

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 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.

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

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** 

Fiber Service Coordinator Southeastern Indiana REMC
Southeastern Indiana REMC in Osgood, IN, is accepting resumes for the position of Fiber Service Coordinator. Primary duties include, but are not limited to: directing drop construction, maintenance and repair of the SEI Fiber fiber optic infrastructure, evaluating current and future construction, material management, and customer inquiries. A primary responsibility for this role will be working closely with property owners, department of transportation, railroads, water, and gas entities to enable construction.
This position also requires minimum of associate degree in a related field from an accredited institution of higher learning, training from a trade school, or technical school. Work experience may be considered for this position.
Qualified persons should submit their resumes to:
Southeastern Indiana REMC
Attn: Lori Miller
Human Resources
P.O. Box 196
Osgood, IN 47037
Or Email:
Humanresources@seirem.com
Equal Opportunity Employer

IT Specialist SEI Communications
SEI Communications is seeking a qualified individual to fill the position of an IT Specialist. The ideal candidate will be self-motivated, dependable, and honest. Responsible for installing or upgrading components, setting up software, assisting with network administration, resolving all IT support issues. Top candidates will have a friendly personality and an aptitude for customer service. Work independently or as a team member in the daily execution of tasks necessary to meet IT quality and scheduled goals of the company. Associates Degree or Trade Certification from accredited institution and 2+ years working experience in a computer related field is recommended.
This is a full time (Monday-Friday 8 am-4:30 pm) hourly, non-exempt position with a starting wage of \$24.25 per hour. SEI Communications offers Medical and Prescription Drug Insurance, Dental, Vision, Life Insurance, Company matching 401k, Defined Benefit Plan, Paid Holidays, Paid Vacation and Sick Leave. This position requires satisfactory results of a background check and drug screen. Job location will be Dillsboro, Indiana.
See full job description at:
www.seicomunications.com/careers
Qualified persons should submit their resume via email to:
hr@seidata.com


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 Circuit Court of Ripley County, Indiana, in Cause No. 69D01-2209-MF-000035 wherein Nationstar Mortgage LLC was Plaintiff, Allied First Bank, SB d/b/a Servbank is Judgment Assignee and Kris A. Martin a/k/a Kris Mullins a/k/a Kris Winters a/k/a Kris Ann Martin a/k/a Kris Martin, was Defendant, 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 5 day of December, 2023, at the hour of 1:00 p.m. or as soon thereafter as is possible, at 2nd Floor, 102 W First North Street, Versailles, IN 47042, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

Lot Number Three Hundred Ten (310) as laid out and designated on the Original Plat of the Town of Osgood, Indiana.
More commonly known as: 131 N Sycamore St, Osgood, IN 47037
Parcel No. : 69-10-22-223-010.000-007
Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisal laws.
Nathan A. Dewan 35006-82
Doyle & Foutty, P.C.
41 E Washington Street Suite 400
Indianapolis, IN 46204
Rob Bradley, Sheriff of Ripley County Center Township
131 N Sycamore St, Osgood, IN 47037
The Sheriff's Department does not warrant the accuracy of the street addressed published herein.
SERVICE DIRECTED TO: Kris A. Martin a/k/a Kris Mullins a/k/a Kris Winters a/k/a Kris Ann Martin a/k/a Kris Martin
131 North Sycamore St Osgood, IN 47037
MANNER OF SERVICE: Sheriff

NOTICE
DOYLE & FOUTTY, P.C.
IS A DEBT COLLECTOR
54, 56, 58x
hspxlp L76

Shop locally. Shop Often.

PUBLIC AUCTION
At Lutz Auction Center
25980 Auction Ln. Guilford, IN 47022
Saturday November 18, 2023, at 9 a.m.
Doors open at 8 a.m.
Combination wood/fuel oil furnace; like new 275 gallon fuel tank; power wood working tools; extension and step ladders; metal brake; air nailers; garage and shop tools; motorcycle lift; steel traps and fur stretchers; grills, camping and patio items; wood store display cabinets; antique and modern furniture; antiques and collectibles. 2 buildings full.
AUCTIONEERS NOTE: Check lutzauctions.com for details, pictures, and late additions.
Various Consignor – Owners
Dale & Randy Lutz – Auctioneers AU01030327, AU10100126
513-266-1859 / 513-266-1860
TERMS: Cash or check with ID. No Buyers Premium.
Indiana sales tax collected.



