

NOTICE OF TAX SALE

Fulton County Tax Claim Bureau

Bonnie Mellott Keefer, 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 22, 2025 10:30 A.M. PREVAILING TIME

in the Court House 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 2023 Real Estate Taxes, as such taxes are not discharged by this Upset Sale. In addition, it is to be noted that any and all 2025 Real Estate Taxes will have to be paid to the Tax Collectors in the respective township or borough, prior to January 1, 2026, to prevent such taxes from being entered as liens against the property purchased at this 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, the sum of one hundred (\$100.00) dollars actual cash in the form of currency of the United States must be paid in full when the property is struck down, and a check on a local bank or other satisfactory payment for the balance must be paid at the same time. 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 Seventy-Nine Dollars and twenty-five cents (\$79.25) 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 of 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 12, 2025. NO registrations will be accepted after the cut off-date. "NO EXCEPTIONS!!!"

PROPERTIES FOR UPSET SALE

NAME OF OWNER OR REPUTED OWNER	DESCRIPTION	APPROX. UPSET SALE PRICE
	<u>AYR TWP.</u>	
Deshong, Joey	200 Mosser Lane, Trailer	\$2,487.47 01-09-085T.-002

BELFAST TWP.

Hann, Donna J. Hann, Michael C.	Land 76.4 Acres DB 663 PG 722	\$668.33 02-05-003..-000
Hann, Donna J. Hann, Michael C.	182 Gem Road DB 663 PG 712	\$3095.15 02-06-005..-000
Myers, Deneese Myers, Dion D.	5557 Pleasant Ridge Road DB 495 PG 1003	\$26,745.68 02-15-009B.-000

BRUSH CREEK TWP

Jasmine Holdings LLC	9650 Old 126 5.84 acres DB 627 PG 217 Motel/Restauran	\$85,586.97 04-07-016..-000
Fisher, Leon Fisher, Mary G.	261 Pin Oak Rd 1 acre DB 258 PG 100	\$553.62 04-24-075..-000

LICKING CREEK TWP

Dale, Philip A. (Deceased) Dale, Anthony A.	Land 1.03 acres DB 314 PG 466	\$356.94 06-12-017..-000
Medvidovich, Lisa Marie	373 Reath Drive DB 256 PG 226	\$2,710.05 06-24-008..-000

MCCONNELLSBURG BORO

Earley, Eugene F. Earley, Stanton Glass, Deborah Vance, David W.	E Market & 4 th Street 1.12 acres DB 650 PG 622	\$840.64 07-05-078..-000
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TAYLOR TWP

Wible, Sharon Mae ET AL Heirs	693 N Clear Ridge Rd 1.25 acres DB 84 PG 13	\$12,133.86 08-01-019..-000
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THOMPSON TWP

McCarty, Rebecca E. Ruppenthal, David J ET AL	705 Weavers Creek Ln 18.91 acres DB 301 PG 569	\$927.00 09-03-009..-000
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UNION TWP

Sinkovich, Eugene & Minnie (Deceased)	Land 4.92 acres DB 140 PG 141	\$956.49 11-09-015A.-000
Sinkovich, Eugene & Minnie (Deceased)	176 Woods Rd DB 76 PG 372	\$2,753.29 11-09-015D.-000
Sinkovich, Eugene & Minnie (Deceased)	Land 5.19 acres DB 87 PG 221	\$983.85 11-09-018..-000

WELLS TWP

**Remeikas, Deborah R.
Remeikas, Jeff**

**869 West Tannery Rd
DB 497 PG 331**

**\$3,142.95
12-15-025..-00**