

# LEGALS

## Notice of Sheriff's Sale

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES. By virtue of a certified copy of a decree to me, directed from the Clerk of the Superior Court of Ripley County, Indiana, in Cause No. 69D01-2002-MF-000007, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper was Plaintiff, and Dylan Swain, AKA Dylan S. Swain and Personal Finance Company were Defendants, requiring me to make the sum as provided for in said Decree, with interest and cost, I will expose at public sale to the highest bidder on the 1st day of March, 2022, at the hour of 1:00 p.m., or as soon thereafter as is possible, at 102 W First North St., Versailles, IN 47042, County Annex, 2nd floor, the fee simple of the whole body of Real Estate in Ripley County, Indiana. Lot Number 51 in the Town of Brooklyn, as laid out in the incorporated Town of Milan, Ripley County, Indiana. More commonly known as: 306 Morrell Street, Milan, IN 47031 Parcel No. 69-09-24-444-077.000-010 Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisal laws. "Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause 69D01-2002-MF-000007 in the Superior Court of the County of Ripley, Indiana."

**Attorney for Plaintiff:** Nicholas M. Smith ATTORNEY NO. 31800-15 Manley Deas Kochalski LLC P.O. Box 165028 Columbus OH 43216-5028 Sheriff of Ripley County Franklin Township 306 Morrell Street Address The Sheriff's Department does not warrant the accuracy of the street address published herein. Publication Point, LLC 76,78x hspaxlp L63

## NOTICE OF DETERMINATION

Pursuant to Indiana Code § 6-1.1-20-5, notice is hereby given that the Board of School Trustees of the Sunman-Dearborn Community School Corporation has preliminarily determined to issue bonds in one or more series in the aggregate amount not to exceed \$1,500,000 to fund the proposed renovation of and improvements to facilities throughout the School Corporation, including site work and the purchase of equipment, vehicles and technology. Dated: January 20, 2022 /s/ Secretary, Board of School Trustees Sunman-Dearborn Community School Corporation 76,78x hspaxlp L19

## Applicant's Legal Notice of Public Hearing

BOARD OF ZONING APPEALS Notice is hereby given that the undersigned has filed with the Board of Zoning Appeals of the County of Ripley, Indiana, and an application for variation in the regulations of the zoning ordinance to wit: Variance Description of premises affected: Part of Section 32, Township 7 North, Range 11 East, Shelby Twp. 64 ac.3153 W Co. Rd. 450 S Versailles, IN. 47042 Description of action requested: Variance from the requirement of width to depth ratio of 4:1 to allow a survey to divide property in the A1 district. Variance is from the required road frontage of 660 feet to 300 feet of frontage. The application and file on this matter are available for public inspection during regular working hours at the Area Plan Commission office in the Ripley County Courthouse Annex in Versailles, Indiana, prior to the hearing date. A public hearing will be held by said Board on March 1, 2022, at 7:30 P.M., or immediately following the Area Plan Commission meeting, in the meeting room in the Ripley County Courthouse Annex, Versailles, Indiana, at which time all interested persons will be given the opportunity to be heard in reference to the matters set out in the application. In the event that said item is tabled or postponed, or the meeting is cancelled or postponed, the application will be heard at the next regularly scheduled meeting. No further notification will be sent by certified mail or by publication. Applicant Jeff French, agent for Richard Mertz 244 North Main Versailles, In.47042 French & Associates Land Surveying 244 N. Main Street Versailles, IN 47042 78x hspaxlp L71

## Legal Notice

Notice is hereby given that Sunman-Dearborn Community Schools, 1 Trojan Place, Suite B, St. Leon, IN 47012, shall receive Request for Proposals (RFP) for Network Infrastructure upgrades. A 470 has been posted for Sunman-Dearborn Community Schools for the purpose of Network Infrastructure Upgrade through the federal E-Rate Program. Please check the following website for the 470 posting www.universalservice.org. Please check this website for a detailed copy of the RFP: https://sunmandearborn.k12.in.us 470: 220013717 RFP's must be submitted in a sealed envelope with a return address, plainly marked on the outside; "RFP for Network Infrastructure upgrades" to Sunman-Dearborn Community Schools Administration Building, 1 Trojan Place, Suite B, St. Leon, IN 47012. All RFP's shall be in compliance with the laws governing such matters and the District reserves the right to reject any and all bids and to waive any formality in the RFP process. TIMELINE Voluntary Proposal Meeting: February 1, 2022, at 10:00 AM EST Bids Due February 15, 2022, at 10:00 AM EST Bids Opened February 15, 2022, at 2:00 PM EST Director of Technology Sunman-Dearborn Community Schools Holly Patz 76,78x hspaxlp L78

## Notice of Administration

IN THE RIPLEY COUNTY CIRCUIT COURT STATE OF INDIANA SS: COUNTY OF RIPLEY IN THE MATTER OF THE UNSUPERVISED ADMINISTRATION OF THE ESTATE OF JAMES M. PEETZ, DECEASED. CAUSE NO. 69C01-2201-EU-000003 Notice is hereby given that on the 11<sup>th</sup> day of January 2022, Bernadine Palmer was appointed personal representative of the Estate of James M. Peetz, deceased, who died on the 22<sup>nd</sup> day of December 2021. All persons having claims against this estate, whether or not now due, must file the claim in the office of the Clerk of this Court within three (3) months from the date of the first publication of this notice, or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred. Dated at Versailles, Indiana, this 11th day of January 2022. Ginger J. Bradford, Clerk Ripley Circuit Court John P. Schuerman THE SCHUERMAN LAW FIRM 102 North Main Street P.O. Box 785 Versailles, IN 47042 (812) 689-4010 76,78x hspaxlp L46

## Subscribe Today!

Call 812-689-6364 or email: publication@ripleynews.com

## TOWN OF HOLTON HIRING FOR MAINT/STREET DEPT

FULL TIME or PART TIME PAY \$15.00 hour NEED TO START ASAP MUST BE DEPENDABLE & FLEXIBLE!! For application call 812-689-3269 (leave message) or Send resume to P.O. Box 156 Holton, IN 47023 or email holtontownclerks@gmail.com Accepting applications until 2/8/2022 Will need drug screen & background check.

## PUBLIC AUCTION

At Lutz Auction Center Take I-74 to St. Leon-Lawrenceburg exit, then south on SR 1 for 3 miles to Dover, IN. East on N. Dearborn Rd for 1.4 miles to Auction Ln. From Lawrenceburg, take SR 1 North to Dover, right on N. Dearborn Rd to Auction Ln. Saturday January 29, 2022 at 9 a.m. Doors open at 8 a.m. 1996 Buick Roadmaster Sedan with 38,000 miles; handguns and rifles; gun safe; stamp collection; Farmall Super M pedal tractor; garage and shop items some new in box; Christmas and holiday decorations; household furniture and furnishings; and more. 2 buildings/lot. AUCTIONEERS NOTE: Check lutzauctions.com for details, pictures, and late additions. Various Consignors - Owners Dale & Randy Lutz - Auctioneers AU01030327, AU10100126 513-266-1859 / 513-266-1860 TERMS: Cash or check with ID. No Buyers Premium. 78x hspaxlp L71

## Notice of Public Hearing

The Town of Holton will hold a public hearing on Wednesday, February 9th, 2022, beginning at 7:00 p.m. at the Town Hall located at 7044 W Versailles St., Holton, IN 47023 to provide interested citizens an opportunity to express their views on the recently completed Wastewater/Storm Water Utility Plan. The Town of Holton Wastewater/Storm Water Utility Plan was paid for using Federal Community Development Block Grant Funds from the Indiana Office of Community and Rural Affairs. Representatives from Strand Associates will present their findings and recommendations at the hearing. Every effort will be made to allow persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Jodi Comer, Grant Admin. Manager, SIRPC, PO Box 765, Versailles, IN 47042 or call 812-689-5505 not later than February 2nd, 2022. Every effort will be made to make reasonable accommodations for these persons. For additional information concerning the public hearing or the Town of Holton Wastewater/Storm Water Utility Plan please contact: Jodi Comer, Grant Admin. Manager at the address or phone number listed above. 78x hspaxlp L52

