

NOTICE OF TAX SALE

Fulton County Tax Claim Bureau

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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!!!!!!"**