



PUBLIC SALE OF REAL ESTATE



35 Westerly Drive Littlestown, PA 17340

Auction Date: Thursday October 1st at 6:00PM

Open Houses:

Tuesday September 8th 5:30PM-6:30PM

Tuesday September 15th 5:30PM-6:30PM

For Complete Listing & Pictures Please Visit: reddingauction.com



REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- Property Information
- Terms and Conditions
- Deed
- Aerial
- Methods of Payment
- How to Buy

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941 anytime. We are looking forward to having you at the auction on **Thursday October 1st, 2026.**

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: If you are looking for a home with solid bones, to make your own or for investment, this is the one for you! Built in 1985, this 1,080 sqft., 3 Bedroom, 1 bath home, sitting on 3.42 acres, is full of possibilities. The main level of this home encompasses a living room, eat-in kitchen, 3 bedrooms, 1 full bath, a mud room with washer and dryer hookups, and additional closet space. This home has a full, partially finished basement with storage and tons of entertainment possibilities. Positioned on a quiet road, the home has a front porch, a back deck, and lots of front and backyard areas for recreation. Coming along with the home is a large 2-car-attached garage and a detached outdoor shed. This secluded property is one you will not want to miss out on!

This home has the following rooms with dimensions:

- **Home:** 40'x28' - Brick/Vinyl Siding, Shingle Roof.

Main Level

- **Family Room:** 14'x13' – Wood Flooring, Window, Access to Front Porch, Kitchen & Bedrooms.
- **Kitchen/Dining Room:** 12'x18' – Laminate Flooring, Wood Cabinets, Laminate Counter Tops, Double Sink, Refrigerator, Ceiling Fan, Access to Family Room, Mudroom & Rear Deck.
- **Primary Bedroom:** 16'x11' – Wood Flooring, Window, 2 Closets, Ceiling Fan.
- **Bedroom 2:** 11'x9' – Wood Flooring, Closet, Window.
- **Bedroom 3:** 12'x11' – Wood Flooring, Closet, Window, Ceiling Fan.
- **Full Bath:** 8'x8' – Laminate Flooring, Step in Shower, Single Sink Vanity.
- **Mudroom:** 10'x6' – Laminate Flooring, Washer & Dryer Hook up, Sink.

Basement

- **Partially Finished Area:** 31'x16' – Concrete Floors, Beam Accents on Walls & Ceiling, Natural Wood Wainscoting, Natural Wood Bar, Storage Closets.
- **Unfinished Room 1:** 39'x12' – Concrete Floors, Cement Block Walls, Sub Pump.
- **Unfinished Room 2:** 24'x7' – Concrete Floors, Hot Water Heater (2024), Well Trol Tank (2024), Ashely Imperial Wood Furnace.

This Property has the Following Features

- **Acreage:** 3.42
- **Road Frontage From:** Westerly Drive
- **Township:** Germany
- **County:** Adams
- **Taxes Approx:** \$4,700.00
- **School District:** Littlestown Area School District
- **Zoning:** R – Residential

Utilities:

- **Water:** Well
- **Septic:** Conventional
- **Gas:** N/A
- **Heating:** Wood Furnace
- **Cooling:** Central Air
- **Parcel Number:** 15H18-0078--000 & 15H18-0078A--000

Terms: \$20,000.00 Down Payment in certified funds due on the day of auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. NO BUYERS PREMIUM!

- Closing location to be determined by the seller.
- Possession will take place at time of settlement.

Auction for: Estate of Peggy Bowers

Attorney: David K. James



REDDING AUCTION SERVICE INC.

Deed Tract #1

15516

THIS DEED.

MADE THE 18th day of January, in the year of our Lord one thousand nine hundred ninety-five (1995), BETWEEN DAVID C. AIRING, single, and WANDA E. AIRING, single, of 35 Westerly Drive, Littlestown, Pennsylvania, parties of the first part, Grantors, AND WILLIAM A. BOWERS and PEGGY A. BOWERS, husband and wife, as tenants of an estate by the entireties, of 147 Georgetown Road, Littlestown, Pennsylvania, parties of the second part, Grantees,

WITNESSETH, that in consideration of Eighty-five Thousand (\$85,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, ALL that tract of land situate, lying and being in Germany Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a steel pin on the eastern edge of a fifty (50) foot wide right of way at corner of Lot No. 9 on the hereinafter referred to draft of survey; thence by said Lot No. 9, North 31 degrees 36 minutes 19 seconds East, 360.00 feet to a steel pin on line of land now or formerly of Salvatore Valenzisi; thence by said land of Salvatore Valenzisi, South 56 degrees 11 minutes 35 seconds East, 150.11 feet to a steel pin at corner of Lot No. 7 on the hereinafter referred to draft of survey; thence by said Lot No. 7, South 31 degrees 36 minutes 19 seconds West, 354.23 feet to a steel pin on the eastern edge of a fifty (50) foot right of way, aforesaid; thence along the eastern edge of said right of way, North 58 degrees 23 minutes 41 seconds West, 150.00 feet to a steel pin at corner of Lot No. 9, the place of BEGINNING. CONTAINING 1.230 Acres.