## Public Notice

Shelby Christian Church currently located at 2270 W. County Rd. 700 S. Box 97, Versailles, IN 47042 is submitting a Notice of Intent (NOI) to the Indiana Department of Environmental Management (IDEM) of our intent to comply with the requirements of 327 IAC 15-5, commonly known as Rule 5. Landowner is to provide storm water and erosion control measures to limit discharge from the site due to construction activities associated with overland storm water improvements located at 6675 US-421. Existing and proposed runoff from the project site will discharge to Vestal Branch - Indian Kentucky Creek leading to the Ohio River. Questions or comments regarding this project should be directed, in writing, to Shelby Christian Church. 76,78x hspaxlp L28

## Card of Thanks

Novena to St. Jude May the sacred heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus, pray for us; St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times per day, by the 8th day your prayer will be answered. It has never been known to fail. Publication of this prayer must be promised. Thank you Sacred Heart and St. Jude, A.H.

## LEGAL NOTICE

TOWN OF OSGOOD OSGOOD, INDIANA 2021 ROUND 2 COMMUNITY CROSSINGS STREET IMPROVEMENTS ADVERTISEMENT FOR BIDS Sealed Bids for the construction of the 2021 Round 2 Community Crossings Street Improvements will be received, by the Town of Osgood, at the office of the Clerk-Treasurer, Town Hall, 147 W. Ripley St., Osgood, IN 47037, until 6:00 P.M. EST local time on February 24, 2022 at which time the Bids received will be publicly opened and read. Please note Town Hall closes at 4:00 P.M., so bids submitted after 4:00 P.M. on the due date shall only be able to be hand delivered to the Clerk-Treasurer within the last 10 minutes before the deadline. The Project consists of the following: This project includes but is not limited to multiple street improvements to Eckert St. between Walnut St. and Buckeye St.; Eckert St. between Buckeye St. and Osgood town limits; Shook St. between Eckert St. and Wilson St.; Wilson St. between Walnut St. and Buckeye St.; Schuerman St. between Buckeye St. and east terminus; Morris St. between Schuerman St. and cul-de-sac. The work includes milling and resurfacing of roadways, installation of curbs and gutters, installation of sidewalks, ramp upgrades for ADA compliance, driveway approaches, and intersection repairs. Drainage improvements are required for these roads to accommodate proposed work and improve road longevity. The project is funded by Community Crossings funds, so all bidders must be pre-qualified with the Indiana Department of Transportation. Bids will be received for a single prime Contract. Bids shall be as shown in the Bid Form. The Issuing Office for the Bidding Documents is: Commonwealth Engineers, Inc., 7256 Company Drive, Indianapolis, IN 46237. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of 8:00 a.m. to 5:00 p.m., and may obtain copies of the Bidding Documents from the Issuing Office as described below. Prospective Bidders may also examine the drawings via the Web-based service of Commonwealth Engineers, Inc. at www.commonwealthengineers.com. Bidding Documents also may be examined at the office of the Clerk-Treasurer, 147 W. Ripley St., Osgood, Indiana 47037, on Mondays through Fridays between the hours of 8:30 a.m. to 12:00; 1:00 p.m. to 4:00 p.m. Bidding Documents will not be available to bidders until Friday, February 4, 2022. The Contract Documents, Specifications and Drawings will be provided via the web-based service of Commonwealth Engineers, Inc. at www.commonwealthengineers.com. The plan holder will receive an email link to the PDF downloadable documents upon payment of

a non-refundable fee of One Hundred Fifty and 00/100 Dollars (\$150.00) plus 7% sales tax, per project division desired.

