

**LEGAL NOTICE  
SALE OF REAL ESTATE**

**In the State of Ohio, County of Fulton ,  
Freedom Mortgage Corporation (Plaintiff)**

**vs.**

**Allison R. Bauer, et. al (Defendants)**

**Case No. 25CV000220 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: 8069 County Road 7-2 , Delta, Ohio 43515**

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

**Parcel Number: 20-039712-00.000**

**Said Premises Appraised: \$240,000.00**

**Minimum Bid: \$160,000.00**

**Location of Sale: Online Bidding at [www.bethroseauction.com](http://www.bethroseauction.com).**

**Bidding Open Date: 2/18/2026 at 9:00 AM**

**Bidding Closes Date: 2/25/2026 at 3:00 PM**

**2nd Provisional Open Date: 3/4/2026 at 9:00 AM**

**2nd Provisional Close Date: 3/11/2026 at 3:00 PM**

**Terms of Sale: A deposit in the amount of \$10,000 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**

**January 27, February 3, 10**