WITMAN AUCTIONEERS, INC.
Leona D'Alessio
ON-SITE PUBLIC REAL ESTATE AUCTION
Monday, November 30, 2026
Real Estate - 4:00 p.m.
LOCATION: "The Orchards" 555 Blossom Trail, Mount Joy, PA 17552
East Donegal Township, Lancaster County
"Highly Motivated Seller—Seller Has Relocated"

"ONE-OWNER" STONE & VINYL SIDED THREE(3) BEDROOM, TWO (2) BATH RANCH STYLE HOUSE WITH ATTACHED FINISHED OVERSIZED TWO (2) CAR GARAGE ON 0.23 ACRE LOT
EXCELLENT LOCATION, CLOSE TO ROUTES 772, 30, 283, 441, 30
WITHIN WALKING DISTANCE OF LIBRARY, SHORT DISTANCE TO AMTRAK PASSENGER TRAIN STATION
DONEGAL SCHOOL DISTRICT

CERTAINLY DO NOT MISS THIS EXCELLENT OPPORTUNITY!

OPEN HOUSE DATES
Saturday, November 7, 2026- 12:00 Noon - 2:00 PM
Saturday, November 14, 2026 - 12:00 Noon - 2:00 PM
Or Contact Auction Firm for Scheduled Appointment (717) 665-5735

REAL ESTATE DETAILS:

MAIN FLOOR:
- Foyer/Hallway *(5'2" x 28')*
- Double Door Guest Closet *(2'4"x 4'4")* – Luxury Vinyl Plank Floor
- Livingroom *(14'8" x 18')* – Corner Gas Fireplace, Vaulted Ceilings, Two (2) Ceiling Lights/Fans, Painted Walls, Luxury Vinyl Plank Floors, Sliding Pocket Doors Access To Bedroom, Two (2) Access Patio Doors w/ Window Panels
- Kitchen w/ Eat-In Counter Area *(10' x 20')* – Thirty-Two (32) Handle Raised Panel Modern Built-In Cabinets, Two (2) Pantries, Vaulted Ceiling, Ceiling Light/Fan, Kitchen Aid Gas Stove/Oven, Whirlpool Double Door Stainless Refrigerator, Sharp Microwave, Fisher Paykel Dishwasher, Garbage Disposal, Kitchen Aid Instant Hot Water, Reverse Osmosis, Painted Walls, Luxury Vinyl Plank Floor
- Office *(8'6" x 8'10")* – Built-In Cabinets, Painted Walls, Luxury Vinyl Plank Floor
- Laundry Room *(8'10" x 9'2")* – Built-In Cabinets, Sink, Clothes Rack, Washer & Two (2) Dryers Hook-Up, Kenmore 7005 Washer, Maytag Care Plus Dryer, Maytag Dryer, Painted Walls, Luxury Vinyl Plank Floor
- Double Door Hall/Linen Closet *(3'4" x 4')* – Luxury Vinyl Plank Floor
- Bathroom *(8'9" x 10'7")* – Vanity, Light Bar, Walk-In Sliding Door Shower w/ Seats, Wallpaper, Vinyl Floor
- Master Bedroom *(14'10" x 20'9")* – Ceiling Light/Fan, Painted Walls, Wall To Wall Carpet, (1) Walk-In Closet w/ Shelves *(6'7" x 9'6)*, (1) Walk-In Closet *(8'8" x 11')*, Access To Rear Patio
- Master Bathroom *(8'10" x 11'3")* – Vanity, Built-In Cabinetry w/ Make-Up Area, Tub/Shower w/ Sliding Doors, Painted Walls, Vinyl Floor
- Bedroom #2 *(15' x 17')* – Ceiling Light/Fan, Painted Walls, Luxury Vinyl Plank Floor, Lighted Double Sliding Door Closet *(2' x 7')*
- Bedroom #3 *(13' x 14'10")* – Ceiling Light/Fan, Painted Walls, Carpet, Lighted Sliding Door Closet *(2'10" x 5'4")*

