

**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