The above description was taken from a plan of lots prepared by Mori, Brown and Associates, dated June 27, 1980, recorded in Plat Book 35 at page 27, designating the above as Lot No. 8.

BK0987PG0344



REDDING AUCTION SERVICE INC.

Deed Tract #1

Being the same which William A. Parsons and Sandra S. Parsons, husband and wife, by their deed dated July 1, 1985, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 403 at page 775, sold and conveyed unto David C. Airing and Wanda F. Airing, husband and wife; and the said David C. Airing and Wanda F. Airing having since been divorced in Adams County on December 9, 1994, each became owner of an undivided one-half interest as tenants in common, they being the grantors herein.

SUBJECT TO restrictions referred to in the above recited deed and contained Miscellaneous Book 37 at page 460.

AND the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Witness:

Charles B. Reed

Charles B. Reed

David C. Airing (SEAL)
David C. Airing

Wanda F. Airing (SEAL)
Wanda F. Airing

BK0987PG0345



REDDING AUCTION SERVICE INC.

Deed Tract #1

STATE OF PENNSYLVANIA

SS.

COUNTY OF ADAMS

ON THIS, the 18 day of January, 1995, before me, the undersigned officer, personally appeared David C. Airing, single, and Wanda F. Airing, single, known to me (or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mary R. Hamer (SEAL)

My commission expires:

Notarial Seal

Mary R. Hamer, Notary Public

Gettysburg, Berks Adams County

My Commission Expires April 25, 1995

I do hereby certify that the precise residence and complete post-office address of the within named grantees is: 147 Georgetown Road,
Gettysburg, PA 17340

Date: January 18, 1995

David C. Airing
Attorney/Agent for grantees

#	19816
01-19-95 133247INA	01 58925
FEES	\$11.00
WRIT TAX	\$0.50
PA TRANS TAX	\$850.00
LTLTAX SD	\$425.00
GRMY	\$425.00
ST	\$1713.50
CHK	\$1713.50
CD	\$0.00
RECORDER OF DEEDS	
ADAMS CO #1	
GETTYSBURG, PA 17325	
BETTY H. PITZER	
CHK	\$1713.50
01-19-95 133247INA	01 58925

BN0987P00346



REDDING AUCTION SERVICE INC.

Deed Tract #2

THIS DEED,

55659

MADE THE 3RD day of July in the year of our Lord one thousand nine hundred ninety-seven (1997).

BETWEEN Salvatore Valenzini and Sylvia S. Valenzini, his wife, of Herney Road, Littlestown, Pennsylvania,

GRANTORS

AND William A. Bowers and Peggy A. Bowers, his wife, of Westerly Drive, Littlestown, Pennsylvania, as Tenants by the Entireties,

GRANTEES

WITNESSETH, that in consideration of Four Thousand Three Hundred Seventy-Two and 20/100 (\$4,372.20) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs, executors and administrators:

ALL that certain tract of land situate, lying and being in German Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING for a point at lands now or formerly of Thomas S. Curtis and other lands of Grantees herein; thence along said lands of Grantees and lands now or formerly of Gregory M. Wilson, North fifty-seven (57) degrees seven (07) minutes two (02) seconds West, seven hundred ninety-nine and fifty-two hundredths (799.52) feet to a point at lands now or formerly of Kevin C. Festerman; thence along lands now or formerly of Kevin C. Festerman and lands now or formerly of Charles T. Baker and Robin L. Baker, South seventy-three (73) degrees fifty-three (53) minutes twenty-two (22) seconds East, eight hundred twenty-five and forty-eight hundredths (825.48) feet to a point at other lands of Grantors herein; thence along said lands, South thirty (30) degrees forty (40) minutes fifty-two (52) seconds West, two hundred thirty-eight and thirty-eight hundredths (238.38) feet to the point and place of BEGINNING. CONTAINING 2.1861 acres and being designated as Lot No. 4 on an plan of lots prepared by Donald E. Worley, Professional Land Surveyor, dated March 17, 1997 and entitled Final Plan - Salvatore Valenzini, and recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Plan Book 71, Page 48.

IT BEING a part of the same tract of land which Marvin L. Carr and Anne L. Carr, his wife, by their deed dated August 31, 1979, and recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Deed Book 347, Page 736, sold and conveyed unto Salvatore Valenzini and Sylvia S. Valenzini, Grantors herein.

