

Live Public Auction

Tuesday August 4, 2026 @ 5:00 pm

Location: 207 E. Perry Street Bryan, OH. 43506.



Attention investors, speculators, and do-it-yourselfers! This 1.5-story home, offering 1,141 sq ft of living space, presents an excellent opportunity for those with vision and ambition. While the property needs some TLC and updating, it offers tremendous potential for renovation, resale, rental income, or owner occupancy.

The home features 3 bedrooms, 1 bathroom, a dining room, living room, partial basement, central air and an attached one-car garage, all situated on a 66' x 66' lot. The property is identified by the Williams County Auditor as Parcel No. 063-200-17-007.000, with current annual real estate taxes of \$1,246.78.

Plan to attend the auction preview Thursday July 23 from 4-6 pm

Note: We encourage you to inspect this property prior to sale day and make your arrangements to bid and buy. For additional information, contact Shane Sumner at 419-212-3448. For complete terms and details, visit www.aabrownauctions.com.

Terms: 10% (non-refundable) of purchase price due on sale day. Balance due at closing on or before September 11, 2026. Possession shall be given at closing. Real estate taxes shall be pro-rated to the date of closing. Being sold with the immediate confirmation of the trustee.

Owner: Leonard G. Ludwig Trust

Michael W. Spangler, Trustee

Ryan S. Breininger Attorney of Newcomer, Shaffer, Spangler,
& Breininger – Attorneys at Law

Broker: Mary Stoller

Auctioneers: Albert "Bert" Brown – Shane Sumner – Phil Stotz

MARY
STOLLER
REALTY & AUCTION CO., INC.

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