Marketing Specialist SEI Communications
SEI Communications is seeking a driven, creative individual, with excellent communication skills, to join our team as a marketing specialist. This position is responsible for maintaining the company's brand identity internally and externally through developing, coordinating, and communicating effective marketing strategies, publicity, education, advertising and promotional campaigns. This position plays an integral role in building and engaging SEI's customer base and implementing effective strategies that will promote the company's long-term growth and history. Associates Degree and 2+ years working experience in marketing and/or sales is recommended.
This is a full time (Monday-Friday 8 am-4:30 pm) hourly, non-exempt position with a starting wage of \$23.50 per hour. SEI Communications offers Medical and Prescription Drug Insurance, Dental, Vision, Life Insurance, Company matching 401k, Defined Benefit Plan, Paid Holidays, Paid Vacation and Sick Leave. This position requires satisfactory results of a background check and drug screen. Job location will be Dillsboro, Indiana.
See full job description at:
www.seicomunications.com/careers
Qualified persons should submit their resume via email to:
hr@seidata.com


LEGALS

Rebid

Advertisement for Bids

TOWN OF OSGOOD
OSGOOD, INDIANA
BUCKEYE STREET AND CLEARWELL WATER UTILITY IMPROVEMENTS

General Notice
Town of Osgood (Owner) is requesting Bids for the construction of the following Project:
Buckeye Street and Clearwell Water Utility Improvements Project #W20030

Bids for the construction of the Project will be received at the **Office of the Clerk-Treasurer** located at **Town Hall, 147 W. Ripley Street, Osgood, IN 47037**, until **Thursday, November 30, 2023, at 3:30 p.m.** local time. At that time the Bids received will be **publicly** opened and read.
All interested citizens are invited to attend and should any citizens require special provisions, such as handicapped modifications or non-English translation personnel, the Town will provide such provisions as long as the request is made by Wednesday, November 22, 2023.

The Project includes the following Work:
The project includes but is not limited to water main replacements within the Town of Osgood's Distribution System and improvements to the existing Clearwell at the Water Treatment Plant. The work includes approximately 2,000 LF of new 6-inch diameter water mains, together with all associated valves, hydrants, connections to existing mains, individual service taps, service tubing, service reconections, surface restorations, and the abandonment of existing water mains where designated. Work at the Water Treatment Plant includes installation of piping internal to the Clearwell including draining, disinfection, miscellaneous improvements as shown on the Construction Plans, and all other ancillary components required for a complete and operation system.

Bids are requested for the following Contract: **Buckeye Street and Clearwell Water Utility Improvements. Bids will be received for a single prime Contract. Bids shall be as shown in the Bid Form.**

Obtaining the Bidding Documents
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 Street, 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.

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 **Rachel M. Runge, 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.

All addenda, which may be issued for this Project, will 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 ninety (90) days.

Pre-bid Conference
A pre-bid conference for the Project will be held on **Monday, November 20, 2023 at 2:00 p.m. local time at Town Hall, 147 W. Ripley Street, Osgood, Indiana 47037**. Attendance at the pre-bid conference is encouraged but not required.

Instructions to Bidders
The work to be performed and the bid to be submitted shall include sufficient and proper sums for all general construction, mechanical installation, labor, materials, permits, licenses, insurance, and so forth incidental to and required for the construction of the facilities.

Each bid must be enclosed in a sealed envelope bearing the title of the Project and the name and address of Bidder. All bids must be submitted on the bid forms as identified in the Contract Documents and Specifications.

Each bid shall be accompanied by a certified check or acceptable bidder's bond made payable to the Owner, in a sum of not less than five percent (5%) of the total amount of the highest aggregate bid, which check or bond will be held by the Owner as evidence that the bidder will, if awarded the contract, enter into the same with the Owner upon notification from him to do so within ten (10) days of said notification.

Approved performance and payment bonds guaranteeing faithful and proper performance of the work and materials, to be executed by an acceptable surety company, will be required of the Contractor at the time of contract execution. The bonds will be in the amount of 100% of the Contract Price and must be in full force and effect throughout the term of the Construction Contract plus a period of twelve (12) months from the date of substantial completion.

Bid security shall be furnished in accordance with the Instructions to Bidders.

A conditional or qualified Bid will not be accepted.
Award will be made to the low, responsive, responsible bidder. The low, responsive, responsible bidder must not be debarred, suspended, or otherwise be excluded from or ineligible for participation in federally assisted programs under Executive Order 12549.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the project throughout.

Bids shall be properly and completely executed on bid forms included in the Specifications. Bids shall include all information requested by Indiana Form 96 (Revised 2013) included with the Specifications. Under Section III of Form 96, the Bidder shall submit a financial statement. A copy of the proposed Financial Statement to be submitted with the bid is included in the bid documents section to these specifications. The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the work and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Agreement and to complete the work contemplated therein.