One set of printed Contract Documents, Specifications and Drawings may be obtained upon payment of an additional non-refundable fee of Two Hundred Fifty Dollars (\$250.00) plus 7% sales tax, per project division desired, via the web-based service of Commonwealth Engineers, Inc. at www.commonwealthengineers.com. Requests for Contract Documents and Specifications and Drawings must also include a return street address; post office box numbers are not acceptable. Contract Documents will not be sold separate from the web-based service (i.e. All plan holders will be required to purchase through the web-based service). Partial sets of Contract Documents, Specifications and Drawings are not available. Questions pertaining to this project shall be submitted directly to Jeremy C. Schmitt, P.E. at Commonwealth Engineers, Inc. via https://login.procore.com. Additional questions concerning access to the website may be directed to Commonwealth Engineers, Inc. at (317) 888-1177 or email to jchipman@contactcei.com.

All addenda, which may be issued for this Project, will only be issued to each plan holder via email. For those whom also purchase printed Contract Documents, printed addenda will be provided as well. All plan holders shall note, the printed documents are provided as a courtesy and do not preclude the plan holder from relying upon the web/email based materials (i.e. delays in mail delivery will not be considered relevant due to all contract document holders access to materials via web/email). No refunds will be issued for this project. The OWNER reserves the right to reject any bid, or all bids, or to accept any bid or bids, or to make such combination of bids as may seem desirable, and to waive any and all informalities in bidding. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified shall not be considered. NO bid may be withdrawn after the scheduled closing time for receipt of bids for at least sixty (60) days. A pre-bid conference will be held at 2:00 P.M. local time on February 8, 2022 at the Town Hall, 147 W. Ripley St., Osgood, IN 47037. Attendance at the pre-bid conference is highly encouraged but is not mandatory. Bid security shall be furnished in accordance with the Instructions to Bidders.

Owner: Town of Osgood By: Christopher Kuhn, Sr. Title: Town Council President Date: January 25, 2022 END OF ADVERTISEMENT FOR BIDS 77-80X

# THE CLASSIFIEDS

small ads BIG deals

## CLASSIFIED AD DEADLINES

All classified ads must be in our office by the following deadlines. For the Osgood Journal, by Friday at 11:00 a.m. For The Versailles Republican, by Tuesday at 11:00 a.m.

## ADJUSTMENT OF ERRORS

The Ripley Publishing Company cannot be responsible for more than the first publication of any ad, so please check your ad for accuracy. Subsequent repeated errors are the responsibility of the advertiser. If a classified ad should be under a heading other than the advertiser would like it to be please contact the paper and it will be corrected for the following insertion, however, no credit will be given on the ad. The Ripley Publishing Company reserves the right to reclassify, revise or reject at its option any advertisement deemed detrimental to the public interest or the policy of the newspapers.

## Wanted

Will buy and haul scrap cars and trucks. Top prices paid. Fast pick up. Cash paid. Call 1-812-933-8151. 79-88p

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation

or discrimination because of race, color, religion, sex, handicap, familial status, or national origin or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

## For Rent or Lease

FOR RENT - 2 BDRM Town House & 2 brdm. duplex, both in Versailles area. Call Mon.-Fri. 7 a.m. - 4 p.m. 812-689-5140. 42ftx

## Colonial Manor Apartments

215 W. Tyson St., Ofc. #4 • Versailles, IN www.colonialmanor.net We have immediate occupancy for qualified applicants. Senior Citizens 62 - Handicapped - Disabled (regardless of age) Companion Animal Friendly Electric/Water/Heat Included Office open Tues. & Thurs. 9-4 Applications available on site. (812) 689-6783 TDD/TTY (800) 743-3333 www.colonialmanor.net Criminal background check & landlord references required. This institution is an Equal Opportunity Provider.

