

# 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, fa-**

**mial 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**

### Excavating

Land clearing, ponds, building pads, basements, etc. Fully Insured. Terry Struckman Sr. Excavating 812-689-3716/812-621-2512 79-15p

### For Sale

3 bedroom ranch home, 7 acres, 4 outbuildings, woods, & pond in Rexville. \$250,000 812-571-4034 91-101p

1974 Buick \$500, 1950 Dodge Truck, \$4900. 812-571-4034 91-101p

Hay and straw, small square bales. Versailles, IN 812-621-1319 91-101p

# LEGALS

## Notice of

### Administration

STATE OF INDIANA  
IN THE CIRCUIT COURT  
OF RIPLEY COUNTY  
2024 TERM  
CAUSE NO. 69C01-2402-EU-000012  
IN THE MATTER OF THE UNSUPERVISED ADMINISTRATION OF THE ESTATE OF GEORGE A. ERTZINGER, DECEASED  
ESTATE DOCKET 69C01-2402-EU-000012

Notice is hereby given that James L. Moreland was, on the 27th day of February, 2024, appointed Personal Representative of the Estate of George A. Ertzinger, deceased, who died on the 13th day of December, 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 one (1) year after the decedent's death, whichever is earlier, or the claims will be forever barred. Dated at Versailles, Indiana, this 15th day of March, 2024.

**Liz Baumgartner**  
Clerk, Ripley Circuit Court  
LAW OFFICE OF MELISSA S. SCHOLL  
Melissa S. Scholl,  
I.D. 18143-16  
23947 Salt Fork Road  
Lawrenceburg, IN 47025  
Telephone: (812) 637-6543  
melissa@melissascholllaw.com

98, 100x  
hspaxlp L49

## Applicant's Notice of Public Hearing

### PLANNING COMMISSION

Notice is hereby given that the undersigned has filed with the Area Plan Commission of the County of Ripley, Indiana, and an application for variation in the regulations of the zoning ordinance to wit: Rezone

Description of premises affected:  
Part of Section 12, Township 7 North, Range 11 East, Johnson Twp.

Lot # 127 and 19 feet off of the South side of lot # 128 on the original plat of the Town of Versailles.

314 N Adams Street Versailles, In.

Description of action requested:  
Rezone from R-2 residential to R-3 residential.

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 Wednesday May 8th, 2024, at 7:00 P.M., or after the BZA 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  
David Shane  
(Shane Rentals, LLC)  
4095 Harvey's Branch Rd.  
Oldenburg, In. 47036

100x  
hspaxlp L65

**HELP WANTED**  
**Auto Parts Counter Position**  
Immediate Start. 40 hr. work week with some Saturday mornings. Great pay, Insurance, Paid Vacation. Must be at least 21 with a clean driving record.  
*Resume preferred/References Applications available/References*  
**NAPA Auto Parts**  
707 U.S. 50 West Versailles, IN 47042  
Phone: 812-689-5161 Fax: 812-689-1881  
Email: hope\_gray@napaindiana.com

**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**

**REMC SOUTH-EASTERN INDIANA**

**WE ARE HIRING**

**MECHANIC**

Responsible for maintenance and repair of fleet vehicles.

APPLY NOW  
[www.scremc.com/employment](http://www.scremc.com/employment)

## REPORT.....Con't from page 8

er, property in Batesville, filed March 26.

Mike Taylor II, Mike Taylor III to James Dobbs, property in Center Township, filed March 27.

Leroy Swanson to Avery Kysar, property in Versailles, filed March 27.

Estate of Millard Carter, Millard Carter to Donna Land, property in Sunman, filed March 28.

Michael J. Cambron, Mary K. Cambron to Kurt Knight, Jennifer Knight, property in Batesville, filed March 28.

### Criminal Judgments

State of Indiana vs. Trevor Turner, 33, Madison, pled guilty to Theft, sentenced to 365 days with 365 days suspended to probation, filed April 3.



# MMH introduces user-friendly billing platform

Margaret Mary Health has implemented a new patient billing platform designed to enhance the patient experience. This platform provides patients with a user-friendly interface they can easily access to understand their medical expenses. It offers transparency in billing processes and the convenience of multiple payment options. In addition to paper statements, it improves patient communication by utilizing text and email payment reminders.

"We recognize managing and paying MMH bills has been challenging for patients. One of our top priorities is creating a care delivery model focused on improving access, convenience and ease of using our services. Thanks to valuable input and survey feedback from our patients, this is the first of several platforms we'll be implementing throughout 2024 designed to improve the patient experience before, during and after utilizing our services," shared Liz Leising, CEO and President of Margaret Mary Health.

