

**Sheriff's Sale of Real Estate
Revised Code, Sec. 2329.26**

**State of Ohio, Williams County
Case No. 25CI000201**

US Bank N.A.

Plaintiff,

vs.

Cindy Sue Westfall, et al.

Defendant.

Be it known that on Thursday, August 6, 2026, at 1:00 o'clock P.M., I will offer for sale, online at public auction at <https://williams.sheriffsaleauction.ohio.gov> the following described real estate, situated in the State of Ohio, County of Williams and in the City of Bryan, to wit:

PARCEL #063-160-14-011.000

PRIOR DEED REFERENCE: OR BOOK 347 PAGE 966

LEGAL DESCRIPTION CAN BE FOUND AT THE WILLIAMS COUNTY RECORDER'S OFFICE

Said premises known as 1201 Bavarian Lane, Bryan, OH 43506

Said premises appraised at \$78,900.00 and cannot be sold for less than two-thirds of that amount. Proxy bids may be submitted 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, allowances, 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 August 20, 2026, at the same time and website. This sale is being held in pursuance of an Order of Sale dated May 8, 2026, 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

Attorney: Carrie L. Davis, Esq

Run Dates: 7/14, 7/21 and 7/28 (3T)