

Live Auction Reminder

Tuesday August 4 @ 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, 3 BR's, 1 BA, central air, partial basement, and 1 car attached garage. While the property needs some TLC and updating, it offers tremendous potential for renovation, resale, rental income, or owner occupancy.

Note: We encourage you to view 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 & possession at closing on or before September 11, 2026. Real estate taxes (\$1,246.78 per yr) 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.

**116 N. Main St.
Bryan, OH 43506**