



1329 Broadway, Hanover, PA 17331

Auction Date: Thursday, June 12th, 2025, at 6:00PM

Open Houses: Wednesday May 21st 5:00PM-7:00PM

Tuesday, June 3rd 5:00PM-6:00PM

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 beautiful well-maintained 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

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 June 12th, 2025.

Thank you,
Redding Auction Service





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General Information

General Information: This 1,892 SqFt. home sitting on 0.23+/- acres is perfect if you are looking for a house to make your own or for an investment opportunity. Sitting conveniently in the Hanover Borough, this home encompasses 2 bedrooms, 1 and a half bathrooms, an eat-in kitchen, a family room, a full house attic, and a full house basement for plenty of extra storage! Don't miss out on the great opportunity to own this home!

This home has the following rooms with dimensions:

- **Bedroom 1:** 12'x20' – Carpet Flooring, (5) Deep Replacement Windows
- **Bedroom 2:** 10'x20' – Carpet Flooring, Deep Replacement Windows, 6'x13' Walk in Closet with Window and Built in Racking, Access to Full Bathroom and Full Stand-up Attic
- **Eat in Kitchen:** 18'x14' – Vinyl Flooring, White Wood Cabinets, Laminate Counter Tops, Frigidaire Fridge, Maytag Gas Stove, and Bosch Dishwasher, Access to Half Bath and Side Door
- **Half Bath:** 6'x6' – Vinyl Flooring, Corner Sink, Window, Built in Cabinet
- **Side Door Entrance Way:** 10'x5' – Vinyl Flooring, Washer & Dryer Hook Ups, Windows, Built in Cabinet.
- **Family Room:** 19'x12' – Hardwood Flooring, Large Deep Windows, Brick Fireplace Hearth, 8' Ceiling, Baseboard Heat
- **Front Door Entrance Way:** 7'x18' – Hardwood Flooring, Access to 2nd Floor, Kitchen, Basement, and Family Room.
- **Full Bath:** 10'x12' – Tile Flooring, Step in Corner Shower, Single Sink, Jacuzzi, Window, Closet with Shelves.
- **Attic:** - Whole House Attic with Wood Floors, Windows and Exhaust Fan.
- **Basement:**
 - **Room 1:** 19'x21' – Cement Floor, Gas Hot Water Heater (2017), Gas Boiler, Sump pump
 - **Room 2:** 13'x16' – Concrete Floor

This Property has the Following Features

- **Acreage:** 0.23 +/-
- **Road Frontage From:** Broadway
- **Borough:** Hanover
- **County:** York
- **Taxes Approx:** \$4,058.00
- **School District:** Hanover Area School District
- **Zoning:** Residential

Utilities:

- **Water:** Public
- **Sewer:** Public
- **Gas:** Public
- **Heating:** Hot Water (Baseboard)
- **Cooling:** N/A
- **Parcel Number:** 67-000-01-0008.00-00000

Terms: \$20,000.00 Down Payment 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 Samuel R. Zartman

Attorney: Joseph E. Erb Jr.



REDDING AUCTION SERVICE INC.

Deed

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CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
670000100080000000	HNVR
YCGIS REGISTRY 03/02/2016 BY KD	

UPI:67-000-01-0008.00-00000
Address:1329 Broadway
Hanover, PA 17331

QUIT CLAIM DEED

MADE THE 25th day of February in the year of our Lord Two Thousand Sixteen (2016),

BETWEEN

NANCY L. ZARTMAN, , an adult individual, of Hanover, York County, Pennsylvania,
.....GRANTOR

-and-

SAMUEL R. ZARTMAN, an adult individual, of 1329 Broadway, Hanover, York County,
Pennsylvania,.....GRANTEE

WITNESSETH, that in consideration of the sum of **One (\$1.00) Dollar**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby quit claim unto the said Grantee, his heirs and assigns,

ALL the following described two (2) tracts of land with the improvements thereon erected, situate, lying and being in the *Borough of Hanover, York County, Pennsylvania*, bounded and limited as follows, to wit:

TRACT NO. 1

BEGINNING for a point at an iron pin for a corner at lands now or formerly of Harold H. Murray on the East side of Broadway; thence along Broadway, North three (3) degrees twenty-eight (28) minutes East eighty (80) feet to lands now or formerly of Mary S. Shank; thence along said last mentioned lands, South eighty-six (86) degrees thirty-two (32) minutes East one hundred twenty-nine and fifteen hundredths (129.15) feet to an iron pin at lands now or formerly of Olive R. Gardner; thence along said last mentioned lands, South thirty-three (33) degrees forty-nine (49) minutes West ninety and eight-tenths (90.8) feet to an iron pin at lands now or formerly of Harold H. Murray; thence along said last mentioned lands, North eighty-seven (87) degrees twenty-four (24) minutes West eighty-three and three tenths (83.3) feet to an iron pin on the East side of Broadway, the point and place of *BEGINNING*. As per survey of J. H. Rife, Registered Engineer, dated September 13, 1954.

TRACT NO. 2



REDDING AUCTION SERVICE INC.

