESCRIPTION

2025-ED-43

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a cut in the walk on the North side of Third Street and running thence along Third Street North 27 degrees 45 minutes East, 60 feet to a corner in line of land now or formerly of Percy Warhurst; THENCE along line of land now or formerly of said Warhurst North 61 degrees 45 minutes West, 210 feet to a stake, the corner of an alley; THENCE along said alley South 27 degrees 45 minutes West 60 feet to a corner of land now or formerly of Mrs. S.D. Levan; THENCE along land now or formerly of Mrs. S. D. Levan South 61 degrees 45 minutes East, 210 feet to the place of BEGINNING, and as laid out by a plan of lots situate in Catawissa Borough, Columbia County, Pennsylvania, belonging to Frank Gable and Catherine Gable, his wife, as prepared by A. Cameron Bobb, R.S. on August 22, 1944, and upon which is erected a 2 1/2 story frame dwelling and outbuildings.

The improvements thereon being known as 505 3rd Street North, Catawissa, Pennsylvania - 17820.

BEING the same premises Kristen N. Dumas a/k/a Kristan N. Davenport and Jesse A. Davenport, granted and conveyed unto Joshua Wells, in the deed dated May 10, 2017 and recorded in the Columbia County Recorder of Deeds on August 2, 2017 in Instrument No. 201706065.

BEING known as 505 3<sup>rd</sup> Street North, Catawissa, PA 17820

PARCEL: 08-02-03400000

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV131

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, AUGUST 20, 2025**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a cut in the walk on the North side of Third Street and running thence along Third Street North 27 degrees 45 minutes East, 60 feet to a corner in line of land now or formerly of Percy Warhurst; THENCE along line of land now or formerly of said Warhurst North 61 degrees 45 minutes West, 210 feet to a stake, the corner of an alley; THENCE along said alley South 27 degrees 45 minutes West 60 feet to a corner of land now or formerly of Mrs. S.D.

Levan; THENCE along land now or formerly of Mrs. S. D. Levan South 61 degrees 45 minutes

East, 210 feet to the place of BEGINNING, and as laid out by a plan of lots situate in Catawissa Borough, Columbia County, Pennsylvania, belonging to Frank Gable and Catherine Gable, his wife, as prepared by A. Cameron Bobb, R.S. on August 22, 1944, and upon which is erected a 2 1/2 story frame dwelling and outbuildings.

The improvements thereon being known as 505 3rd Street North, Catawissa, Pennsylvania 17820.

BEING the same premises Kristen N. Dumas a/k/a Kristan N. Davenport and Jesse A. Davenport, granted and conveyed unto Joshua Wells, in the deed dated May 10, 2017 and recorded in the Columbia County Recorder of Deeds on August 2, 2017 in Instrument No. 201706065.

BEING known as 505 3rd Street North, Catawissa, PA 17820

PARCEL: 08-02-03400000

PROPERTY ADDRESS: 505 N 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-03400000

Seized and taken into execution to be sold as the property of JOSHUA WELLS, KELSEY WELLS in suit of NEW REZ LLC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
HILL WALLACK LLP  
YARDLEY, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

Sheriff's Sale on: 9:00 A.M.

ON LINE at [www.bid4assets.com](http://www.bid4assets.com)

**HILL WALLACK LLP**

Michael J. Shavel, Esquire (Attorney ID: 60554)

Jill M. Fein, Esquire (Attorney ID: 318491)

Kaitlin D. Shire, Esquire (Attorney ID: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<p>Newrez LLC D/B/A Shellpoint Mortgage Servicing 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff</p>	<p>CIVIL DIVISION</p>
<p>vs. JOSHUA WELLS 505 N. 3<sup>rd</sup> Street Catawissa, PA 17820</p>	<p>NO. 2025-CV-131</p>
<p>KELSEY WELLS 154 W. Water Street Muncy, PA 17756 Defendants</p>	<p>2025 ED 43</p>

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO:

**JOSHUA WELLS**

505 N. 3<sup>rd</sup> Street

Catawissa, PA 17820

**KELSEY WELLS**

154 W. Water Street

Muncy, PA 17756

Your house (real estate) at: 505 N. 3<sup>rd</sup> Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Aug 20, 2025 at 9:00 A.M.,

