

NOTICE OF JUDICIAL TAX SALE

TO BE HELD DECEMBER 17, 2025

Notice is hereby given that a tax sale of real estate on which 2021-2022 taxes have not been paid, and which have been cleared by the Court for Judicial Sale, will be held on Friday December 17, 2025 at the Franklin County Administration Building, 272 N Second Street, Chambersburg Pennsylvania at 9:00 am. Any property may be removed for full payment of taxes by owner or at the discretion of the Tax Claim Bureau. No bid will be accepted unless it is at least equal to the costs. Payment: Money Order, Cashier's Check, Cash or Approved Local Check. Sale is subject to prior payment of taxes and costs by Owner(s). Owners may not purchase or have someone buy for them. At time of **PRE-REGISTRATION, ALL BUYERS MUST PROVIDE A NAME, ADDRESS, TELEPHONE NUMBER AND A VALID ID FOR RECEIPT OF BID NUMBER AND EXECUTE AN AFFIDAVIT THAT NO TAXES OR MUNIPAL UTILITY BILLS ARE OWED BY THEM IN THE MUNICIPALITY IN WHICH THE PROERTY SOLD IS LOCATED AND THAT OWNER HAS NO INTEREST WHATSOEVER IN THE PROPERTY TO BE SOLD.** This tax sale is subject to the provisions of the Act of October 29, 202, P.L. No 101, known as the Municipality Condemnation Order Act, which provides, among other things, that in accordance with Section 4 therefore, "A municipality may recover the cost of recording a condemnation order on a property from the tax sale proceeds or directly from the purchaser of the property. "Furthermore and in accordance with Section 5 thereof, a properly recorded condemnation order shall be a lien on the property and shall not be affected by an upset sale, a judicial sale or a repository sale of the property.

Bidder Registration will be required by December 7, 2025 in the office of the Tax Claim Bureau at 272 N Second Street, Ste 200, Chambersburg PA 17201. An Individual Applicant must provide: Name, residential address & phone number. A Corporation, Limited Liability Company or other Entity must provide: Name of Entity and names, business addresses and phone number of all directors/shareholders, members, managers and any other person with any ownership interest or right in the Corporation, LLC or other entity.

Jodi Martin

Tax Services Director

Andrew J Benchoff

Solicitor

09-0C12L-029.-0010..

Case #2024-2023

Brandon Cool Sr

1986 Philadelphia Ave Lot #10

1973 Derosé Mobile Home

01-0A22.-028.-0034..

Case #2025-2785

Scott McCleaf

12740 Molly Pitcher Highway Lot #34

1984 Champion Mobile Home