Deed

Inst. # 2016008438 - Page 2 of 4

BEGINNING for a point at a steel pin at other lands now or formerly of Joseph E. Erb and Jacquelyn M. Erb, his wife; thence along said lands North thirty (30) degrees thirty-three (33) minutes twenty-five (25) seconds East ninety and eight-tenths (90.8) feet to a point at lands now or formerly of Thomas R. Moul, et ux; thence along said lands and lands of Curtis W. Hoff et ux, South no (00) degrees twenty-one (21) minutes no (00) seconds West seventy-eight and one one-hundredths (78.01) feet to a point at lands now or formerly of Harold H. Murray et ux; thence along said lands, South eighty-nine (89) degrees fifty-seven (57) minutes twenty (20) seconds West forty-five and sixty one-hundredths (45.60) feet to a point, the place of BEGINNING. As per a plot prepared by J. H. Rife, Registered Engineer, dated September 28, 1960, appearing in File no. B, Page 51.

IT BEING the same tract of land which Samuel R. Zartman and Nancy L. Delcief, now known as Nancy L. Zartman, husband and wife by their Deed dated July 16, 2008, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 1978 at page 7506, granted and conveyed unto Samuel R. Zartman and Nancy L. Zartman, the said Nancy L. Zartman, Grantor herein.

UNDER AND SUBJECT TO such conditions and restrictions as now appear on record.

THIS A TAX-EXEMPT TRANSFER FROM FORMER WIFE TO FORMER HUSBAND.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal the day and year first above written.

WITNESS:

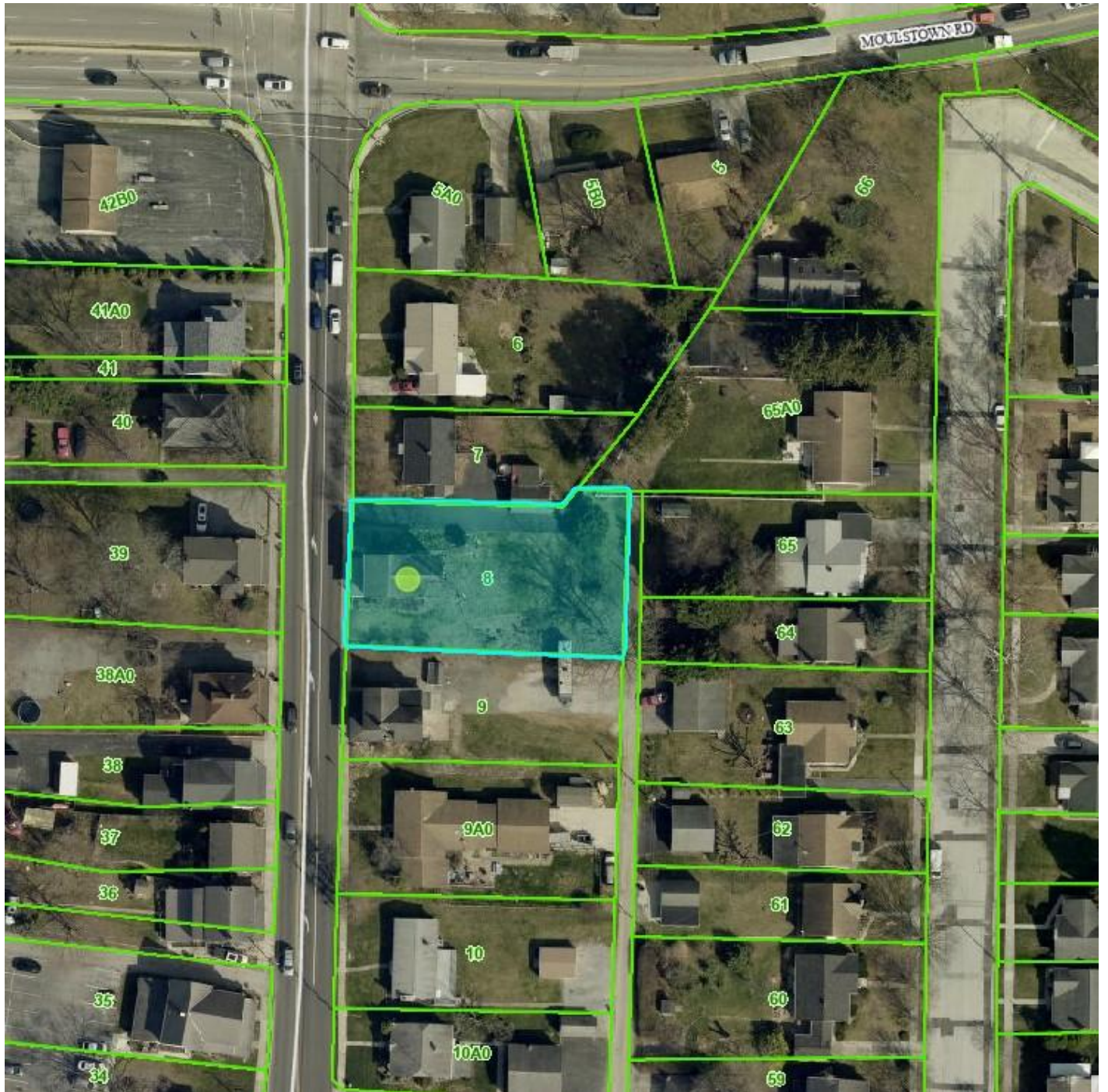
Carol M. Smeitzes

Nancy L. Zartman (SEAL)
Nancy L. Zartman



REDDING AUCTION SERVICE INC.

Aerial





REDDING AUCTION SERVICE INC.

ABOUT US

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