

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7735/2019

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

**FRIDAY, AUGUST 01, 2025  
AT 10:30 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.

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By virtue of the writ of execution issued by the Plaintiff, J.P. Morgan Mortgage Acquisition Corp.

To Case Number 2019-07735

ALL the surface of all that certain lot of land situate in the Borough of Forty Fort, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Filbert Street, said point being the dividing line between Lots Nos. 52 and 53 on the hereinafter mentioned plot of lots;

THENCE along said line South sixty-one degrees twenty-four minutes West (S. 61° 24' W.), one hundred ten (110) feet to a point common to Lots Nos. 77, 78, 52, and 53;

THENCE along the rear line of Lot No. 77 North twenty-eight degrees thirty-six minutes West (N. 28° 36' W.), forty (40) feet to a point common to Lots Nos. 76, 77, 54 and 53;

THENCE along the dividing line between Lots Nos. 53 and 54 North sixty-one degrees twenty-four minutes East (N. 61° 24' E.), one hundred ten (110) feet to the westerly side of Filbert Street aforesaid;

THENCE along the westerly side of said street South twenty-eight degrees thirty-six minutes East (S. 28° 36' E.), forty (40) feet to the place of beginning.

CONTAINING four thousand, four hundred (4,400) square feet of surface of soil, more or less. Being all of Lot No. 53 on the Elm Park Plot situate in Forty Fort Borough, a map of which plot is of record in and for Luzerne County in Map Book No. 2, page 159.

Excepting and Reserving coal and other minerals to the extent the same are excepted and reserved in the chain of title.

Under and Subject to the same exceptions, reservations, covenants, conditions restrictions and easements as appear in the chain of title.

BEING THE SAME PREMISES which Edward Farrell and Susan Farrell by Deed dated April 13, 2004, and recorded on April 27, 2004, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3004 at Page 95255, granted and conveyed unto Cheryl Evans, now by marriage Cheryl McGlynn.

Property being known as 30 Filbert Street, Forty Fort, PA 18704

Being Luzerne County Parcel Identification Number 21-F10SW1-006-013

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Cheryl McGlynn

PROPERTY ADDRESS: 30 FILBERT ST, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: 21-F10SW1-006-013

Seized and taken into execution to be sold as the property of CHERYL MCGLYNN AND ERIC MCGLYNN in suit of JP MORGAN MORTGAGE ACQUISITION CORP.

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**Attorney for the Plaintiff:**  
ROMANO GARUBO & ARGENTIERI  
WOODBURY, NJ 856-384-1515

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania