

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>		
Sowers, Donald L. II	4628 Cito Rd DB 624 PG 721	\$4,942.63 01-09-006F.-000

Deshong, Joey	200 Mosser Lane, Trailer	\$2,480.25 01-09-085T.-002
Doyle, Walter (Deceased) Doyle, Betty Doyle, A. James (Deceased)	Doyle Lane 52.17 acres DB 426 PG 497	\$3,461.47 01-11-020..-000
Doyle, Walter A. (Deceased)	498 Doyle Lane DB 99 PG 34	\$7,700.43 01-11-020A.-000
Kuhn, Ruth A. Estate	Water Tank Lane .26 acre DB 109 PG 507	\$572.31 01-11-024..-000
Kuhn, William L. Est	126 Water Tank Lane, Trailer	\$552.64 01-11-024T.-000
Clevenger, Brian D.	Land 92.84 acres DB 499 PG 844	\$1,489.75 01-13-006..-000
Keefer, Ronald L.	215 Meadow Ground Road DB 396 PG 29	\$9,951.38 01-13-018C.-000
Peck, Richard A.	133 June Lane, Trailer	\$1,580.91 01-13-037T.-002
Peck, Richard Allen	3010 Back Run Road DB 331 PG 433	\$11,536.32 01-13-089..-000
 <u><b>BELFAST TWP.</b></u>  		
Poole, Brenda L. Poole, Terry L. Jr	145 Opal Drive, MH/Land DB 283 PG 213	\$2,331.83 02-02-050A.-000
Hann, Donna J. Hann, Michael C.	Land 76.4 Acres DB 663 PG 722	\$661.11 02-05-003..-000
Hann, Donna J. Hann, Michael C.	182 Gem Road DB 663 PG 712	\$3,087.93 02-06-005..-000
Stanley, Craig E. III	874 Pleasant Grove Road, MH/Land DB 643 PG 871	\$1806.11 02-07-019A.-000
Sowers, Dustin R. Sowers, Trent T.	278 Black Bear Road DB 547 PG 898	\$8,702.04 02-11-021..-000
Kinzer, Christine Kinzer, Donald	5422 Sipes Mill Road DB 675 PG 719	\$1,883.43 02-11-036..-000
Snyder, Jeffrey J.	Land 2.36 acres DB 601 PG 648	\$351.48 02-12-009B.-000
Trumpower, Michael L. Trumpower, Stella D.	4229 Pleasant Ridge Road DB 351 PG 53	\$4,188.55 02-12-027B.-000
Myers, Deneese Myers, Dion D.	5557 Pleasant Ridge Road DB 495 PG 1003	\$26,738.46 02-15-009B.-000
Woodal, Tommy A. Woodal, Wanda G.	8800 Thompson Road, MH/Land DB 302 PG 215	\$4,992.74 02-18-068..-000

**Bethel Township**

Lucas, Jeremiah	1978 Hill Rd, Trailer	\$301.92 03-03-029T.-000
Walters, Donald R.	Land 6.49 acres DB 661 PG 105	\$1,643.82 03-04-006..-000
Breeden, Janet L. Breeden, Jeffrey L.	3378 Stoneybreak Rd, MH/Land DB 140 PG 592	\$3,213.63 03-04-006A.-000
Walters, Jerry	3102 Stoneybreak Rd, Trailer	\$2,700.29 03-04-006T.-000
Kerns, W. Scott	11594 Buck Valley Rd DB 229 PG 285	\$6,396.59 03-05-002..-000
Martin, Melanie A. Martin, Randy E. Martin, Robert E. Martin, Sandra E.	908 Great Cove RD DB 408 PG 520	\$4,310.91 03-06-043..-000
Truax, Alice Truax, George	1985 Great Cove Rd, Trailer	\$352.72 03-06-083T.-000
Souders, Chera Lee Dawn Souders, Patrick S.	3887 Great Cove Road DB 591 PG 640	\$6,977.31 03-09-014..-000
Shay, Robert F.	2024 Deneens Gap Rd DB 450 PG 215	\$7,455.15 03-10-041..-000
Mellott, Monte Troy	3812 Flickerville Rd DB 432 PG 491	\$7,395.43 03-11-004..000

**BRUSH CREEK TWP**

Poe, Roy E. Jr.	Old 126 5.97 Acres DB 677 PG 91	\$1,040.06 04-04-005B.-000
Poe, Roy E. Jr.	6288 Old 126 5.36 Acres DB 543 PG 299	\$993.93 04-04-005E.-000
Jewell, Tina E.	6126 old 126, MH/Land DB 556 PG 1035	\$2,924.68 04-04-005F.-000
Oakman, Neal L.	4865 Moss Rd DB 527 PG 405	\$4,083.84 04-04-017B.-000
Jasmine Holdings LLC	9650 Old 126 5.84 acres DB 627 PG 217 Motel/Restaurant	\$85,579.75 04-07-016..-000
Jamison, Allen S. ET AL Jamison, David T. Jamison, Howard T.	173 Good Wood Rd DB 292 PG 162	\$3,970.41 04-18-003M.-000
Omar, Anthony R.	532 Hickory Trail DB 619 PG 301	\$2,042.63 04-24-037..-000

Wolf, William	249 Dogwood Lane DB 622 PG 633	\$3,844.23 04-24-045..-000
Fisher, Leon Fisher, Mary G.	261 Pin Oak Rd 1 acre DB 258 PG 100	\$546.40 04-24-075..-000
Grubb, Eric	257 White Deer Drive DB 675 PG 1272	\$2,868.92 04-25-010..-000

**DUBLIN TWP**

Oakman, Joshua Nathan	5109 Breezy Point Rd DB 635 PG 896	\$3,122.45 05-01-026..-000
Bookheimer, Troy A.	Land 4.81 Acres DB 517 PG 479	\$901.23 05-04-045D.-000
Ramsey, Gregory R.	852 Taylor Road, Trailer	\$816.00 05-04-057T.-002
Brewer, Jessica Bishop, Terry Jr.	844 Taylor Road, Trailer	\$806.18 05-04-057T.-005
Fogal, Vonetta	7879 Waterfall Rd, Trailer	\$1,375.55 05-04-088T.-000
Gallagher, Julie Decker Gallagher, Gregory W.	Land .5 acre DB 704 PG 973	\$413.68 05-04-106..-000
Sipes, Melissa K.	561 Battle Ridge Rd, MH/Land DB 583 PG 319	\$2,943.89 05-05-064..-000
Golden, Frank Golden, Heather	1391 Siquipe Rd, Trailer	\$3,523.50 05-12-011T.-005
Miller, Troy M.	315 Horton Meadow Lane DB 572 PG 178	\$3,349.82 05-13-010B.-000
Miller, Bonnie Miller, Troy M.	325 Horton Meadow Lane, Trailer	\$4,161.85 05-13-010BT-000
Evans, Lloyd E. Keebaugh, Misty	Land 2.9 acres DB 494 PG 480	\$1,022.90 05-20-003A.-000

**LICKING CREEK TWP**

Yanosik, Deborah Lynn	1281 Camp Ridge Rd DB 290 PG 119	\$1,325.85 06-07-013..-000
Long, Samantha Plummer, Ronald Jr. Plummer, Ronald William Sr.	10670 Lincoln Highway, MH/Land DB 668 PG 719	\$1,890.59 06-09-008..000
Harr, Belinda J. Harr, Kenneth W. Jr.	950 W Dutch Corner Rd 87.72 acres DB 359 PG 449	\$1,525.60 06-11-024..-000

Harr, Belinda J. Harr, Kenneth W. Jr.	879 W Dutch Corner Rd DB 359 PG 456	\$918.77 06-11-024A.-000
Harr, Belinda	954 W Dutch Corner Rd, Trailer	\$644.64 06-11-024T.-000
Stallman, Mindy	950 W Dutch Corner Rd, Trailer	\$645.94 06-11-024T.-001
Sipes, Mitchell S II	449 Breezy Point Rd, MH/Land DB 509 PG 905	\$1,222.71 06-11-039.-000
Dale, Philip A. (Deceased) Dale, Anthony A.	Land 1.03 acres DB 314 PG 466	\$349.72 06-12-017.-000
Mellott, Stanley E.	5709 Black Bear Rd DB 526 PB 868	\$2,338.00 06-14-006.-000
Orth, Linda Ann	1579 Little Egypt Rd DB 71 PG 528	\$6,833.34 06-16-022.-000
Orth, Linda	1582 Little Egypt Rd, Trailer	\$277.46 06-16-022T.-000
Medvidovich, Lisa Marie	373 Reath Drive DB 256 PG 226	\$2,702.83 06-24-008.-000
Sowers, Dustin R.	Land 1.09 acres DB 473 PG 459	\$596.73 06-27-014.-000

**MCCONNELLSBURG BORO**

Culler, Leah	301 S First Street DB 611 PG 165	\$6,266.69 07-03-010.-000
DCMJD Land Company	107 West Popular Street DB 567 PG 906	\$1,679.68 07-04-040A.-000
New Venture Properties, LLC	405 E Market Street DB 636 PG 710	\$3,990.60 07-05-059A.-000
Earley, Eugene F. Earley, Stanton Glass, Deborah Vance, David W.	E Market & 4 <sup>th</sup> Street 1.12 acres DB 650 PG 622	\$833.42 07-05-078.-000
DCMJD Land Company	Lincoln Way East DB 551 PG 218	\$2,784.67 07-06-029.-000
DCMJD Land Company	661 Lincoln Way East DB 554 PG 259	\$2,470.56 07-06-030.-000
DCMJD Land Company	659 Lincoln Way East DB 551 PG 198	\$4,614.32 07-06-031.-000

**TAYLOR TWP**

Kauffman, Wanda K. Kauffman, William R.	7475 Waterfall Road DB 241 PG 30	\$2,860.49 08-01-007.-000
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Bookheimer, Troy A.	519 N Clear Ridge Road, MH/Land DB 532 PG 654	\$3,494.75 08-01-010..-000
Wible, Sharon Mae ET AL Heirs	693 N Clear Ridge Rd 1.25 acres DB 84 PG 13	\$12,126.64 08-01-019..-000
Watson, William R. III	3699 Little Egypt Rd DB 619 PG 491	\$3,669.79 08-02-016..-000
Cheshire, Justin L.	225 Laidig Rd DB 598 PG 492	\$5,031.71 08-03-003A.-000
Deavers, Chelsey N.	280 Blacks Mountain Rd DB 445 PG 295	\$5,429.17 08-05-053..-000
Shoup, Jeremy N.	3419 N Clear Ridge Rd DB 660 PG 16	\$3,011.66 08-07-018..-000
Kling, Paul D. Kling, Sandra E.	5055 N Clear Ridge RD DB 568 PG 801	\$8,220.05 08-08-066A.-000
Knepper, Scott P.	Land 31.54 acres DB 597 PG 271	\$590.83 08-09-008C.-000
Knepper, Scott P.	Land 10.27 acres DB 597 PG 271	\$338.14 08-09-044..-000
Knepper, Scott P.	1973 Dublin Mills Rd DB 264 PG 287	\$5,943.29 08-09-046..-000
Fittry, James A. Jr. Fittry, Renee S.	157 Cutchall Road DB 568 PG 373	\$1,424.70 08-11-003..-000
Fischer, Dwight M. (Deceased)	2931 New Grenada Highway DB 265 PG 605	\$2,388.94 08-12-003..-000
Fischer, Dwight M. (Deceased)	Land 2.74 acres DB 638 PG 691	\$493.89 08-12-005..-000
Gallagher, Gregory W. Gallagher, Julie Decker	Land .78 acre DB 704 PG 973	\$538.68 08-13-052A.-000
Gallagher, Gregory W. Gallagher, Julie Decker	106 Second Street DB 704 PG 973	\$575.52 08-13-053..-000
Vinson, Travis L.	341 N Clear Ridge Rd DB 578 PG 832	\$2,822.19 08-13-069..-000

