

**LEGAL NOTICE  
SALE OF REAL ESTATE**

**In the State of Ohio, County of Williams ,  
NewRez LLC D/B/A Shellpoint Mortgage Servicing, LLC  
(Plaintiff)**

**vs.**

**Guadalupe W. Gomez, et. al (Defendants)**

**Case No. 25CI000202 In pursuance of an Order of Sale directed to me in the above entitled action, I will offer for sale at public online auction the following described real estate:**

**Property Address: 402 Centre St. , Stryker, Ohio 43557**

**Legal Description: A full legal description of the property may be obtained at [www.bethroseauction.com](http://www.bethroseauction.com).**

**Parcel Number: 064-040-15-014.000**

**Said Premises Appraised: \$85,000.00**

**Minimum Bid: \$56,666.67**

**Location of Sale: Online Bidding at**

**[www.bethroseauction.com](http://www.bethroseauction.com).**

**Bidding Open Date: 8/4/2026 at 9:00 AM**

**Bidding Closes Date: 8/11/2026 at 1:00 PM**

**2nd Provisional Open Date: 8/18/2026 at 9:00 AM**

**2nd Provisional Close Date: 8/25/2026 at 1:00 PM**

**Terms of Sale: A deposit in the amount of \$5,000 is due by wire transfer within 48 hours upon conclusion of the auction. Funding must take place within 30 days of confirmation of sale. A 5% Buyer's Premium shall apply. The auction is subject to postponement and cancellation. Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient.**

**Beth Rose, Private Selling Officer,**

**[beth@bethroseauction.com](mailto:beth@bethroseauction.com), (419) 534-6223**

**July 13, 20, 27**