

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.

All real estate ad-

vertised 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.

Rental

2 bdrm, 1.5 bath, lg. living room, dining room and kitchen, laundry area, semi furnished, unique layout, on SR 129, \$900/month. 812-621-3945

37-42p

Wanted

Will buy and haul scrap cars and trucks

Top prices paid. Fast pick up. Cash paid. Call 1-812-933-8151. 56tfxp

POST FRAME BUILDINGS

20x24 w/2 doors

\$6,995

30x30w/2 doors

\$11,995

(812) 265-5290

Built on your lot! 60 years experience. Large selection of colors & sizes. Material packages available.

GOSMAN INC.

www.gosmaninc.com



Madison Metals

We manufacture Premium Metal Roofing and Trim

• Buy Factory Direct

• 15 Colors

• 40 Year Warranty

• Next Day Service

• Custom Trim Available

• 20', 24', 30', & 40' Trusses in Stock

Call for current pricing

Scratch & Dent - \$1.25 per linear foot

DELIVERY AVAILABLE

(812) 273-5214

The Town of Milan is accepting applications for a Full Time Utility Worker.

Applicant must be at least 18 yrs. of age.

Apply in person or pick up an application at:

Milan Town Hall – Monday - Thursday.
211 W Carr St, Milan, IN 47031

Contact the Clerk/Treasurer at 812-654-3407 to have an application emailed.

Gaslight Square Apartments

1 and 2 Bedroom Apartments

Call for appointment

812-689-4048

Office address:

319 Gaslight Dr

Versailles, IN 47042



This institution is an equal opportunity provider and employer.



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



Creative Services Specialist Southeastern Indiana REMC

Southeastern Indiana REMC is currently taking applications to fill a Creative Services Specialist position. Primary duties include: writing, digital design, photography, videography for internal and external publications, and processing marketing program rebates. Maintaining social media, REMC's website, and assisting with outage emergencies are also additional duties.

Requirements: To do this job, you must have a minimum of Associate Degree in Marketing, Communications, Graphic Design, or a related field. Must be proficient in Canva, Adobe Creative Cloud products, and Microsoft Office Suite. Strong work ethic, positive attitude, excellent written and verbal communications skills, organizational and critical thinking skills are a must.

Those persons interested should submit resumes to:

Southeastern Indiana REMC

Attn: Lori Miller

712 South Buckeye Street

P.O. Box 196

Osgood, IN 47037

Humanresources@seiremc.com

Equal Opportunity Employer

Notice of Real Property

Tax Sale

Beginning 10:00 AM

Local Time,

October 31, 2023

Commissioners' Room

Pursuant to the laws of the Indiana General Assembly, notice is hereby given that the following described property is listed for sale for delinquent taxes and/or special assessments. Pursuant to a change in law, this publication will appear only once in newspapers. Subsequent notices can be found at www.ripleycounty.in.gov. The county auditor and county treasurer will apply on or after 10/13/2023 for a court judgment against the tracts or real property for an amount that is not less than the amount set out below and for an order to sell the tracts or real property at public auction to the highest bidder, subject to the right of redemption. Any defense to the application for judgment must be filed with the Ripley County Superior Court and served on the county auditor and treasurer before 10/13/2023. The court will set a date for a hearing at least seven (7) days before the advertised date of sale and the court will determine any defenses to the application for judgment at the hearing. The county auditor and the county treasurer are entitled to receive all pleadings, motions, petitions, and other filings related to the defense to the application for judgment.

Such sale will be held on 10/31/2023 at the Commissioners' Room and that sale will continue until all tracts and real property have been offered for sale. At the discretion of local officials, the tax sale may switch to an online format. If those measures are taking place, the public auction will be conducted as an electronic sale under IC 6-1.1-24-2 (b) 10 at www.zeusauction.com commencing on the same date/time listed above. All location updates will be posted at www.sriservices.com prior to the tax sale.

Property will not be sold for an amount which is less than the sum of:

(A) the delinquent taxes and special assessments on each tract or item of real property; and

(B) the taxes and special assessments on the real property that are due and payable in the year of the sale, whether or not they are delinquent; and

(C) all penalties due on the delinquencies, and

(D) an amount prescribed by the county auditor that equals the sum of:

(1) twenty-five dollars (\$25) for postage and publication costs; and

(2) any other costs incurred by the county that are directly attributable to the tax sale; and

(E) any unpaid costs due under IC 6-1.1-24-2(c) from a prior tax sale.

No property listed below shall be sold if, at any time

before the sale, the Total Amount for Judgment is paid in full. If the real property is sold in the tax sale, the amount required to redeem such property will be 110% of the minimum bid for which the tract or real property was offered at the time of sale, if redeemed not more than six (6) months after the date of sale, or 115% of the minimum bid for which the tract or real property was offered at the time of sale, if redeemed more than six (6) months after the date of sale, plus the amount by which the purchase price exceeds the minimum bid on the real property plus five percent (5%) per annum interest on the amount by which the purchase price exceeds the minimum bid on the property. All taxes and special assessments upon the property paid by the purchaser subsequent to the sale, plus five percent (5%) per annum interest on those taxes and special assessments, will also be required to be paid to redeem such property.

In addition, IC 6-1.1-25-2 (e) states the total amount required for redemption may include the following costs incurred and paid by the purchaser or the purchaser's assignee or the county before redemption: (1) The attorney's fees and cost of giving notice under IC 6-1.1-25-4.5; (2) The costs of title search or examining and update the abstract of title for the tract or item of real property. The period of redemption shall expire on Thursday, October 31, 2024 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Wednesday, February 28, 2024.

If the tract or item of real property is sold for an amount more than the minimum bid and the property is not redeemed, the owner of record of the property who is divested of ownership at the time the tax deed is issued may have a right to the tax sale surplus.

The Auditor and Treasurer specifically reserve the right to withhold from the sale any parcel which has been listed in error, or which otherwise becomes ineligible for sale either prior to 10/31/2023 or during the duration of the sale.

This notice of real property tax sale, and the tax sale itself are undertaken and will be conducted pursuant to the requirements of the laws of the State of Indiana which regulate the sale of land for delinquent taxes, pursuant to I.C. 6-1.1-24-1 et seq.

The County does not warrant the accuracy of the street address or common description of the property, and a misstatement in the key number or street address does not invalidate an otherwise valid sale.

Minimum bid amounts are prescribed by law and are subject to change prior to the auction date.

Pursuant to IC 6-1.1-24-

3(e), property descriptions may be omitted for properties appearing on the certified list in consecutive years. A complete property list may be obtained at www.sriservices.com or in an alternative form upon request.

Registration For Bidding On The Tax Sale:

If you are interested in bidding on the tax sale for an Indiana county, you may register online at <https://sriservices.com/>. This registration is good for all counties that SRI services. You need to register only once for all counties. Make sure to bring the completed form with you to each sale. This will speed up the registration process for you the morning of the sale. If you do not have access to a computer with internet service you may register the morning of the sale.

Please arrive the morning of the tax sale at least 30 minutes before the beginning time to be assured you will receive your bid number before the start of the sale.

Please bring your registration form and W9 form with you the morning of the tax sale. You will be able to print these forms from the registration web site.

Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the Ripley County Tax Sale must provide a Certificate of Existence or Foreign Registration Statement in accordance with IC 5-23 from the Secretary of State to the Ripley County Treasurer.

