

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-4828

Issued out of the Court of Common Pleas of Franklin County, Pennsylvania and to me directed, I will expose the following described property by virtual sale to be hosted by BID4ASSETS.COM. For more information, please visit <https://www.bid4assets.com/franklincountypasheriffsales>. Sale will be held on:

**FRIDAY, JULY 10, 2026
AT 1:00 O'CLOCK P.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.

By virtue of Writ of Execution No. 2025-4828

U.S. Bank National Association, not in its individual capacity but solely as trustee for the CIM Trust 2018-R3 Mortgage backed notes, series 2018-R3 v Charles Ferrell as Administrator of the Estate of James L. Ferrell A/K/A James Levine Ferrell

Docket Number: 2025-4828

Property to be sold is situated in the Township of Greene, County of Franklin and Commonwealth of Pennsylvania.

Commonly known as: 307 Wagner Road, Chambersburg, PA 17201

Parcel Number: 09-0C04.-051.-000000 and 09-0C04.-024.-000000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$73,354.50

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 307 Wagner Road, Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C04.-051.-000000 and 09-0C04.-024.-000000

Seized and taken into execution to be sold as the property of CHARLES FERRELL AS ADMINISTRATOR OF THE ESTATE OF JAMES L. FERRELL A/K/A JAMES LEVINE FERRELL in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R3 MORTGAG BACKED NOTES, SERIES 2018-R3.

TERMS OF SALE: Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to the Bid4Assets per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made all money previously paid will be forfeited and the property may be offered to the next highest bidder by Bid4Assets, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA 215-471-5100

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania