

OHIO REAL ESTATE AUCTION LLC

www.ohiorealestateauctions.com

BIDDERS PACKET

1503 N. BROAD ST. FAIRBORN, OHIO



A01000100180001300 06/26/2018

Parcel Number

A01-0001-0018-0-0013-00

Legal Description

8-3-22 N PT NE & SE 1/4 5.458 AC 1503 N BROAD ST

Location 2

1503 N BROAD ST FAIRBORN OH 45324

Owner

OCKERMAN RONALD F & NANCY E

Acres

5.4580

Property

Tax District

A01-BATH TWP FAIRBORN CSD

School District

FAIRBORN CSD

Neighborhood

00122000-BATH TWP A01 (BASE NBHD)

Subdivision

27/2	25, 7:19 AM
	Map Number 0018-00
	Routing Number 002-00
	Certified Delinqu
	Deed
	Legal Description 8-3-22 N PT NE &
	Acres 5.4580
	Date Sold 07/12/2011

nquent Year

tion

IE & SE 1/4 5.458 AC 1503 N BROAD ST

Sales Amount

171,000.00

Volume / Page

--/--

Owner

Contact

OCKERMAN RONALD F & NANCY E 1503 N BROAD ST FAIRBORN OH 45324

Owner Name

OCKERMAN RONALD F & NANCY E

Taxpayer

Contact

OCKERMAN NANCY E 6805 20TH AVE W **BRADENTON FL 34209**

Values

Land Use

511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
Land	109,890	38,460
Improvement	182,830	63,990
Total	292,720	102,450
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	292,720	102,450

Current Charges

Full Rate 19 84.490000

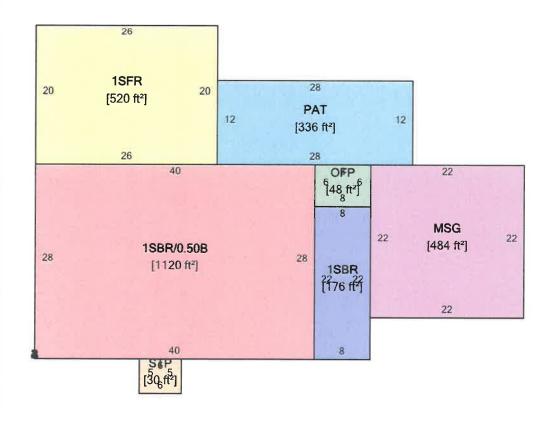
Effective Rate ① 52.891603

Qualifying Rate **1** 44.507822

	Prior	First	Second
Гах	0.00	2,481.45	2,481.45
Special	0.00	0.00	0.00
Total	0.00	2,481.45	2,481.45
Paid	0.00	2,481.45	2,481.45
Due	0.00	0.00	0.00

Last Updated: 08/26/2025 10:00 PM Powered By: <u>ISSG Inc</u>

ID	Description		Size
F	STP (MAS STOOP/TERRACE)		30
G	PAT (CONC/BRICK PATIO)		336
1	AB2-FLAT BARN		600
2	RC1-CARPORT		675
3	AL1-1S LEAN TO		660
4	AP3-ONE SIDE OPEN MTL POLE BLDG	Mark.	1650
Floor	Floor Area (ft²)	Living Area (ft²)	
First Floo	r	1,816	1,816
Basemen	t	560	0
Total		2,376	1,816



	Prior	Firs	t	Second	Total
Total Real Property Taxes		0.00	2,481.45	2,481.45	4,962.90
Real Property Tax Penalty		0.00	0.00	0.00	0.00
Real Property Tax Interest		0.00	0.00	0.00	0.00
Total Taxes		0.00	2,481.45	2,481.45	4,962.90
Paid		0.00	2,481.45	2,481.45	4,962.90
Refunded		0.00	0.00	0.00	0.00
Due		0.00	0.00	0.00	0.00

Last Updated: 08/26/2025 10:00 PM

Powered By: ISSG Inc



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Pro	perty Address: 1503 N Broa	d St. Fairborn, Ohio 45324		
Bu	yer(s):			
Sel	ler(s): Noncy Ockerman			
_	I. TRANSA	CTION INVOLVING TWO	AGENTS IN TWO DIFFERE	NT BROKERAGES
The	e buyer will be represented by	yAGENT(S)	, and	i BROKERAGE
The	e seller will be represented by		, and	
	wo agents in the real estate by		WO AGENTS IN THE SAME	BROKERAGE
	Agent(s)involved in the transaction,	the broker and managers will b	work we "dual agents", which is further	(s) for the buyer and (s) for the seller. Unless personally explained on the back of this form. all parties' confidential information.
	andon the back of this form. A confidential information. U	will be working for significant will maintain with the will maintain for the significant will be working for the working for the working for will be working for the working for the working for will be working for the worki	n a neutral position in the transac	dual agents". Dual agency is explained ation and they will protect all parties' ating as a dual agent in this transaction
Age	III. '		G ONLY ONE REAL ESTAT	
	this form. As dual agents the information. Unless indicate	ng both parties in this transaction ney will maintain a neutral posited ed below, neither the agent(s) r	on in a neutral capacity. Dual ag tion in the transaction and they want the brokerage acting as a dual	ency is further explained on the back of vill protect all parties' confidential
	represent only the (check on represent his/her own best in	e) ☑ seller or ☐ buyer in this atterest. Any information provide	transaction as a client. The other	er party is not represented and agrees to o the agent's client.
			CONSENT	
	I (we) consent to the above (we) acknowledge reading the	relationships as we enter into the he information regarding dual a	nis real estate transaction. If then agency explained on the back of	re is a dual agency in this transaction, I this form.
	BUYER/TENANT	DATE	SELLER/LANDLORD	DATE
	BUYER/TENANT	DATE	SELLER/LANDLORD	DATE

In the event that both the buyer and seller are represented by the same agent, that agent and **Ohio Real Estate Auctions LLC** will act as dual agents but only if both parties agree. As dual agents 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 would 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 it in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **Ohio Real Estate Auctions LLC** has listed. In that instance **Ohio Real Estate Auctions LLC** 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

When Ohio Real Estate Auctions LLC) lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ohio Real Estate Auctions LLC 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 Ohio Real Estate Auctions LLC shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Ohio Real Estate Auctions LLC will be representing your interests. When acting as a buyer's agent, Ohio Real Estate Auctions LLC 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, 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. 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.

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, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Name	Y E. Octavan (Please Print)	Name	(Please Print)
	. Qabusman		
Signature /	8/26/25	Signature	Date
	•		



OhioRealEstateAuctions LLC

Ohio Real Estate Auctions, LLC

CONTRACT TO PURCHASE AT PUBLIC AUCTION

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

	•	DATE:	Octobe	r 18, 2025
	SCRIPTION: The undersigned Purchase ne following described real estate in	•		= .
	St. Fairborn, Ohio 45324 A			County, OH and known
PRICE AND TE	RMS: Purchaser agrees to pay the amour	nt of the high bid \$	plus the	buyer premium of \$
	act Price of \$ for the Re			
payment of \$	to apply toward the Purchase Pr	rice and to be deposited by Broke	r, upon acceptance of	this offer, in a non-interest bear
trust account pend	ing closing. In the event this Contract to	Purchase does not close for any re	eason other than as agr	eed, Purchaser agrees that the do
payment shall be d	lisbursed by Broker 5 days from closing	date unless Broker is previously no	otified in writing by pu	rchaser that litigation has been fi
with a court of cor	npetent jurisdiction. A copy of the filing	must be attached.		
. BALANCE & CI	OSING: The balance of the Purchase I	Price shall be paid in the form requ	uired by the closing ag	ent on date of closing, on or bef
November 18,	2025 . The closing date	shall be automatically extended up	to 30 days if Auction	eer deems necessary.
. Buyers will close t		. 1160 E Dayton Yellow Springs R		
	close on or before scheduled closing of	late, seller may, at seller's option	n, extend the closing	date in consideration for a sum
\$200.00	per day after original closing date.			
. OBTAINING FIN	NANCING: This purchase is not continge	ent upon the Purchaser obtaining fi	nancing. There are no	buyer contingencies.
. BINDING OBLIG	GATION: Purchaser is buying the pro-	perty As-Is, Where-Is and with	out Recourse. If Pure	chaser fails to close for any rea
whatsoever, excep	t a nonmarketable title, Purchaser volu	intarily agrees to forfeit entire do	own payment and ma	y be held liable by Seller for
deficiency, plus co	urt costs and reasonable legal fees, result	ting from subsequent resale of the	property. Time is of the	ne essence and this is an irrevoca
offer to purchase,	with no contingencies. In the event Pur	rchaser fails to perform according	to the terms of this c	ontract, the down payment shall
forfeited as partial	liquidated damages, and not as a pena	lty, without affecting any of Selle	er's further remedies.	Either party may demand spec
performance of thi	s agreement.			
OWNER'S CERT	CIFICATION: Seller(s) certifies to Purch	haser that, to the best of Sellers's l	knowledge: (a) there a	re no undisclosed latent defects;
there are no pendir	g orders or ordinances or resolutions tha	t have been enacted or adopted aut	thorizing work or impr	ovements for which the Real Est
may be assessed,	except None	; (c) there are no Ci	ity, County or State of	orders that have been served up
Seller(s) requiring	work to be done or improvements to be r			
Inspections regard	ng habitability and use of the Real Esta	te shall be the responsibility of th	e Purchaser. All Insp	ections must be completed prior
Auction. PURCH	ASER IS RELYING SOLEY UPON HI	S EXAMINATIONS OF THE RE	EAL ESTATE, AND T	HE SELLER'S CERTIFICATION
HEREIN FOR ITS	PHYSICAL CONDITION AND CHAR	ACTER, AND NOT UPON ANY	REPRESENTATION	BY THE AUCTIONEERS/RE
ESTATE AGENTS	S INVOLVED, WHO SHALL NOT BE F	RESPONSIBLE FOR ANY DEFE	CTS IN THE REAL E	STATE.
INDEMNITY: Se	ller and Purchaser recognize that the AU	CTIONEERS/BROKERS are rely	ing on information pro	vided by Seller or his/her agents
	e Real Estate, and agree to indemnify a			
	amages, suits, liabilities, costs and expen			
facts by Seller or h			, ,	
O. CONVEYANCE A	AND CLOSING: Seller shall convey ma	arketable title to the Real Estate b	v Gen	eral Warranty
	f dower right, if any, AND SUBJECT TO		V	ing leases and state law. Title sh
	imbered as of Closing, except restriction			
None				(vermine or ometwis