**THOMPSON TWP**

Burk, Brenda K. Burk, David W.	2038 Heavenly Acres Ridge Rd DB 292 PG 117	\$5,420.85 09-02-010..-000
McCarty, Rebecca E. Ruppenthal, David J ET AL	705 Weavers Creek Ln 18.91 acres DB 301 PG 569	\$919.78 09-03-009..-000
Shives, Ceclia Shives, Charles	1546 E Pittman Road, Trailer	\$616.54 09-06-015T.-001

**TODD TWP**

Mellott, Stephanie	35 Hillside Estates, Trailer	\$542.17 10-02-029T.-016
Millin, Lynnette M.	27 Hillside Estates, Trailer	\$453.58 10-02-029T.-019
Podgurski, Deborah J.	32 Hillside Estate, Trailer	\$677.03 10-02-029T.-041
Mellott, Misty	61 Hillside Estates, Trailer	\$1,842.41 10-02-029T.-064
Briggs, Kimberly	63 Hillside Estates, Trailer	\$259.08 10-02-029T.-070
Podgurski, Deborah J.	53 Hillside Estates, Trailer	\$1,726.45 10-02-029T.-084
Harris, Leonard R. Harris, Shirley A.	842 Lincoln Way W, MH/Land DB 318 PG 230	2,035.83 10-03-028..-000
Thomas, Jamar T	428 Heritage Dr, Trailer	\$728.09 10-03-028T.-000
Petty-John, Derrick	770 Lincoln Way West, Trailer	\$609.80 10-03-042T.-000
Clevenger, Brian Clevenger, Lisa L.	12573 Lincoln Highway, MH/Land DB 680 PG 52	\$1,510.02 10-04-001A.-000
Clevenger, Brian D. Clevenger, Lisa L.	12849 Lincoln Highway DB 680 PG 40	\$2,436.65 10-04-001B.-000
Clevenger, Brian D. Clevenger, Lisa L.	12673 Lincoln Highway 10.61 acres DB 680 PG 48	\$381.11 10-04-001C.-000
Clevenger, Brian D. Clevenger, Lisa L.	12675 Lincoln Highway 10.98 acres DB 680 PG 44	\$391.30 10-04-001D.-000
Booth, Denitia	1871 E Dutch Corner Rd, Trailer	\$2,026.47 10-10-048AT-000
Seiders, Kenny L.	142 Oakleaf Rd DB 619 PG 880	\$6,865.14 10-18-005..-000
Smith, Terry	30 Cloverleaf Court, Trailer	\$215.07 10-18-027T.-002
Henke, Julie Henke, Michael	26 Cloverleaf Court, Trailer	\$378.54 10-18-027T.-036
Peck, Sammie Jr. Peck, Sandra	397 Lions Park Drive, MH/Land DM 138 PG 344	\$828.60 10-19-007..-000

**UNION TWP**

Price, Paul E Price, Patricia C	1797 Harmonia Rd, MH/Land DB 218 PG 324	\$1,331.13 11-03-017A.-000
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Sinkovich, Eugene & Minnie (Deceased)	Land 4.92 acres DB 140 PG 141	\$949.27 11-09-015A.-000
Sinkovich, Eugene & Minnie (Deceased)	176 Woods Rd DB 76 PG 372	\$2,746.07 11-09-015D.-000
Sinkovich, Eugene & Minnie (Deceased)	Land 5.19 acres DB 87 PG 221	\$976.63 11-09-018..-000
Murray, Rebecca J	Land 41.64 acres DB 600 PG 707	\$725.08 11-10-037F.-000
Murray, Rebecca J	3246 Fairview RD DB 600 PG 712	\$1,713.65 11-10-052..-000

**WELLS TWP**

Drenning, Dennis D. Jr. Myers-Drenning, Lainie L.	538 New Grenada Highway DB 342 PG 479	\$10,037.28 12-14-004A.-000
Remeikas, Deborah R. Remeikas, Jeff	869 West Tannery Rd DB 497 PG 331	\$3,135.73 12-15-025..-00
Duvall, Connie K.	229 Hoover Rd DB 477 PG 148	\$2,098.33 12-16-015..-000