

**NOTICE OF JUDICIAL SALE -
FULTON COUNTY TAX CLAIM BUREAU**

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by order of the Court of Common Pleas of the County of Fulton, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following property listed shall be sold by the Tax Claim Bureau of Fulton County on THURSDAY, APRIL 2, 2026, at 1:30 PM, prevailing time in the Courtroom at the Fulton County Courthouse at 201 North Second Street, McConnellsburg, Pennsylvania freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged. All properties to be sold were previously exposed to an Upset Sale on September 22, 2025. All property to be sold was previously advertised in The Fulton County News on August 14, 2025.

Notice is hereby given that the property described on the sale list will be sold by the Fulton County Tax Claim Bureau on Thursday, APRIL 2, 2026, for non-payment of delinquent taxes, filed against such property in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will continue until such time that all properties have been exposed for sale by public bidding.

TERMS OF THE SALE By registering to bid, you are agreeing to ALL the following terms of sale in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.

2. All prospective bidders must register in person with the Fulton County Tax Claim Bureau at 101 Lincoln Way West, Suite 101, McConnellsburg, Pennsylvania, beginning March 2, 2026, through March 17, 2026. This registration requires a photo ID such as a valid driver's license or other form of identification acceptable to the Tax Claim Bureau. No registrations will be after this date. Certification accepted forms and registration packets are available at the Tax Claim Bureau and on the website, www.co.fulton.pa.us. You must be present to bid. Bids may not be assigned.

3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank

certified funds. Personal or personal business checks will be accepted with a Proof of Funds letter from your banking institution. All sales are FINAL.

4. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:

(a) Owes any delinquent taxes/municipal claims to any school district, municipality, or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.

(b) Has engaged or permitted an uncorrected or unresolved 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 property in an unsafe, illegal, or unsanitary manner such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.

(c) Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.

5. Other terms may be announced at the time of the sale

**RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY
AFTER THE SALE.**

All property exposed for sale at the Judicial Sale that are not sold will be transferred to the Fulton County Repository for Unsold Properties.

Parcel	Situs	Owner	Assessed Land	Assessed Bldg	Assessed Total
08-01-019	693 N. Clear Ridge Rd	Albert L. Wible Sharon Mae Wible Madeline A. Wible	\$6,780.00	\$0.00	\$6,780.00

Fulton County Tax Claim Bureau

Amy J Bishop
Tax Claim Director
abishop@co.ful.pa.us



Fulton County Courthouse
Office Hours: 8:30AM to 4:00PM
Monday thru Friday

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

Acknowledgement of Judicial Sale

I _____, acknowledge that I received a copy of the Terms and Conditions for the Fulton County Tax Claim Bureau Judicial Tax Sale Auction. I understand it is my obligation as a responsive bidder to read and abide by these terms and conditions.

Signature: _____

Phone #: _____

Date: _____

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AFFIDAVIT OF BIDDER FOR AN INDIVIDUAL

Name (Printed)

Address

Phone Number

I hereby certify the following:

1. I **AM** an adult Citizen of the United States of America and am authorized to make this certification.
2. I am **NOT** delinquent in paying real estate taxes owned to any taxing bodies within Fulton County.
3. I am **NOT** delinquent in paying municipal utility bills owed to any municipalities within Fulton County.
4. I am **NOT** bidding for or acting as an agent for a person who is barred from participating in the sale.
5. I have **NOT** had a landlord license revoked in any municipality with 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 revoked.
6. I have **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 property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.

I affirm under penalty of perjury, that this certification is true and accurate.

Signature

Sworn to and subscribed before me this _____ day of _____

Notary Public

Fulton County Tax Claim Bureau

Amy J Bishop
Tax Claim Director
abishop@co.fulton.pa.us



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BIDDER APPLICATION – INDIVIDUAL

Name(s) as it should appear on Deed or Bill of Sale

Street/P.O Box

City/State/Zip

Phone

Email Address

COMMONWEALTH OF PENNSYLVANIA

)

) SS:

COUNTY OF FULTON

)

I, _____ having been duly sworn according to law depose and say as follows:
(Print Name)

- I am over the age of eighteen (18).
- Pursuant to section 619.1 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.619.1, I hereby certify to the Fulton County Tax Claim Bureau that I nor the person I represent are not delinquent in paying real estate taxes to any of the taxing districts in the Commonwealth and that I have no municipal utility bills that are more than one year outstanding.
- Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I am not the owner of the property(s) that I will be bidding on. I further certify that I am not a partner or shareholder of the owner of the property(s) I am bidding on, nor am I in any of the following legal relationships with the owner; trust, partnership, corporation or any other business association. (Pertaining to Judicial Sale and Repository Sale Only)
- Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601 (d), I hereby certify 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.

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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 cut off date, which will be announced prior to each sale. NO registrations will be accepted after the cut off date. **NO EXCEPTIONS!!**

Forms required for registration (checklist):

Copy of Photo ID
Sale Conditions and Instructions
Acknowledgment of Upset Tax Sale/Judicial Sale
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).

- Pursuant to Section 501-A of the Real Estate Tax law, 72 P.S. Section 5860.501-A (4) ii, I hereby certify that I am not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601 (d)
- Pursuant to Section 501-A of the Real Estate Tax Law, 72 P.S. Section 5860.501-A (4) iii, I hereby certify that I or the person that I am bidding for have not within the three years preceding the filing of this application, engaged in a course of conduct or permitted an uncorrected housing code violation as defined in section 619 E, to continue unabated after being convicted of an uncorrected housing code violation.
- I received a copy of the Terms and Conditions for the Fulton County Tax Claim Bureau Tax Sale. I understand it is my obligation as a responsible bidder to read and abide by said terms and conditions.

The undersigned verifies that he/she has read this Affidavit and that the facts contained therein are true and correct to the best of his/her information and belief. This verification is made subject to the penalties of 18 PA C.S. Section 4904, relating to unsworn falsification to authorities.

Signature _____ Date _____

Before me, the undersigned notary public, this day, personally appeared _____

to me known, who being duly sworn according to law, deposes the aforesaid,

Subscribed and sworn to me before this _____ day of _____, 2026

Notary Public