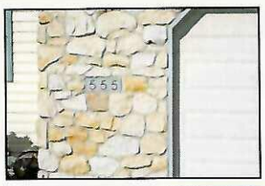
FINISHED OVERSIZED TWO (2) CAR GARAGE *(24'3" X 25'5")*:
- Electric Overhead Door Opener
- Service Door
- Buit-In Cabinets
- Work Bench
- Pull-Down Stairs w/ Access To Overhead Storage
- Finished Utility Room *(7'3" x 7'11")*
- Bryant Plus 90 Gas Furnace w/ Hot Air Heat & Honeywell Humidifier
- Puron Plus Air Handler
- Gas GE Real Max Series Water Heater
- Water Softener

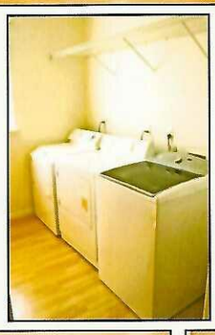
OTHER REAL ESTATE DETAILS:

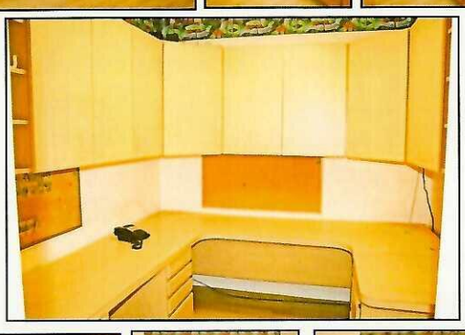
- Built in 2002
- 2,452 Square Feet
- Lot Size: 0.23 Acres
- Open Floor Plan w/ Natural Light
- Updated Mechanicals
- Solar Panel Lights Throughout House
- Interior Raised Panel Doors
- 9' Ceilings Throughout
- Public Water & Sewer
- UGI Gas
- 200 Amp Electric Service
- Soffit, Cornice, and Aluminum Spouting
- Asphalt Shingle Roof
- Paver Style Concrete Front Porch *(8' x 14')*
- Rear Concrete Patio Pad *(10'4" x 20')*
- Front Yard & Rear Yards
- Mature Shade and Shrubbery
- Concrete Walkways
- Asphalt Macadam Driveway
- Spring Tax: Approx. $1,512.00
- Fall Tax: Approx. $4,852.00
- Property ID #1505087700000

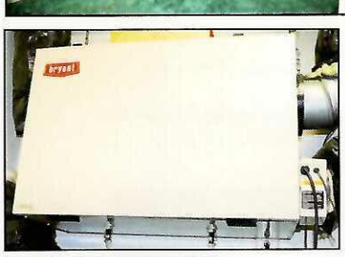
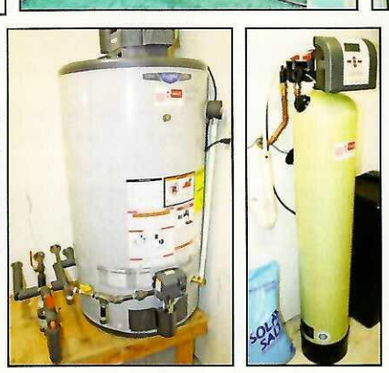
REALTOR/BROKER PARTICIPATION OFFERED—ALL REALTORS MUST HAVE CLIENTS REGISTERED WITH AUCTION COMPANY 48 HOURS PRIOR TO AUCTION DATE
TERMS: 10% Down Day of Auction, Final Settlement Due Within 45 Days From Day of Auction
Financing & Bridge Loans Available Through Univest Bank, Doug Nedimyer (717) 869-6319
First Citizens Community Bank, Kathleen Tokonitz (717) 202-3913
Fulton Bank—Christopher B. Karshin (717) 682-0693 * Loan Depot, Mark Pontz (717) 475-4444
(Arrange your Financing and Be Prepared to Bid and Buy at this Public Auction!)

OVER ⟶







See Website for Full Listing, Photos, Terms & Details

www.witmanauctioneers.com

Auction for: Leona D'Alessio
Scott Mitchell, POA

Auction Conducted By:

Witman Auctioneers, Inc.

Auctioneers, Appraisers and Liquidators
AY-000155-L
*Luke R. Witman * Clarke N. Witman*
657 Fruitville Pike, Manheim, PA 17545

www.witmanauctioneers.com
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