11.	CONDITION OF IMPROVEMENTS: The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by
	Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and
	tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored
	by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this
	contract by written notice to Seller and the Down Payment Shall be returned to Purchaser. While this contract is pending, Sellers shall not change any
	existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the
	Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the
	property immediately to protect Purchasers' interest.
12.	DISCLOSURE: ☐ Buyer ☐ Seller - is a licensed Real Estate Broker or Sales Person.
13.	POSSESSION: Possession shall be given 🗹 at closing, 🗌 days after closing @ 🗀 AM 🔲 PM, subject to Tenants' Rights, with deed.
	(Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the
	Purchaser until possession is given.
14.	AGENCY DISCLOSURE STATEMENT: Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.
15.	SOLE CONTRACT: The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments
	to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding
	upon the parties, their heirs, administrators, executors, successors and assigns.
16.	TERMS : The property sells:to the high bidder regardless of price, or subject to seller's confirmation.
17.	\$ must be deposited at the time of Auction as down payment by company, corporate or personal check (presented with
	positive I.D). This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of Ohio Real Estate Auctions, LLC as escrow agents for the sellers.
18.	🗹 A ten percent Buyer Premium will be added to the high bid amount to determine the final contract-selling price paid by the purchaser. 🗌 No Buyer
	premium will be charged.
19.	Taxes will be prorated using the method in which Seller's share is based upon the number of days from the date of the immediately preceding
	semiannual installment (June 30 or December 31) to the date of closing. Buyer will be assuming 6 months of accrued taxes.
20.	This property is being sold at Public Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended.
	The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental
	and wetland issues. Information contained online was obtained by sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC nor
	their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material,
	advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision
	as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the
	sellers. Auctioneer reserves the right to bid on behalf of himself at any auction. The seller and Auction Company reserve the right to preclude any
	person from bidding if there are any questions as to the person's credentials, fitness, etc.
21.	Auction Firm hereby acknowledges that they represent the Seller. An Agency Disclosure Statement must be signed by the high bidder.
22.	The 🗹 buyer, 🗌 seller shall be responsible for all transfer taxes, recording fees, title search, and deed preparation. Seller is responsible for real estate
	tax prorata, mortgage releases and will convey a good and marketable title. The 🗌 buyer, 🗹 seller, 🗀 split 50/50, is responsible for survey cost, if a
	survey is required for a transfer. *Buyer is responsible for all other costs associated with closing.
23.	By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential
	Property Disclosure form and their right to rescind the Contract to Purchase.
Buy	vers Initials
	Page 2 of 3

None	
EXPIRATION AND APPROVAL: This offer is void if not accepted in writing on or befo	re close of auction o'clock A.M P.M. Noo
☐ Midnight EASTERN STANDARD TIME	
Make Deed to: (print)	
Purchaser has read, fully understands and approves the foregoing offer and acknowledges re	ceipt of a signed copy.
<u>Print</u> <u>Sign</u>	<u>Date</u>
RCHASER:	
RCHASER:	
L ADDRESS:	
ONE NUMBERS:	
TNESS:	
SELLING FEES AND EXPENSES: Seller is to pay an auction selling fee and reimburse a Print Nancy Ockerman LER: LADDRESS: 1503 N. Broad St. Fairborn, Ohio 45324	agreed expenses as per the Auction Contract. Date Corman (J. J.)
ONE NUMBERS:	
RECEIPT BY Ohio Real Estate Auctions, LLC: DATE I hereby	· · · · · · · · · · · · · · · · · · ·
cash cashier's check personal check # made payable to	as
cash cashier's check personal check # made payable to downpayment; other	
cash cashier's check personal check # made payable to downpayment; other \$ X _ %	as in accordance with terms herein provided.
cash cashier's check personal check # made payable to downpayment; other	as

Page 3 of 3