



SHERIDANS
LLC

Dear Prospective Bidder:

We thank you for your interest in the Timed Online Auction of **280 N. Main Street (SR 72), Cedarville, Ohio**. The auction method of marketing real property is an exciting sales method and one that has developed into a premier method of marketing real property of all types. We welcome your participation.

Representatives from our office will be holding a public **Open House on Tuesday, July 7th from 4:00 to 5:30 pm** and can also be available at the property **by appointment** to answer questions about the property and the Timed Online Auction process of registering and bidding.

Once again, we welcome your interest in this real property. **The property sells by Timed Online Auction ending Thursday, July 16th at 3pm (with automated extensions for last minute bidding)**. The information you will find in this package is information that will be useful in your evaluation of the real property. All information contained in this Bidder Package should be deemed correct and reliable but not guaranteed. All representations are approximate and we recommend that you verify all information presented.

Sincerely,

Matt Sheridan
Broker/Realtor®

N. MAIN STREET - CEDARVILLE HOME

1-Story Brick ♦ 1,561 SF ♦ 3 BRs/2 Full Baths ♦ 2-Car Att Garage

Bidding Ends: Thurs ♦ July 16 ♦ 3:00 PM

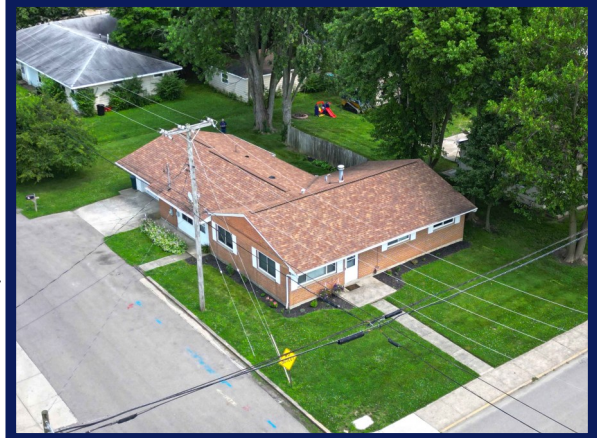
TIMED ONLINE AUCTION

280 N. Main Street (SR 72), Cedarville, OH

Located on N. Main Street directly across from Cedarville University.

Watch for sign.

Well maintained brick home located on N. Main Street directly across from Cedarville University's new Bolthouse Academic Center in Cedarville, OH. This home features 1,561 finished square feet, 3 bedrooms, 2 full bathrooms, living room, family room, laundry room, enclosed rear porch, and 2-car attached garage. This home has great potential for multiple uses including owner-occupied, student/staff rental, or as a short term rental with its excellent location. All the work has been done for this move-in ready home. Enjoy the private rear yard with privacy fence and the enclosed porch. Gas range, refrigerator, microwave and dishwasher stay with the property. Call today for full details or to schedule a visit!



Open House: Monday ♦ July 7 ♦ 4-5:30PM

Visit us on the web or contact Auction Agents for complete Bidder Package.

REAL ESTATE SALE TERMS

Bidding Procedure: The property will sell to the highest bidder subject to confirmation of the Seller.

Auction Timeframe: Timed Online auction will end on Thursday, July 16, 2026, at 3:00 PM with bidding extensions for last minute bidding.

Acceptance of Bid Prices: Purchaser will sign the *Confirmation of Sale Agreement* via electronic signature or in person promptly upon presentation from Auctioneer and within 24 hours of auction close.

Down Payment: The successful bidder agrees to deliver to Auctioneer via overnight mail, wire transfer (plus \$45 wiring fee), or personally delivered funds the down payment of \$7,500 within 24 hours of the auction's completion. Personal delivery may be made at 200 Parkview Lane, Cedarville, Ohio. All funds will be paid for in U.S. funds. **BIDDING IS NOT CONDITIONAL UPON FINANCING.** No VA, FHA, or USDA loans permitted. Cash, Conventional financing and 1031 Exchange permitted.

Real Estate Taxes: Taxes will be prorated to date of closing using the long proration method.

Closing Date: On/before August 25, 2026. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by title company of seller's choice.

Possession: On or about date of closing.

Agency: **SHERIDANS** and its representatives are Exclusive Sales Agents for the Seller.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials is subject to the terms and conditions outlined in the Con-

firmation of Sale Agreement. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS, WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding. The information contained in this auction marketing information is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the sole direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.