## Country Wood Apts.

is currently taking applications for low-income apartments. Rent subsidy is available. All apts. are furnished with stove, refrig., & central air. Water & sewer are included in rent. Applications accepted daily 10 am - 4 pm, closed Thursday. Office hours: Mon., Tues., Wed. & Fri. 10 am - 4 pm. 745 Ashwood Drive Versailles 812-689-7205

## South Ripley Community Schools is Hiring

Full Time Custodial/Bus Driver Positions Two (2) full-time positions in our Transportation, Buildings and Grounds department. These positions are 260 days per year, 8-hour days, and benefits-eligible. The successful candidates will be licensed CDL drivers with P&S endorsements as these positions will include daily route driving and other driving assignments as assigned during the work day. The positions will also be responsible for custodial work in both buildings, special projects, mowing duties on campus and any general upkeep of school properties as assigned by supervisors. Apply at www.sripley.k12.in.us under the Employment Link.

## Southeastern Career Center Job Opening: Director/Superintendent

Qualifications: Preferred: Master's Degree, valid Indiana Director of Career and Technical Education license or Superintendent's license. Preferred: Minimum of five years of CTE leadership and teaching experience. Job responsibilities: - Supervise all CTE programs to ensure the State Course of Study and Career Pathways requirements are met. - Create all grants and reports for the Career Center and the CTE district. - Prepare and administer all Career Center approved budgets. - Recommend and supervise all equipment purchases, repairs, and proper disposal for all CTE programs. - Maintain a current working knowledge of all pertinent rules, regulations, laws, and legislation affecting CTE programs. - Maintain a close working relationship and coordination of Career Center activities with the Board Members of the Career Center. - Attend all state conferences that pertain to Career & Technical Education. - Provide supervision and planning for all Career Center buildings and property maintenance and or development. - Supervision and evaluation of the assistant director, counselor, and instructors of the Career Center. - Maintain a close working relationship with local industries, employers, communities, and state agencies. Applications accepted until February 28, 2022. Please email completed: a letter of intent, resume, application, 3 recent letters of reference, license, and any other pertinent documents to: Jac-Cen-Del Community School Corporation Attn: Ryan Middleton 723 N. Buckeye St., Osgood, IN 47037 (812) 689-4114 ext. 1010 Fax (812) 689-7423 Email: rmiddleton@jaccendel.k12.in.us Application can be found at www.sccusa.org. We're Hiring!

## Tyson Manor Apartments

215 W. Tyson St., Ofc. #4 • Versailles, IN www.TysonManor.net Accepting Applications Senior Citizens 62 - Handicapped - Disabled (regardless of age) Electric/Water/Heat Included Office open Tues. & Thurs. 9-4 Applications available on site. (812) 689-6783 TDD/TTY (800) 743-3333 www.tysonmanor.net Criminal background check & landlord references required. This institution is an Equal Opportunity Provider.

## Buckeye Village Apartments

Part-time cleaning position available. Flexible hours - 24 hours per week at \$10 per hour. Call us today: 812-689-4508 TDD/TTY: 1-800-743-3333 830 S. Buckeye., Ofc. #1 • Osgood, IN www.buckeyevillage.net

## Buckeye Village Apartments

215 W. Tyson St., Ofc. #4 • Versailles, IN www.Buckeyevillage.net We have immediate occupancy for qualified applicants. Senior Citizens 62 - Handicapped - Disabled (regardless of age) Companion Animal Friendly Electric/Water/Heat Included Office open Tues. & Thurs. 9-4 Applications available on site. (812) 689-6783 TDD/TTY (800) 743-3333 www.colonialmanor.net Criminal background check & landlord references required. This institution is an Equal Opportunity Provider.

## For Sale

Coffee table, entertainment center, two dressers, two nice lamps, one older TV, crib mattress (like new). Call 812-621-4477. 55ftx

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