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REDDING AUCTION SERVICE INC.

Deed Tract #2

TOGETHER with all and singular ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of Grantors in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said tract of land, together with the hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

AND the said Grantors hereby covenant and agree that they will warrant SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Renee A. Blod
as to both

Salvatore Valenzini (SEAL)
Salvatore Valenzini

Sylvia S. Valenzini (SEAL)
Sylvia S. Valenzini

#	99659
07-22-97 13:28AM	01111665
FEES	013.00
AFFORD HOUS	111.50
WRIT TAX	60.30
PA TRANS TAX	943.72
LTETAN SD	121.86
GRMY	121.86
ST	\$ 132.44
CHK	0112.44
CD	\$0.00
RECORDER OF DEEDS	
ADAMS CO #1	
GETTYSBURG, PA 17325	
BETTY H. PITZER	
CHK	9112.44

BK1410PG0222



REDDING AUCTION SERVICE INC.

Deed Tract #2

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF YORK : SS:

On this, the 30th day of July, 1997, before me, the undersigned officer, personally appeared Salvatore Valenzini and Sylvia S. Valenzini, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Patricia A. Black (SEAL)

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantees is:

85 Westley Dr, Littlestown, Pa 17340

DATED: July 22, 1997

Patricia A. Black
Attorney for Grantees

Notary Seal
Patricia A. Black, Notary Public
Gettysburg Boro, Adams County
My Commission Expires Feb. 6, 2001

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF ADAMS : SS:

RECORDED on this _____ day of _____, A.D. 1997,
in the Recorder's office of the said County, in Deed Book Vol. _____,
Page _____,
Given under my hand and the seal of the said office, the date above written.

Recorder

BK1410PG0223



REDDING AUCTION SERVICE INC.

Aerial



Property Lines Drawn in Blue are Approximate



REDDING AUCTION SERVICE INC.

Down Payment (EMD)

Acceptable Methods of Payment

1. ***Cash***
2. ***Certified or Cashier's Check*** payable to **Attorney David K. James**
3. ***Personal Check***, accompanied by a ***Bank Letter of Guarantee***, letter must be read below and be signed by an officer of the bank.

Example Bank Letter of Guarantee:

Date: (Date of Letter)

To: Redding Auction Service, Inc.
1085 Table Rock Road
Gettysburg, PA 17325

RE: (Full name of Customer requesting letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$20,000.00

Drawn on Account (Customer's account number).

This Guarantee will apply only to Redding Auction Service for purchases made on (10-1-2026) only.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



REDDING AUCTION SERVICE INC.

How to Buy

Buying Real Estate at auction is EASY!

- Do your homework! Inspect the property and review the information packet before bidding!
- What does the term “Reserve” mean? When a reserve auction takes place, the auctioneer will submit the highest and best bid to the seller. The seller at that time has the right to accept or reject that bid.
- What does the term “Absolute” mean? When an absolute auction takes place the highest and best bid will be the winner regardless of the price.
- Do I need to pre-qualify? No, we do not require you to pre-qualify to bid at our auction. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The Deposit that you make on auction day is non-refundable.
- You will need a down payment as stated in terms of this packet at the auction.
- The auction will begin at the scheduled time. You should arrive at least 30 minutes early to register (get a bid number). You will need your driver’s license or another form of photo ID.
- When the auction begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins, and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. IF you are willing to pay that amount, simply raise your hand. There may be several people bidding at first. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.



REDDING AUCTION SERVICE INC.

ABOUT US

Let our Family serve your Family

Founded in 1970, Redding Auction Service, Inc., is a full-service auction company that is well known for its established reputation in the auction community. Redding Auction Service, Inc. maintains the highest standards in customer service along with continued commitment to providing their customers with a fair and honest auction experience. Redding Auction Service, Inc. is a family owned and operated company with over 127 years combining auction, appraisal, and sales experience. Their knowledgeable, professional staff pride themselves on their commitment to customer satisfaction and gaining the greatest return on your investments. They work hard to ensure that both buyers and sellers have a positive auction experience.

Redding Auction Service, Inc. handles entire estate inventories or can accept single items and small collections to include in a multi-owner auction. The staff at Redding Auction Service, Inc. performs each facet of the sale from inventory to appraisals, promotion of the sale, through conducting the auction with their skilled auctioneers. Redding Auction Service, Inc. is a full-service auction company with proven results. Personal involvement every step of the way will give you a smooth and organized auction. Our knowledgeable and experienced staff can handle large or small sales, estate liquidations, as well as real estate property sales.

If you want professional services at fair rates call Redding Auction Service Inc. today!

PA License # AU003819-L