Visit us online for complete Bidder Package



www.SheridanTeam.com

(937) 766-2300

(Toll Free) 1.866.282.8284



280 N Main St Cedarville Vlg, OH 45314

Active 06/29/2026

County: Greene

Listing #: 963118

Cross St:



Prop Type: Residential
Subdivision: Edgemont Sub
Beds: 3
FB/HB: 2/0
Yr Built: 1959
Primary Parcel ID: D12-0001-0008-0-0009-00
School Dist: Cedar Cliff
CDOM: 1

Sub Type: Single Family
Appx SqFt: 1,561/Assessor's Data
Price/SqFt:
Lot SqFt: 7,320
Lot Acres: 0.1700
Lot Sz Src: Assessor's Data

Recent Change:

06/30/2026 : NEW : ->A

Remarks

Directions: Located at the corner of N. Main Street (State Route 72) and Center Street directly across from Cedarville University.
Prop Desc: This property sells by Timed Online Auction ending on Thursday, July 16th at 3pm. Excellent location on N. Main Street (SR 72) in Cedarville, directly across from the new Bolthouse Academic Center at Cedarville University.
Legal Desc: EDGEMONT SUBDIVISION ALL LOT 9 & VAC ALLEY 1/2 280 N MAIN ST

Room Information

Table with 6 columns: ROOM, DIMS, LEVEL, ROOM, DIMS, LEVEL. Rows include Living Room, Breakfast Room, Primary Bedroom, Bedroom, Enclosed Porch, Kitchen, Family Room, Bedroom, Laundry. Includes FB Level and HB Level data for levels 1-4.

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$1,345
Homestead Exempt: No
Assessments:
Lot Dim: 60x122
Auction Date: 07/16/2026
LConditions:
Bus Dist to Trns:
Last Remodeled:

Property Information

Age: 20+ Years
Occupancy: At Closing
Construction: Brick
Fireplace: One
Heat System: Natural Gas
Appliances: Dishwasher, Microwave, Range, Refrigerator
Style:
Garage: 2 Car, Attached
Utilities: Natural Gas, Public Water, Sanitary Sewer
Inside Features: Gas Water Heater, High Speed Internet
Outside Features: Cable TV, Patio
Avail Financing: Conventional
Levels: 1 Story
Basement: Slab
Zoning: Residential
Cooling: Central
Total Rooms: 9



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2026 Dayton Realtors®. All rights reserved.





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Additional Online Bidding Terms:

PLEASE NOTE: All online bidders agree that they have read and fully understand these terms and agree to be bound thereby:

Online Bidding: SHERIDANS retains full discretion to modify these terms at any time prior to or during the auction. Bidders' use of online bidding option and bid placement constitutes acceptance and agreement to adhere to these terms. All bidders are responsible for reading all terms and conditions. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations. Auctioneer is not responsible for the failure of any part of the bidding process or internet bidding. **"Max bids" will be accepted** (i.e. bidders may enter a starting bid with an automatic "not to exceed" bid). The auction will end at the stated time and all "SOLD" tracts will be deemed sold at the same time based on the winning set of bids and upon Seller's confirmation. Bidding increments are at the sole discretion of the Auctioneer.

Automatic Bidding Time Extension: Any bid placed within five minutes of the end of an auction for any individual tract or combination of tracts will automatically extend the auction for an additional 5 minutes.

Modifications and Technical Difficulties: SHERIDANS retains full discretion to modify the date, time, order, and details of the auction for any reason or no reason at all, including but not limited to technical issues, emergencies, and convenience of Auctioneer or the Seller. In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, SHERIDANS and the Seller reserve the right to extend bidding, continue the bidding, or close the bidding. Neither SHERIDANS nor the Seller shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications may be sent to registered bidders with updated information as deemed necessary.

Bidder's Agreement: Your use of this online bidding option constitutes your acceptance and agreement to adhere to these terms. Please print a copy for your records. All bidders are responsible for reading all terms and conditions carefully. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations.



WHAT YOU CAN EXPECT AS A BIDDER . . .

1. *How do I bid?*

Onsite Bidders:

Once you arrive, you will visit one of our clerks to obtain a Bidder Number Card. After that, a simple nod of the head, a raise of your arm or bid card, or any other intentional movement will be accepted as a bid. Our best advice is to talk to one of the auctioneers prior to the auction and to express your desire to bid.

Online Bidders:

Visit our website at www.SheridanTeam.com for access to this auction's bidding portal. The bidding portal can be accessed by going to the specific property's listing and clicking the "Bid Now" link. Once in the bidding portal, register to bid by completing our online bidding registration form, and you're all set. Online bidders must first be authenticated by our office via phone call before you are approved to bid. Therefore, it is imperative that you register at least 24 hours prior to the auction.

