

Sheriff's Sale of Real Estate

**State of Ohio, Fulton County
Case No. 24CV000265**

FEDERAL HOME MORTGAGE

Plaintiff,

vs.

UNKNOWN HEIRS OF ROSE AVILA et al

Defendant.

In pursuance of an Order of Sale Issued in the above entitled action, I will offer for sale online at public auction at <https://fulton.sheriffsaleauction.ohio.gov/> on JANUARY 8, 2026 at 10:00 o'clock AM, the following described real estate to-wit:

Permanent Parcel No: 26-049480-00.000

Said Premises Located at: 6042 CO RD 1-1, SWANTON. The complete legal description of this property can be obtained at the Fulton County Auditor's Office.

Said Premises Appraised at \$75,000.00 and cannot be sold for less than two-thirds of that amount.

DEPOSIT must be received by Realauction per their guidelines in the amount of: \$5,000.00

If the property remains unsold after the first auction, then a second auction will be held online January 22, 2026 at 10:00 AM without regard to the minimum bid requirements in ORC section 2329.20 but shall be subject to costs, allowances and real estate taxes under ORC section 2329.21.

**Roy Miller
Fulton County Ohio Sheriff**

**Robert Hoose
Attorney**