

Fulton County Tax Claim Bureau

Amy J Bishop
Tax Claim Director
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101 Lincoln Way W Suite 101
Office Hours 8:30AM to 4:00 PM
Monday thru Friday

County of Fulton
101 Lincoln Way W Suite 101, McConnellsburg, Pennsylvania 17233
Phone: (717)-485-4454 Fax: (717)-325-4580

PRE-REGISTRATION REQUIREMENTS

Effective August 2021 – ALL Prospective Bidders are required to pre-register 10 days prior to the sale date for Upset and Judicial Sales. Registration begins approximately 6 weeks prior to sale dates.

In order to register, a Bidder Registry Form must be submitted with the following information:

- 1) The individual's names, address, and phone number or
- 2) The applicant's business name, including the names of all officers, business address and phone number or
- 3) The names, business addresses and phone numbers of all members, managers and any other persons with ownership interest or right in the limited liability company. Additionally, an Affidavit of Bidder must be filed stating the applicant.
- 1) Is not delinquent in paying real estate taxes and has no municipal utility bills more than one year outstanding;
- 2) Is not bidding for or acting as an agent for a person who is barred from participating in the sale;
- 3) Has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of the property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.

ALL forms must be submitted to the Tax Claim Bureau by the registration cutoff date, which will be announced prior to each sale. NO registrations will be accepted after the cutoff date. **NO EXCEPTIONS!!**

Forms required for registration (checklist):

Copy of Photo ID
Sale Conditions and Instructions
Bidder Registry Form
Affidavit of Bidder (Must be signed and Notarized)

***Any person who signs a bidder registration knowing that it contains a false statement shall be subject to prosecution for the commission of a misdemeanor of the second degree (relating to falsification to authorities).

NOTICE OF TAX SALE

Fulton County Tax Claim Bureau

Amy J. Bishop, Interim Tax Claim Director, McConnellsburg, PA Phone 717-485-4454

TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING CLAIMS AGAINST SUCH PROPERTIES

Notice is hereby given that the Tax Claim Bureau of Fulton County will hold an

UPSET SALE

Of various properties on

MONDAY, SEPTEMBER 21, 2026 10:30 A.M PREVAILING TIME

In the courthouse at McConnellsburg, Fulton County, Pennsylvania. Such properties will be sold at not less than the Upset prices hereinafter stated, for the purpose of compliance with the Real Estate Tax Sale Law of 1947 and its amendments, to obtain the delinquent taxes, costs and expenses on such properties due the various taxing districts.

The sale of property may, at the option of the Tax Claim Bureau, be stayed, if the owner thereof, or any lien creditor of the owner, on or before the date of sale, enters into an agreement with the Bureau to pay the taxes in installments in the manner provided by the Real Estate Tax Sale Law, and enters into such agreement and makes such payments as are required and agreed upon.

The Real Estate Tax Sale Law provides that: "there shall be no period of redemption after such sale. Non divestiture of liens – every such sale shall convey title to the property under and subject to the lien of every recorded obligation, claim, lien, estate, mortgage or ground rent with which said property may have or shall become charged or for which it may become liable."

Buyers shall purchase all properties subject to 2024 Real Estate Taxes, as such taxes are not discharged by this Upset Sale. In addition, it is to be noted that any and all 2026 Real Estate Taxes will have to be paid to the Tax Collectors in the respective township or borough, prior to January 1, 2027, to prevent such taxes from being entered as liens against the property purchased at that sale.

CONDITIONS OF SALE

In the case of all properties selling for one hundred (\$100.00) dollars or less, actual cash in the form of currency of the United States must be paid in full at the time when the property is struck down. In the case of properties for which more than one hundred (\$100.00) dollars has been bid, must be paid in full when the property is struck down by either cash, cashier's check or a check on a local bank accompanied by a letter of credit from the bank it is drawn on. The property so struck down will be so settled for before the next property is offered for sale. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. The Recorder of Deeds will mail the deeds to the address given by the buyer at the sale after the deed has been photographed and returned. Buyers will be required to pay, in addition to their bid at the same time the property is struck down them, the basic sum of eighty-one dollars and twenty-five cents (\$81.25) for recording the deed, and the cost of such transfer tax stamps as may be necessary.