2. *What is the Property Worth?*

The Property is worth what a knowledgeable Buyer will pay and a willing Seller will accept. We will attempt to the best of our ability to provide you with the information needed to determine how the property compares to other properties that have sold in the area or similar market. Decide what the property is worth to you and be sure to have access to the funds necessary to complete the transaction, with a loan confirmation if necessary. Ultimately the public appraises the property on the day of the sale.

3. *What Can I Expect at a Real Estate Auction?*

You can typically expect the property to be sold. We will start the auction at the scheduled time and spend an appropriate amount of time making opening announcements and discussing the purchase terms of the auction. You should feel free at that time to ask any questions that you may have regarding the property, the method of auction, or any other matters pertaining to the sale. If you have a question during the auction, please address your question to one of the auction bid assistants and they will be happy to assist you. Buying real estate at auction is very similar to buying antiques at auction – just a little more money!

4. *What happens if I am the high bidder?*

If the auction is advertised as an "Absolute Auction", then the property will sell to the highest bidder regardless of price. If the terms of sale specify that the sale is "subject to confirmation of the seller," the seller has established a non-disclosed minimum reserve that must be met for the property to sell. One of our Auction Agents will contact you immediately following the close of bidding to notify you of the results if you are the high bidder.

5. *Can I obtain financing for the purchase?*

The required closing date is provided in the terms of sale on the accompanying brochure and *Confirmation of Sale* purchase agreement located at the back of this Bidder Package. We typically provide 30 to 45 days to close, and during this time, you are able to obtain financing for the purchase. However, it is important to note that there are no financing, inspection, or other contingencies provided in the purchase agreement, so you need to be confident you can obtain financing for your bid amount. Certain types of financing, such as VA, FHA, USDA, or other non-conventional loans, may have appraisal and inspection contingencies that are not compatible with the auction terms. Before you bid, please consult our Auction Agents to inquire about financing options that are permitted for this property.



County Auditor Craig A. Hagler

1 inch = 30 feet

<p>Greene County Legend</p> <table border="0"> <tr> <td></td> <td>Interstate Highway</td> <td></td> <td>Parcel Number</td> </tr> <tr> <td></td> <td>US Highway</td> <td></td> <td>Lot Number</td> </tr> <tr> <td></td> <td>State Route</td> <td></td> <td>Schools</td> </tr> <tr> <td></td> <td>Local Roads</td> <td></td> <td>Parks</td> </tr> <tr> <td></td> <td>Parcel Boundary</td> <td></td> <td>Cemetery</td> </tr> <tr> <td></td> <td>Corporation Boundary</td> <td></td> <td>Shopping</td> </tr> <tr> <td></td> <td>Topography</td> <td></td> <td>Buildings</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Hydrography</td> </tr> </table>		Interstate Highway		Parcel Number		US Highway		Lot Number		State Route		Schools		Local Roads		Parks		Parcel Boundary		Cemetery		Corporation Boundary		Shopping		Topography		Buildings				Hydrography	<p>DISCLAIMER:</p> <p>The data and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on this data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 5713.09 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and assumes no legal responsibility for the information it contains.</p>	<p>Spatial Reference</p> <p>NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet GCS: GCS North American 1983 HARN Datum: North American 1983 HARN Projection: Lambert Conformal Conic Central Meridian: -82.5000 Latitude of Origin: 38.0000 Longitude of Origin: 0.0000 False Easting: 1,968,500.0000 False Northing: 0.0000 Central Parallel: 0.0000 Standard Parallel: 38.7333 Standard Parallel 2: 40.0333 Scale Factor: 0.0000 Azimuth: 0.0000 Map Units: Foot US</p> <p>Created On: 8/30/2026 2:23 PM</p>	<p>MIAMI TOWNSHIP CEDARVILLE TOWNSHIP ROSS</p>
	Interstate Highway		Parcel Number																																
	US Highway		Lot Number																																
	State Route		Schools																																
	Local Roads		Parks																																
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	Corporation Boundary		Shopping																																
	Topography		Buildings																																
			Hydrography																																



Parcel: D08-0001-0016-0-0002-00
 KRAIG HAGLER
 Greene County Auditor, Greene County, Ohio



2025 PROPERTY

Deeded Name	VICTORIA KAY HITCHCOCK TRUSTEE		Taxpayer	HITCHCOCK TRUSTEE VICTORIA KAY	
Owner	HITCHCOCK TRUSTEE VICTORIA KAY 3180 STATE ROUTE 72 N CEDARVILLE OH 45314-9405			3180 STATE ROUTE 72 N CEDARVILLE OH 45314-9405	
Tax District	D08-CEDARVILLE TWP CEDARCLIFF LSD		Land Use	112-LIVESTOCK FARMS OTHER THAN DAIRY AND POULTRY "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	
School District	2902-CEDAR CLIFF LSD		Class	Agriculture	
Neighborhood	00137001-D08 CEDARVILLE TWP (RES)		Subdivision		
Location	3180 SR 72 N CEDARVILLE OH 45314		Legal	4378 4554 6.003AC 3180 SR 72 N	
CD Year Sold	03/05/2026	Acres 6.0030	Living Area 1,614	Map / Routing Number	0016-00/006-00
		Sales Amount 0	Volume / Page /	Survey Reference	

