

**SHERIFF'S SALE OF REAL ESTATE**  
**Revised Code, Sec. 2329.26**

**State of Ohio, Williams County Case**  
**No. 21CI000089**

**American Advisors Group**  
**Plaintiff,**  
**vs.**

**Admins, Executors, or Fiduciary Unkn Heirs etc to the Estate**  
**of Larry A. Custer, et al,**  
**Defendant.**

**Be it known that on Thursday, December 8, 2022, at 1 :00**  
**o'clock P.M., I will offer for sale, online at public auction at**  
**<https://williams.sheriffsaleauction.ohio.gov> the following de-**  
**scribed real estate, situated in the State of Ohio, County of**  
**Williams and in the Township of Superior to wit:**

**PARCEL 072-150-01-008.004**  
**PRIOR DEED REFERENCE: OR BOOK 286 PAGE 397**  
**LEGAL DESCRIPTION CAN BE FOUND AT THE WILLIAMS**  
**COUNTY RECORDER'S OFFICE**

**Said premises known as 10570 CR-10, Montpelier, OH 43543.**

**Said premises appraised at \$115,000.00 and cannot be sold**  
**for less than two-thirds of that amount. Proxy bids may be sub-**  
**mitted 7 days in advance of the sale at the website. NOTICE:**  
**No employees of the Sheriff's Office nor any of its affiliates**  
**have access to the inside of said property. Buyer beware, sold**  
**as is. The purchaser shall be responsible for costs, allowanc-**  
**es, and taxes that the proceeds of the sale are insufficient to**  
**cover. If the property is not sold at the above noted sale date it**  
**will be offered for sale again on 12/22/22, at the same time**  
**and website. This sale is being held in pursuance of an Order**  
**of Sale dated April 18, 2022, in the above-entitled action.**

**TERMS OF SALE: A wire deposit MUST be received by 5:00**  
**p.m. ET two (2) business days prior to the auction date or**  
**an ACH debit deposit MUST be received by 4:00 p.m. ET five**  
**(5) business days prior to the auction date in the amount of**  
**\$5,000.00. Balance due within thirty days of confirmation of**  
**sale, before deed is delivered.**

**Thomas E. Kochert, Sheriff**  
**Williams County, Ohio**  
**[www.williamscosheriff.com](http://www.williamscosheriff.com)**  
**Attorney: Edward J. Delp, Esq**