



PUBLIC SALE OF REAL ESTATE



49 Hillside Road Hanover, PA 17331

Auction Date: Monday September 14th, 2026, at 6:00PM

Open Houses:

Monday August 17th 5:00PM-7:00PM

Thursday September 3rd 6:00PM-7:00PM

For Complete Listing & Pictures Please Visit: reddingauction.com

Redding Auction Service

| 717-334-6941

| 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
- 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 **Monday September 14th**.

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: If you are looking for a move in ready home, this is the one for you! Built in 2000, this 2494 sqft., 2 Bedroom, 3.5 bath, custom built home, sitting on half an acre, is truly one of a kind. The main level of this home encompasses a truly open floor plan, consisting of a large kitchen, dining room, family room, sunroom, and access to the back deck. The main level also consists of 2 bedrooms, 3.5 baths, and an office/study area. This home also has a large basement containing 3 large rooms. Positioned in a quiet neighborhood, the property has a front porch, a back deck, and lots of backyard area for entertainment. Coming along with the home is a large 2-car-attached garage and a detached outdoor shed. This home is one you will not want to miss out on!

This home has the following rooms with dimensions:

- **Custom Home:** 50'x46' – Brick/Vinyl Siding, Shingle Roof, Whole House Generac 22KW Generator, Alarm System, Intercom System.

Main Level:

- **Family Room:** 24'x22' – Hardwood Floor, Tile Entrance, See-Through Gas Fireplace, Access to Entire Main Level.
- **Kitchen/Dining Room:** 22'x18' – Hardwood Floor, Oak Cabinets, Ceramic Counter Tops, Center Island (Granite Countertop), Gas Range, Built in Over, Microwave, Samsung Refrigerator, Dishwasher, Double Sink, Access to Entire house & Rear Deck.
- **Primary Bedroom:** 19'x14' – Carpet Flooring, Built in Cabinets, Windows, Access to Walk in Closet & Primary Bath.
- **Primary Walk in Closet:** 15'x7' – Carpet Flooring, Built in Shelving, Dressing Vanity & Mirror.
- **Primary Bathroom:** 14'x9' – Carpet/Tile Flooring, Double Sink Vanity, Step in Shower, Jacuzzi Tub, Closet.
- **2nd Bedroom:** 14'x12' – Carpet Flooring, Multiple Closets, Access to Personal Bath.
- **2nd Bedroom Bathroom:** 12'x7' - Carpet Flooring, Step in Shower, Single Sink Vanity, Storage Closet.
- **Half Bathroom:** 5'x4' – Tile Flooring, Single Sink Vanity.
- **Sunroom:** 14'x19' – Carpet Flooring, Multiple Large Windows, Ceiling Fans, Access to Rear Deck.
- **Office/Study:** 13'x12' – Carpet Flooring, Built in Cabinets, Windows, Ceiling Fan.
- **Mudroom/Bar Area:** 6'x13' – Tile Flooring, Oak Cabinets with Sink, 2 Closets, Access to Laundry Room and Attached Garage.
- **Laundry Room:** 7'x8' – Tile Flooring, Samsung Washer, Maytag Dryer, Sink, Multiple Cabinets.

Basement:

- **Room 1:** 38'x31' – Concrete Floors, Cement Block Walls, Shelving, Electric Panel, Hot Water Heater (Gas), Access to Main Level.
- **Room 2:** 63'x13' – Concrete Floors, Man Door and Garage Door (7'x7') Access to Back Yard, Shelving, Central Vac System.
- **Room 3:** L Shape (8'x28' & 8'x16') Concrete Floors, Built in Shelving, Central Air & Gas Furnace.
- **Full Bath:** 11'x7' – Carpet Flooring, Single Sink, Step in Shower.

Garage

- **2 Car Attached:** 24'x22' – Concrete Floor, (2) 10'x7' Electric Garage Doors, Windows, Built in Shelving, Access into Mudroom.

Outside Amenities

- **Rear Deck:** 28'x16' - Wood Deck, Stairs to Back Yard, Partial Deck Retractable Awning, Access to Kitchen & Sunroom.
- **Front Porch** 21'x6' – Cement Floor, Access to Family Room Through Front Door.
- **Shed:** 14'x10' – Vinyl Sided with Manual Garage Door, Shingle Roof, Windows.

This Property has the Following Features

- **Acreage:** 0.48
- **Road Frontage From:** Hillside Road
- **Township:** Penn Township
- **County:** York County
- **Taxes Approx:** \$8709.58
- **School District:** Southwestern School District
- **Zoning:** R15 - Residential

Utilities:

- **Water:** Public
- **Sewer:** Public
- **Gas:** Public
- **Heating:** Gas Furnace
- **Cooling:** Central Air
- **Parcel Number:** 44-000-08-0091

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: Wilson E. Bixler Estate

Attorneys: Scott Kelley – Barley Snyder
Jennifer Stetter – Barley Snyder





REDDING AUCTION SERVICE INC.