2025 VALUES

District	D08-CEDARVILLE TWP CEDARCLIFF LSD	
Land Use	112-LIVESTOCK FARMS OTHER THAN DAIRY AND POULTRY "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	
Enrolled Programs	-Homestead--Owner Occupancy-	
Type	Appraised	Assessed
Land	79,090	27,680
Improvement	184,950	64,730
Total	264,040	92,410
CAUV	0	0
Homestead	29,000	10,150
Owner Occupancy	226,650	79,330
Taxable	264,040	92,410

2025 CURRENT CHARGES

Full Rate	65.050000			
Effective Rate	45.515231			
Qualifying Rate	40.317337			
Type	Prior	First	Second	Total
Tax	\$0.00	\$1,671.36	\$1,393.90	\$3,065.26
Special	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$1,671.36	\$1,393.90	\$3,065.26
Paid	\$0.00	\$1,671.36	\$0.00	\$1,671.36
Due	\$0.00	\$0.00	\$1,393.90	\$1,393.90

TRANSFER HISTORY

Date	Buyer	Deed Type	Sales Amount	Valid	# of Properties
	Seller	Volume / Page	Conveyance #	Exempt	
03/05/2026	Buyer: HITCHCOCK TRUSTEE VICTORIA KAY Seller: HITCHCOCK VICTORIA K	GENERAL WARRANTY DEED	0.00 792	N T	3
01/11/2006	Buyer: HITCHCOCK VICTORIA K Seller: WELLS EILEEN	NONE	0.00 0144	N	1
11/06/1991	Buyer: WELLS EILEEN Seller: WELLS EILEEN & JOHN LEO	NONE	0.00 3943	Y	1

VALUE HISTORY

Tax Year	Appraised Land	CAUV Land	Taxable Land	Taxable Impr	Taxable Total
2026	97,360	0	97,360	224,900	322,260
2025	79,090	0	79,090	184,950	264,040
2023	79,090	0	79,090	184,950	264,040
2020	66,540	0	66,540	139,850	206,390
2017	57,050	0	57,050	129,850	186,900
2014	52,430	0	52,430	125,330	177,760
2011	44,580	0	44,580	133,620	178,200
2008	44,580	0	44,580	135,400	179,980
2007	38,400	0	38,400	128,200	166,600
2005	207,030	40,380	40,380	149,360	189,740

LAND

Type	Dimensions	Description	Value
A1-HOMESITE	1.0000	Acres	42,000
A2-TILLABLE	4.3630	Acres	37,090
A9-RIGHT OF WAY	0.6400	Acres	0

IMPROVEMENTS

Card	Type	Dimensions	Description	Size	Year Built/Rem	Value
1	MKT-MARKET ADJUSTMENT		(Not Applicable)	300	OLD/0	300
1	RG1-FRAME OR CB DETACHED GARAGE	42 X 60	Width x Length (Optional)	2,520	1981/0	11,840

DWELLINGS

Card	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Dining Rooms	Family Rooms	Condition	Year Built	Year Remodeled	Full Baths	Half Baths	Other Fixtures	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Total Area	Value
1	03-RANCH	1.00	0	403	7	3	0	1	AV-AVERAGE	1963	0	2	0	2	1	N	C+	1	1	1,614	3,228	172,810

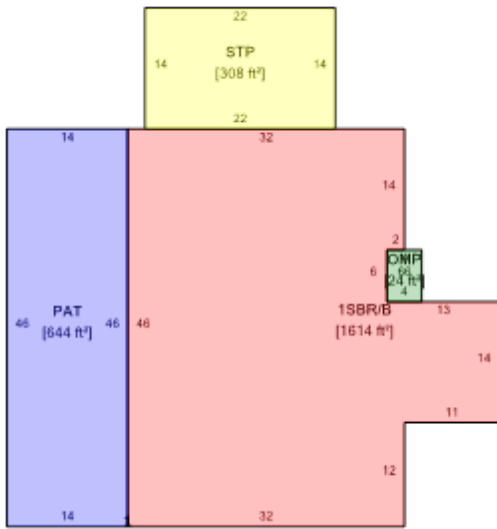


Parcel: D08-0001-0016-0-0002-00
 KRAIG HAGLER
 Greene County Auditor, Greene County, Ohio