Dated: 09/05/2023

692300001 001-100139-01

\$1,119.47 Jones, Barbara Pt

Neqr 13-9-12 1a 10519 North

Spades Rd Sunman 47041

692300002 002-100174-19

\$460.13 Raab, Mariann

Dickman PT SWQR 27-10-12

Tract A 0.0259A (Non-buildable tract) Merkel Road

Batesville 47006

692300003 003-100280-01

\$2,082.04 Spencer, Brittany

N Pt Sims Addition Lot 61

0.1277a 213 West Pearl St

Batesville 47006

692300004 003-100862-00

\$3,885.15 Reverman, Bradley

Jeffrey & Michael Bienie

& Haverkos Pt Lot 1 & 2 312

N Vine St Batesville 47006

692300005 005-100343-00

\$5,074.19 Kabbes, Michael

Pt S 1/2 S 1/2 Swqr 31-6-12

53a Pt E 1/2 Sec 31-6-12 .71a

1977 E Co Rd 1050 S Cross

Plains 47017

692300007 005-100760-03

\$208.62 D & L Amberly

Properties, LLC Pt Nw1/4

17-6-12 3.00A S Co Rd 750

Cross Plains 47017

692300009 006-100329-00

\$304.72 Sekula, Elaine

M. Pt Se1/4 Swqr 12-8-11

2.03a State Road 350 Osgood

47037

692300010 007-100516-00

\$2,109.94 Huntington, Greg

A & Denene K Pt E1/2 26-9-11

1.00a 724 W State Road 48

Batesville 47006

692300011 007-100625-08

\$1,365.02 Kieffer, Ruth A Pt

Neqr 3-8-11 2.708a 6823 N

Finks Rd Osgood 47037

692300013 008-100327-07

\$2,668.88 Smith, Tyler B Pt

692300018 008-100803-05

\$1,611.38 Guy, Russel L & Laura

R E 1/2 Neqr 2-8-12

1.672A 5798 E County Road

700 North Milan 47031

692300019 009-100023-01

\$616.28 Incline Acres, LLC

Pt Neqr 3-7-10 11.073a (must

be sold to adjacent owner)

340 N Co Rd 850w Holton

47023

692300020 012-100011-00

\$4,832.64 Schrott, Gary W & Lois

J Rich Sub Lots 1 1.476a

S1/2 2-7-11 .846a Land Contract

- Eric Schrott - 12/2/19

26 N Us 421 Versailles 47042

692300023 014-100340-00

\$6,456.53 World Fuel Services, Inc

Pt Swqr 19-8-13

1.213a 201 N Main St Milan

47031

692300024 015-100094-00

\$233.38 Volz, Chris E Jr Etal

Wooley Add Pt Lot 20 Rose

St Milan 47031

692300025 015-110031-00

\$2,632.20 US Home Ownership

LLC Pt W1/2 Neqr 30-8-13

.363a 131 Airport Rd

Moores Hill 47032

692300026 017-100037-00

\$4,698.51 Hamon, Marvin W

Schuerman Add Lot 25 540 S

Buckeye St Osgood 47037

692300027 017-100156-00

\$2,980.07 Hammond, Nicholas

A Osgood Lot 341 Osgood

Lot 340 111 N Lynn Street

Osgood 47037

692300028 017-100416-00

\$796.17 Hoegeman, Donald

R Jr & Victoria A Wilson Lot

390 519 Leslie St Osgood

47037

692300029 017-100640-00

\$4,097.83 Osgood Premium

Properties LLC Osgood Pt

Lot 120 148 S Buckeye St Osgood

47037

692300030 018-100351-00

\$3,145.82 Hewitt, Micah Pt

N1/2 8-8-10 6a 9266 W Co

Rd 500 N Holton 47023

692300032 019-100005-01

\$325.19 Asher, Wilma E Pt

Neqr 16-6-11 30.004a 7100

South 225 West Versailles

47042

692300033 019-100140-00

\$766.64 Swinney, Ronnie

New Marion 1,2,3 & 4 4629

S Old Michigan Rd Holton

47023

Nwqr 10-8-12 5.949a 4063 E

Prattsburg Road Milan 47031

692300017 008-100618-00

\$669.55 Schwering, Emily

Schwing Sub