Deed

Inst. # 2022011905 - Page 1 of 3

Tract No. 1 PIN 44-000-08-0091-A0-00000
49 Hillside Road, Hanover, PA 17331

PA70592-RD

THIS DEED

MADE THE 25 day of February, in the year of our Lord two thousand twenty-two (2022), **BETWEEN WILSON E. BIXLER**, widower, party of the first part, Grantor, **AND WILSON E. BIXLER**, widower, party of the second part, Grantee.

WITNESSETH, that in consideration of One Dollar and no/100 (**\$1.00**), in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee:

ALL that certain piece, parcel or tract of land with improvements thereon erected, situate in **Penn Township**, York County, Pennsylvania, known as Lot No. 4, Hillside Road, and more particularly bounded and described as follows:

BEGINNING at a common corner of lands now or formerly of R.F. Keefer, Beatrice Bowman and a lot about to be described (Lot No.4) on the hereinafter referred to "Subdivision Plan"; thence along said lands now or formerly of R.F. Keefer, South 25 degrees 32 minutes 00 seconds East, 168.25 feet to a point at a common corner of Hillside Road, lands now or formerly of R.F. Keefer and the Lot No. 4; thence along Hillside Road, South 64 degrees 28 minutes 00 seconds West, 125 feet to a point at a common corner of Lot No. 4 and Lot No. 5 on the aforementioned Subdivision Plan and Hillside Road; thence along Lot No. 5, North 25 degrees 32 minutes 00 seconds West, 162.50 feet to a point at a common corner between Lot No. 4, Lot No. 5 and lands now or formerly of Beatrice Bowman; thence along said lands now or formerly of Beatrice Bowman, North 61 degrees 50 minutes 00 seconds East (corrected), 125.13 feet to a point, the place of **BEGINNING**.

The above description being designated as Lot No. 4 as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book T, page 689.

BEING known as Tract No. 1 which Wilson E. Bixler and Clotile M. Bixler, by her attorney-in-fact, Wilson E. Bixler, by Deed dated March 25, 2021 and recorded March 26, 2021 in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 2640, page 355, granted and conveyed unto Wilson E. Bixler, married man. Clotilde M. Bixler having died on July 30, 2021, the same became solely vested in Wilson E. Bixler, Grantor herein.

THIS IS A TRANSFER FROM GRANTOR TO HIMSELF AND THEREFORE EXEMPT FROM REALTY TRANSFER TAX.

UNDER AND SUBJECT, NEVERTHELESS, to all existing covenants, easements and restrictions as contained in prior deeds of record.



REDDING AUCTION SERVICE INC.

Deed

Inst. # 2022011305 - Page 2 of 3

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

Witness:

Wilson E. Bixler

(SEAL)

COMMONWEALTH OF PENNSYLVANIA

:

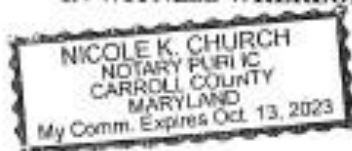
ss.

COUNTY OF YORK

:

ON THIS, the 25 day of February, 2022, before me, the undersigned officer, personally appeared Wilson E. Bixler, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

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



(SEAL)

My commission expires:

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named grantee is: 49 Hillside Road, Hanover, PA 17331

Date: 2/25/2022

By:
Agent for Grantee



REDDING AUCTION SERVICE INC.

Deed

Inst. # 2022011905 - Page 3 of 3

YORK COUNTY RECORDER OF DEEDS
28 EAST MARKET STREET
YORK, PA 17401

Laura Shue - Recorder
Tina M. Channell - Deputy

York County Courthouse
York, Pennsylvania



Instrument Number - 2022011905
Recorded On 3/2/2022 At 8:27:07 AM

* Instrument Type - DEED
Invoice Number - 1482505
* Grantor - BIXLER, WILSON E
* Grantee - BIXLER, WILSON E
User - JLC
* Customer - LAKESIDE TITLE COMPANY

Book - 2714 Starting Page - 4271
* Total Pages - 3

* Received By: ERECORD

* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
PIN NUMBER FEES	\$10.00
BLIGHT DEMOLITION FUND	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$95.25

York County UPI Certification
On March 1, 2022 By JV

PARCEL IDENTIFICATION NUMBER
44000080091A000000
Total Parcels: 1

I Certify This Document To Be
Recorded In York County, Pa.



Laura Shue
Recorder of Deeds

THIS IS A CERTIFICATION PAGE
PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 2714 Page: 4273



REDDING AUCTION SERVICE INC.

Aerial





REDDING AUCTION SERVICE INC.

Down Payment (EMD)

Acceptable Methods of Payment

1. ***Cash***
2. ***Certified or Cashier's Check*** payable to **Estate of Wilson Bixler.**
3. ***Personal Check***, accompanied by a ***Bank Letter of Guarantee***, letter must read as 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 (9-14-2026) 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 and 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.



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 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