SKETCH

Card 1



ID	Description	Size
A	1SBR/B (1 STORY BRICK / BASEMENT)	1,614
B	STP (MAS STOOP/TERRACE)	308
C	OMP (OPEN MASONRY PORCH)	24
D	PAT (CONC/BRICK PATIO)	644
1	RG1-FRAME OR CB DETACHED GARAGE	2,520

Floor
 First Floor
 Basement

Floor Area (ft²)	Living Area (ft²)
1,614	1,614
1,614	0

PAYMENT HISTORY

Date	Amount	Date	Amount	Date	Amount	Date	Amount
02/27/2026	\$1,671.36	07/13/2023	\$1,758.79	02/26/2021	\$1,657.17	07/20/2018	\$1,671.36
07/18/2025	\$1,699.25	02/14/2023	\$1,758.79	07/22/2020	\$1,651.22	02/23/2018	\$1,699.25
02/28/2025	\$1,699.25	07/18/2022	\$1,778.48	02/21/2020	\$1,651.22	07/21/2017	\$1,699.25
07/10/2024	\$1,914.99	02/15/2022	\$1,778.48	07/15/2019	\$1,668.54	02/24/2017	\$1,914.99
02/23/2024	\$1,914.99	07/22/2021	\$1,886.02	02/22/2019	\$1,668.54	07/22/2016	\$1,914.99

792
TRANSFERRED
PER 319.20 O.R.C.
3/5/2026 9:07:50 AM
EXEMPT
Greene County Auditor




2026003399 03/05/2026 09:13 AM
Filed for Record in GREENE County, Ohio
Joe Kennedy, Recorder Rec Fees: \$58.00
DEED

5 Pages

GENERAL WARRANTY DEED

GRANTOR: HITCHCOCK, VICTORIA KAY
Aka VICTORIA K. HITCHCOCK
HITCHCOCK, WILLIS GENE

GRANTEE: HITCHCOCK, VICTORIA KAY, Trustee
Of the VICTORIA KAY HITCHCOCK
Revocable Living Trust Dated March 3, 2026

PARCEL NO. 
D12-1-8-9 and D12-1-8-10 (Exhibit B)

The Grantors of this Deed, **VICTORIA KAY HITCHCOCK aka VICTORIA K. HITCHCOCK** and **WILLIS GENE HITCHCOCK**, husband and wife with **WILLIS GENE HITCHCOCK** releasing his right of dower; for valuable consideration paid, grant with general warranty covenants to **VICTORIA KAY HITCHCOCK, Trustee of the VICTORIA KAY HITCHCOCK Revocable Living Trust dated March 3, 2026**, the Grantee, whose tax mailing address is 3180 State Route 72 North, Cedarville, Ohio 45314, the following described real property:



INTER

PRIOR DEED REFERENCE: Volume 2524 Page 080 of the Official Records of Greene County, Ohio for Exhibit A and Volume 3695 Page 759 of the Official Records of Greene County, Ohio.

Subject to taxes due and payable December 20, 2008, and thereafter, and subject to all easements, right of ways and restrictions of record or in use.

WITNESS my hand this 3rd day of March 2026.

Victoria Kay Hitchcock
VICTORIA KAY HITCHCOCK
Willis Gene Hitchcock
WILLIS GENE HITCHCOCK

STATE OF OHIO, COUNTY OF GREENE, SS:

Sworn to or affirmed and subscribed before me by VICTORIA KAY HITCHCOCK and WILLIS GENE HITCHCOCK, husband and wife this 3rd day of March, 2026.



LESTER FERGUSON, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
SECTION 147-02 R.C.

Lester Ferguson
NOTARY PUBLIC

THIS DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE OWNER WITHOUT ANY TITLE EXAMINATION BY THE PREPARER. THE PREPARER ASSUMES NO LIABILITY FOR ANY ERRORS AND MAKES NO ASSERTIONS WITH RESPECT TO ANY LIENS OR PARTIAL CONVEYANCES.

THIS INSTRUMENT PREPARED BY: LESTER L. FERGUSON #0008023
ATTORNEY AT LAW
P.O. BOX 160
XENIA, OHIO 45385
PHONE: 937-477-4194
E-MAIL: Lester@937law.com

Real Estate / Hitchcock, Victoria 26-0006 GE Deed to Trust

INTERNET IMAGE

EXHIBIT B

Situated in the Village of Cedarville, County of Greene and State of Ohio and being more particularly described as follows:

Being all of Lots #9 and #10, Edgemont Subdivision, as the same are designated, numbered and known on the recorded plat thereof, Plat Book 2 Page 95, NKA Plat Cabinet 31 Page 264A of the Plat Records of Greene County, Ohio plus one half (1/2) of a vacated alley at the rear of said lots.