Each Bidder is responsible for inspecting the Project site(s) and for reading and being thoroughly familiar with the Contract Documents and Specifications. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation with respect to its Bid.
Wage rates on the project shall not be less than the federal wage scale published by the U.S. Department of Labor.
Bidders on this work shall be required to comply with the provisions of the President's Executive Order No. 11246, as amended. The Bidders shall also comply with the requirements of 41 CFR Part 60 - 4 entitled Construction Contractors - Affirmative Action Requirements.
The Bidders attention is also called to the "Minority/Women Business Participation" requirements contained in the Project Specifications. The Indiana Office of Community and Rural Affairs has adopted a State goal of 10% participation for minority and women owned businesses for construction related

or purchase related contracts for the work.
The Contractor must meet guidelines and practices established by the Indiana Office of Community and Rural Affairs and appropriate federal regulations including: 1) Executive Order 11246, 2) Section 3 of the Housing and Community Development Act of 1968, as amended, 3) Certification of Non-Segregated Facilities, 4) OMB Circular A-102, 5) Title VI of the Civil Rights Act of 1964, 6) Section 504, Rehabilitation Act of 1973, 7) Age Discrimination Act of 1975, 8) Executive Order 12138, 9) Conflict of Interest Clause, 10) Retention and Custodial Requirements for Records Clause, 11) Contractors and Subcontractors Certifications, and others that may be appropriate or necessary.

Contract procurement is subject to the federal regulations contained in the OMB Circular A-102, Sections B and O and the State of Indiana requirements contained in IC-36-1-9 and IC-36-1-12.

Any contract(s) awarded under this Advertisement for Bids are expected to be funded in part by a grant from the Department of Housing and Urban Development, as administered by the Indiana Office of Community and Rural Affairs. Neither the United States nor any of its departments, agencies or employees is or will be a party to this Advertisement for Bids or any resulting contract.

Pursuant to Chapter 5, 5-4 of the Labor Standards Administration and Basic Enforcement Handbook 1344.1 Rev 2; "No contract may be awarded to any contractor that is debarred, suspended or otherwise ineligible to participate in Federal or Federally assisted contracts or programs. Any contract awarded to a prime contractor or subcontractor that is found to be ineligible for award must be terminated immediately." Prior to contract award prime contractors must be actively registered or seeking registration with SAM.gov to determine eligibility/debarment status.

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

This Advertisement is issued by:
Owner: Town of Osgood
By: Christopher Kuhn, Sr.
Title: Town Council President
Date: November 7, 2023

56,58xx
hspxlp L449

Notice of

Administration

IN THE RIPLEY COUNTY
CIRCUIT COURT

STATE OF INDIANA
CAUSE NO.
69C01-2311-EU-000045
In the Matter of the Estate of: RALPH STEVENS, Deceased
Notice is hereby given that Harley White and Ruth Ann White were on the 6th day of November, 2023, appointed as the Personal Representative of the Estate of Ralph Stevens, deceased, who died on the 25th day of October, 2023.

All persons who have 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, on November 13, 2023.
Liz Baumgartner
Clerk Ripley Circuit Court

Douglas C. Wilson #1282-69
Attorney for the Personal Representatives
130 S. Walnut Street
Batesville, IN 47006
812-934-2173

58,60x
hspxlp L44

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: Special Exception
Description of premises affected:
Part of Section 31, Township 10 North, Range 13 East, Adams Twp.
6.87 +/- Acres.
7211 E St. Rd. 46 Batesville, In.
Description of action requested:
Special Exception to permit a Billboard in the General Business District.

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 December 5, 2023, at 7:30 P.M., 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
Adam Vogeley for MMF Properties, LLC.
7211 E St. Rd. 46
Batesville, IN 47006

58x
hspxlp L64

North Vernon woman arrested for arson

Indiana State Fire Marshal investigators arrested a North Vernon woman on Sunday in connection with an apartment fire that occurred the day before.

Fire crews were dispatched Saturday afternoon to an apartment fire at the home of Gwendolynn (Gwen) Mae Grigsby, 55. Investigators determined the fire started in a closet between the kitchen and the living room of the apartment, where an exploded aerosol can was found. Electrical devices in the area were all unplugged, and further investigation revealed the fire was intentionally set in this area. In a back bedroom, evidence of spray paint was discovered.

Grigsby was not home at the time fire crews arrived. However, her ex-husband told investigators he spoke to her in the apartment shortly before the fire started, at which time she allegedly threatened to burn the place. The ex-husband said the fire was reported about 30 minutes later.

On Sunday, Grigsby was allegedly found near the scene of the fire. During questioning, Grigsby initially said she didn't know how it started. Later, she said the fire started in the closet using a lighter and an aerosol can, according to charging documents in the case. She allegedly said she blacks out on drugs and didn't remember the incident.

Grigsby was taken into custody and charged with felony arson. She remains in custody at the Jennings County Jail.

Another fire is under investigation in the area that occurred at a nearby vacant house about 12 hours before the apartment fire. Evidence of spray paint was also found at that scene, and it was believed to have been intentionally set. No arrests have been made in that incident.