It is strongly urged that prospective purchasers have examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever either as to existence, correctness of ownership, size, boundaries, location, structures or lack or structures upon the land, liens, title or any other matter or thing whatever. All sales will be made under these conditions and will be final. No adjustments will be made after the property is struck down.

WARNING: "Your property is about to be sold without your consent for delinquent taxes. Your property may be sold for a small fraction of its fair market value. If you have any questions as to what you must do in order to save your property, please call your attorney, or the Tax Claim Bureau at the following telephone number (717-485-4454), or the Legal Aid Service at the following telephone number (717-262-2326)."

NOTICE TO BIDDERS: Pursuant to provisions of Act 33 of 2021, bidders are **REQUIRED** to register at the Tax Claim Bureau no later than close of business September 4, 2026. **NO registrations will be accepted after the cut-off date. "NO EXCEPTIONS!!!!!!"**

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Application for Bidder

Bidder No. _____ (Completed by Bureau)

Date: _____

Name: _____

Address: _____

Phone #: _____

Photo ID: _____ (please provide photocopy)

Notes:

. If applicant is an LLC and/or requests property be deemed in name of LLC, provide copy of organization document(s) identifying name, business address and phone number of all members, managers and any other persons with any ownership interest or right in the LLC

. If applicant is any other business entity, provide separate list including the name of all owners, officers, business address and phone number

Property Deed/Bill of Sale Information

Name(s): _____

Address of Record: _____

Phone Number(s): _____

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For Bureau use only:

Documentation for Non-Business Provided: _____ Yes

_____ No

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AFFIDAVIT OF BIDDER

1. I am an adult citizen of the United States of America and am a bidder at the tax sale conducted by the Fulton County Tax Claim Bureau.
2. Pursuant to Section 619(a) of the Real Estate Law, 72 P.S. Section 5860.619(a), I hereby certify to the Fulton County Tax Claim Bureau that I am not delinquent in paying real estate taxes to any of the taxing districts in Fulton County or the Commonwealth of Pennsylvania, and that I have no outstanding municipal utility bills that are more than one year outstanding within any municipal jurisdiction in Fulton County.
3. I acknowledge, that as a prospective purchaser. I have had the opportunity to have an examination made of the title to any property in which I may be interested. I understand the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title, or any other matter.
4. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I was not the owner of any property being exposed to the Tax Sale immediately prior to any Upset, Judicial, Private or Repository sale thereof by the Fulton County Tax Claim Bureau. I further certify that I am not a partner or a shareholder of the owner of any property being exposed to a Judicial Tax Sale, nor am I in any of the following legal relationships with the owner: Trust, Partnership, Corporation, or any other business association. I understand under the Pennsylvania Real Estate Law, 72 P.S. §5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale. It is also prohibited for a property owner to use a family member, friend, or other "straw" person to circumvent this rule.
5. Pursuant to Section 601(d) of the Real Estate Tax Law, 72 P.S. Section 5860.601(d), I hereby verify that I have not had a landlord license revoked in any municipality within the County of Fulton, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.
6. I certify that I have NO Municipal Code Violations outstanding with any municipal jurisdiction in Fulton County.
7. I have reviewed and acknowledged the Tax Sale Rules Governing the Sale.
8. I acknowledge that if I have violated any of the above provisions, that the Tax Claim Bureau may prohibit me from bidding at the sales.

☐ I have received, read, understand, and agree to comply with the Sale Conditions and Instructions.

I, _____, verify that the statements made in foregoing document are
(Print Name)

True and correct, I understand that false statements herein are made subject to penalties of 18 PA. C.S. Section 4904, relating to unsworn falsification to authorities.

(Date)

(Signature)

Sworn to and Subscribed
Before me this _____ Day
Of _____, 20____

Notarial Seal