This conveyance is made subject to all legal highways and easements, all restrictions, conditions and covenants of record, all zoning restrictions and all taxes and assessments not yet due.

Prior deed reference: Volume 3695 Page 759 of the Official Records of Greene County, Ohio

DESCRIPTION CHECK
 Greene County Engineer's Tax Map Dept
 Legally Sufficient As Described
 Legally Sufficient With Corrections Needed
 Legally Insufficient, New Survey Required
 By: [Signature] Date: 03052026
 PAR 10 DIST DOB BK L PG 16 PAR Z
D12-1-8-9, 10

INTERNET FILING

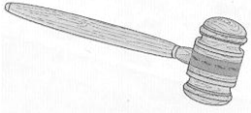
Buyer Agent

Online Auction Instructions

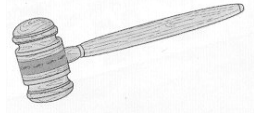


We are happy to co-op with Buyer's Agents for our Timed Online Auctions of Real Estate Listings. Below are basic instructions and procedures for Buyer's Agents for our online auctions.

1. Before your client registers to bid for our Online Auction Real Estate Listings, it is imperative that Buyers' Agents register your clients by fully completing and submitting the attached Commission Participation Form to the Listing Broker. It is important that this form is filled out completely because your share of the Broker commission could be affected for incomplete information.
2. A Bidder Package is available for each property being sold by Online Auction. The Bidder Package can be obtained by downloading from the MLS listing or from the specific Online Auction Listing at www.SheridanTeam.com. The Bidder Package will include a brochure with the Terms of Sale, along with the required property disclosures and other pertinent information about the property, including the contract documents that will be used for the transaction.
3. All properties sold by Sheridan & Associates via Online Auction are sold in "AS IS" condition (unless otherwise stated) and contracts are not contingent on inspections, financing, or any other contingency.
4. To register to bid, all prospective buyers can visit www.SheridanTeam.com and go to the specific auction listing where a link is available to enter the online auction for registration and bidding. After a prospective buyer registers to bid, a representative from the Auction Company will first have to confirm the identity of the registrant via phone call before his/her account is activated to bid.
5. Once a bidder's account is authenticated and activated by the Auction Company and once the Timed Online Auction begins, individual bids can be entered along with "max bid" amounts. Max bids are not visible to the Seller or other bidders. Max bids protect the bidder from being outbid up to the max bid amount entered by the bidder.
6. Increments of bidding are at the discretion of the Auction Company and cannot be modified by registered bidders.
7. When approaching the timed close of bidding, any bids entered during the final five (5) minutes will automatically add an additional five minutes from the time the new bid is entered. If this occurs, the timed online auction will continue past the advertised ending time until a span of five (5) minutes passes with no bids. For this reason, we do not recommend waiting until the final seconds of the online auction since computer and Internet delays can result in your bid not being received by the timed deadline.
8. For bidders represented by a Buyer's Agent, all correspondence and questions from the bidder should be handled through the Buyer's Agent, and no communication should be made directly to the Auction Company.
9. The Auction Company assumes no responsibility for computer, Internet, or software malfunctions or delays.



SHERIDANS LLC



AUCTION COMMISSION PARTICIPATION FORM ***FOR LICENSED REAL ESTATE AGENTS ONLY***

1. The licensee must be actively licensed in the state in which the auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee **must register** his/her prospective bidder, on this approved form, prior to the prospective bidder's inspecting the property or making contact concerning the auction through SHERIDANS LLC.
3. The participating licensee must attend all viewings of property with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least **24 hours prior** to the Auction, no exceptions.
5. The participating licensee acknowledges receipt of this Agreement and of Auction Bidder Package and acknowledges the sale terms have been read and are understood.
6. This Agreement must include a signed **Agency Disclosure Statement** showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
7. Commission participation on this property will be offered to the successful bidder's representative based on the following scale: **2% OF YOUR BIDDER'S FINAL BID** if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction day.

PLEASE NOTE: SHERIDANS LLC is happy to split a commission with any Broker who develops a purchaser for this auction; however, we do reserve the right to disallow commission participation for any purchaser with whom we have already developed contact prior to the submission of this form, and, in particular, when the purchaser (during communications with SHERIDANS LLC) did not declare representation by a qualified Agent or Broker.