Bethesda, MD 20814

ON LINE at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales), to enforce the judgment of

**JOSHUA WELLS**

505 N. 3<sup>rd</sup> Street

Catawissa, PA 17820

**KELSEY WELLS**

154 W. Water Street

NO. 2025-CV-131

2025 ED 43

\$113,879.45 plus interest from June 5, 2025 to the date Sale at a per diem of \$11.68 obtained by NewRez LLC d/b/a Shellpoint Mortgage Servicing against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. This sale will be cancelled if you pay back to the Plaintiff the amount of the judgment plus interests, costs, and reasonable attorney fees due or the back payments, late charges, costs, interest and reasonable attorney fees due. To find out how much you must pay, you may call Hill Wallack LLP at 215-579-7700.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Hill Wallack LLP at 215-579-7700.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Hill Wallack LLP at (215) 579-7700.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
North Penn Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire** (Attorney ID.: 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

**Kaitlin D. Shire, Esquire** (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

<p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> 7101 Wisconsin Ave., Ste 1012 Bethesda, MD 20814 Plaintiff</p> <p>vs.</p> <p><b>JOSHUA WELLS</b> 505 N. 3<sup>rd</sup> Street Catawissa, PA 17820</p> <p><b>KELSEY WELLS</b> 154 W. Water Street Muncy, PA 17756 Defendants</p>	<p><b>CIVIL DIVISION</b></p> <p>NO. 2025-CV-131</p> <p>2025-ED-43</p>
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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO:

**JOSHUA WELLS**

**505 N. 3rd Street**

**Catawissa, PA 17820**

**KELSEY WELLS**

**154 W. Water Street**

**Muncy, PA 17756**

DATE: June 3, 2025

Your house (real estate) at: 505 N. 3<sup>rd</sup> Street, Catawissa, PA 17820

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at 9:00 A.M., at the Columbia  
County Sheriff's Office, 35 W. Main Street, Bloomsburg, PA 17815, to enforce the judgment of

\$113,879.45 plus interest from June 5, 2025 to the date Sale at a per diem of \$11.68 obtained by NewRez LLC d/b/a Shellpoint Mortgage Servicing against you.

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Joshua E. Baldwin, Paralegal to  
Jill M. Fein, Esquire  
Email: [jbaldwin@HillWallack.com](mailto:jbaldwin@HillWallack.com)  
Direct Dial: 215-579-7700

June 4, 2025

Sheriff's Office  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Re: ***NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING v KELSEY WELLS & JOSHUA WELLS et al.***  
**Columbia County CCP No. 2025-CV-131**

Dear Sir/Madam:

Enclosed please find three (3) time-stamped copies of the Notice of Sale regarding the above-referenced matter.

Also enclosed is one (1) self-addressed, stamped envelope for return of service for service on the following:

**Joshua & Kelsey Wells  
505 N. 3rd Street  
Catawissa, PA 17820**

**\*\*POST @ PROPERTY\*\***

**Joshua Wells  
505 N. 3<sup>rd</sup> Street  
Catawissa, PA 17820**

**Kelsey Wells  
154 W. Water Street  
Muncy, PA 17756**

If you have any questions, please do not hesitate to contact me. Your courtesies and assistance in this matter are greatly appreciated.

Kind regards,

JOSHUA BALDWIN  
Paralegal to Jill M. Fein, Esquire

:jeb  
Enclosures

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

**HILL WALLACK LLP**  
ATTORNEYS AT LAW

Hill Wallack, LLP  
P.O. Box 5226  
Princeton, NJ 08540-5226

CITIZENS BANK

66500

05/30/2025

Amount  
\$2,000.00

Two Thousand and 00/100 Dollar(s) ONLY \*\*\*\*\*

PAY TO THE ORDER:  
COLUMBIA COUNTY SHERIFF

VOID AFTER 120 DAYS



Authorized Signature



⑆66500⑆ ⑆036076150⑆ 659901539⑆