Property Identification: 280 N. Main Street (SR 72), Cedarville, OH 45314

Timed Online Auction ending on: July 16, 2026

(please indicate)

Prospective Bidder (Print)

Prospective Bidder (Signature)

Participating Licensee (Print)

Participating Licensee (Signature)

Real Estate Company _____

Telephone: _____

Fax: _____

Date: _____

Time: _____

This agreement accepted by SHERIDANS LLC this day
of _____, 2026.

By: _____, Member

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Effective 10/24/2024)



We are pleased you have selected **SHERIDANS** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **SHERIDANS** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Representing the Sellers: Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may also offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers: When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction. All buyers working with an agent must sign a written agency agreement prior to any of the following: touring of, or making an offer for, any residential property, or signing a residential lease of 18 months or longer. This agreement must include expiration dates, fair housing information, relationship exclusivity, and terms of compensation, as well as a conspicuous statement that broker fees and commissions are not set by law, are fully negotiable, and may be paid by the seller, the buyer, the landlord, the tenant, or a third party, or by sharing or splitting the fees and commissions between brokers.

Dual Agency: Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller: On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of both parties.

Working With SHERIDANS: **SHERIDANS** does represent both buyers and sellers. When **SHERIDANS** lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a **SHERIDANS** agent, all of the agents represent that buyer. Therefore, when a buyer represented by a **SHERIDANS** agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true

whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by **SHERIDANS** agents, these agents and **SHERIDANS** will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **SHERIDANS** has listed. In that instance, **SHERIDANS** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages: **SHERIDANS** does offer representation to both buyers and sellers. When **SHERIDANS** lists property for sale, it may elect to cooperate with, and offer compensation to, other brokerages that represent buyers. **SHERIDANS** does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because **SHERIDANS** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and **SHERIDANS** will be representing your interests.

When acting as a buyer's agent, **SHERIDANS** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

Blockbusting is illegal and defined as, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Printed Name

Printed Name

Signature

Date

Signature

Date

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



Ohio Department of Commerce
Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100





SHERIDANS LLC

CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into at CEDARVILLE, Ohio, this 16TH day of JULY, 2026, by and between VICTORIA KAY HITCHCOCK, TRUSETT (Seller), hereinafter called the Seller, and:

NAME _____

ADDRESS _____

CITY/ST/ZIP _____

PHONE _____

E-MAIL _____

hereinafter called the Purchaser.

WITNESSETH:

THAT WHEREAS, the Seller has offered for sale and sold at Public Auction through **SHERIDANS LLC**, Cedarville, Ohio, (Broker) the following described premises: 280 N. MAIN STREET, CEDARVILLE, OH 45314; PID D12000100080000900 & D12000100080001000, together with all appurtenances and hereditaments thereunto belonging, but subject to all legal highways and existing easements, and WHEREAS, the Purchaser has this day bid in at Auction and has agreed to purchase all of said property for the total contract price of \$ _____.

NOW THEREFORE, it is agreed as follows:

1. **PRICE:** That Purchaser agrees to pay the total sum of \$ _____ as follows:
 - a. \$ 7,500 as down payment, the receipt of which is hereby acknowledged by the Seller;
 - b. \$ _____ (THE BALANCE DUE) on delivery of deed.

2. **EARNEST MONEY:** Upon presentation of this offer, Purchaser has delivered to **SHERIDANS LLC**, the sum of **\$7,500** as earnest money, to be deposited in the Broker's trust account within 24 hours (one day) after acceptance of this offer. Any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24, which includes the following stipulations: The Earnest Money shall be disbursed as follows: (i) if the transaction is closed, the Earnest Money shall be applied to Purchase Price (may be retained by brokerage and credited toward brokerage commission owed) or as directed by Buyer or (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of earnest money ("Release") signed by all parties to the Contract or (b) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by law to maintain such funds in his trust account until the broker receives (a) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (b) a final court order that specifies to whom the Earnest Money is to be awarded. If within two years from the date the Earnest Money was deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the Earnest Money to the Buyer with no further notice to the Seller. The earnest money shall be returned to Purchaser or applied on the purchase price at closing. If the closing does not occur because of Seller's default or because any condition of this Contract is not satisfied or waived, Purchaser shall be entitled to the earnest money. If Purchaser defaults, Seller shall be entitled to the earnest money. The parties acknowledge, however, that the Broker will not make a determination as to which party is entitled to the earnest money. Instead, the Broker shall release the earnest money from the trust account only (a) in accordance with the joint written instructions of Seller and Purchaser, or (b) in accordance with the following procedure: if the closing does not occur for any reason (including the default of either party), the Broker holding the earnest money may notify Seller in writing that the earnest money will be returned to Purchaser unless Seller makes a written demand for the earnest money within 20 days after the date of the Broker's notice. If the Broker does not receive a written demand from the Seller within the 20-day period, the Broker shall return the earnest money to Purchaser. If a written demand from Seller is received by the Broker within the 20-day period, the Broker shall retain the earnest money until (i) Seller and Purchaser have settled the dispute; (ii) disposition has been ordered by a final court order; or (iii) the Broker deposits the earnest money with the court pursuant to applicable court procedures. Payment or refund of the earnest money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party.

Seller's Initials: _____ / _____ Purchaser's Initials: _____ / _____

3. **FAIR HOUSING:** This Agreement shall be performed in accordance with Ohio Fair Housing Law (Section 4112.02 (H) of the Ohio Revised Code) and the Federal Fair Housing Law (42 U.S.C.A., Section 3601), pursuant to which it is illegal to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, military status as defined in that section, disability, or national origin; or to so discriminate in advertising the sale or rental of housing, in the finance of housing or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.
4. **DEED:** Seller shall furnish a transferable and recordable **FIDUCIARY** deed conveying to Purchaser, or nominee, a marketable title to the Property (as determined with reference to the Ohio State Bar Association Standards of Title Examination) with dower rights, if any, released and free and clear of liens, rights to take liens, and encumbrances, except (a) legal highways, (b) any mortgage assumed by Purchaser, (c) all installments of taxes and assessments becoming due and after the closing, (d) rights of tenants in possession, (e) zoning and other laws, and (f) easements and restrictions of record which would not prevent Purchaser from using the Property for the following purpose: N/A. If title to all or part of the Property is unmarketable or is subject to matters not excepted as provided above, Seller at Seller's sole cost shall cure any title defects and/or such matters within 10 days after receipt of written notice from Purchaser, and if necessary the closing date shall be extended to permit Seller the full 10 days to clear title. Seller shall have the right at closing to pay for the removal of any encumbrances or liens out of the purchase price. The cost of any title examination and title insurance shall be borne by Purchaser.
5. **REAL ESTATE TAXES:** Taxes will be prorated to date of closing using **LONG** proration method.
6. **AS IS:** Seller and Purchaser acknowledge that Purchaser has bid on the property at Auction and is entering into this contract based on the property's current "AS IS" condition with no financing or any other purchaser contingencies, and that Seller makes no warranties, expressed nor implied, about the property other than what has been stated in marketing information provided by Seller through the date of the Auction. No buyer or lender inspections are permitted after the auction.
7. **CLOSING:** Closing will occur on or before **AUGUST 25, 2026**. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by **HOME SITE TITLE AGENCY, Xenia, OH**, unless the parties mutually agree to other arrangements..
8. **POSSESSION:** Buyer shall take possession on or about date of closing.
9. **SOLE CONTRACT:** No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed.
10. **GENERAL PROVISIONS.** Upon acceptance, this offer and any attached addenda shall become a complete agreement binding upon and inuring to the benefit of Purchaser and Seller and their respective heirs, personal representatives, successors, and assigns, and shall be deemed to contain all of the terms and conditions agreed upon, there being no oral conditions, representations, warranties or agreements. Any subsequent conditions, representations, warranties or agreements shall not be valid and binding upon the parties unless in writing signed by both parties. Purchaser is accepting the Property "AS IS" in its present condition. All representations, warranties and agreements in this Contract shall survive the closing. Any word used in this offer and the acceptance thereof shall be construed to mean either singular or plural as indicated by the number of signatures hereto.
11. **BINDING ARBITRATION:** The parties agree that they will use their best efforts to amicably resolve any dispute arising out of or relating to this Agreement. Any controversy, claim, or dispute that cannot be so resolved shall be settled by final binding arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction thereof. Any such arbitration shall be conducted in Greene County, Ohio, unless otherwise mutually agreed upon by the parties. Within fifteen (15) days after the commencement of the arbitration, each party shall select one person to act as arbitrator, and the two arbitrators shall select a third arbitrator within ten (10) days of their appointment. Each party shall bear its own cost and expenses and an equal share of the third arbitrator's expenses and the administrative fees of arbitration.
12. **BROKER LICENSE:** Broker and Auction Company are licensed by the Division of Real Estate and Professional Licensing, Department of Commerce and are bonded in favor of the State of Ohio.
13. **OTHER:** No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed except _____

IN WITNESS WHEREOF, the parties hereunto set their hands this **16TH** day of **JULY 2026**.

Seller: _____ Purchaser: _____

We acknowledge the receipt and escrow holding of **\$7,500** as indicated in items 1 and 2 above.

By: _____, Member
SHERIDANS LLC