As part of the new automated system, patients will receive text messages and/or emails alerting them each time a bill has been generated following services. These messages are sent prior to when a paper statement is received in the mail. Additional text and email payment reminders will be sent from MMH prior to the due date, which is 30 days from statement generation. Patients

will have the ability to customize their communication preferences and opt out of any, including paper statements. Payments can be made through a variety of methods including online, through text message link, via an automated phone line 24/7, scanning a QR code on the billing statement, through the patient portal or by traditional mail.

A major enhancement is the ability for patients to set up their own payment plan online through their patient portal or by visiting [mmhealth.org/paymybill](http://mmhealth.org/paymybill). Payments can also be set up as reoccurring automatic payments with a credit or debit card. MMH offers zero-interest payment plans for up to 36 months, depending on the total balance due. Payment plans may also be arranged via phone by calling our Patient Financial Services team at 812.933.5441.

MMH is committed to delivering the best possible healthcare services and is grateful for the ongoing community support. For easy access to the patient portal, go to the App Store or Google Play, search for MMH Patient Portal and download the mobile app. If you need assistance enrolling, or help with your username and password, call the Portal Helpline at 812.933.5124. For questions regarding the new billing platform contact the Patient Financial Services team at 812.933.5441.

# Expanded Batesville Main Street Re-Envision grant now open for applications

On April 4 2024, Batesville Main Street announced the opening of the Batesville Main Street Re-Envision Grant for 2024 with expanded project eligibility. The Re-Envision Grant is an incentive-based grant program to provide financial support for qualifying property owners and tenants to re-envision and activate unused or underutilized spaces within their existing building to make the space available for a new retail, restaurant, food service, or specialty shop. Additionally, new for 2024, projects for permanent interior improvements to existing retail, restaurant, food service or specialty shops aimed to enhance the consumer experience will also be eligible for funding.

The Re-Envision Grant is available to building owners and tenants located within the Batesville Main Street District and is a dollar-for-dollar matching grant. A total of \$20,000.00 is available under the program. Funds awarded under the Re-Envision Grant must be used by recipients to renovate, reformat, expand, reinvigorate, modify, or otherwise prepare the interior space of an existing building to (1) prepare with the intent to lease the space to a new or additional retail, restaurant, food service, or specialty shop; or (2) make permanent improvements to an existing retail, restaurant, food service or specialty shop with the goal of enhancing the consumer experience.

Batesville Main Street Executive Director, Amy Pretzer, announced the expanded program stating, "Batesville Main Street is excited to again offer the Re-Envision Grant to our downtown district businesses with the goal of recruiting and adding new retail and restaurant offerings, but with the additional goals of improving our existing businesses to enhance our consumer experience in the Main Street District." Pretzer continued, "The 2024 Re-Envision Grant continues to build on our organizational goals to continually expand

and improve market offerings enhancing the overall experience of the Batesville Main Street District."

Batesville Main Street is presently accepting applications for the Re-Envision Grant with final applications due on June 1, 2023. Grant recipients will be notified by June 15, 2024. Application packets and more information about the Re-Envision Grant can be found at [www.batesvillemainstreet.org](http://www.batesvillemainstreet.org), by contacting Amy Pretzer at the Batesville Memorial Building or at [batesvilleinmainstreet@gmail.com](mailto:batesvilleinmainstreet@gmail.com). The Re-Envision Grant was made possible thanks to funding provided by the City of Batesville Economic Development Commission.

### About Batesville Main Street

Batesville Main Street, Inc. is an Indiana Not-For-Profit Corporation, which was founded in 2010 and operates thanks to countless volunteers. It aims to be a catalyst for the economic and physical rehabilitation, development, growth, and sustainability of the defined downtown district. Batesville Main Street is guided by a volunteer Board of Directors and efforts are carried out by volunteer committees and their members.

More information about Batesville Main Street, including its mission, Board of Directors, completed projects, future efforts, and the Main Street District, can be found at [www.batesvillemainstreet.org](http://www.batesvillemainstreet.org).

Batesville Main Street is a standalone, non-membership based, volunteer driven, 501(c)(3) organization. Batesville Main Street is an entity separate and apart from the City of Batesville and the Batesville Chamber of Commerce. If you are interested in supporting Batesville Main Street and its efforts through a financial donation, please visit [www.batesvillemainstreet.org/donate/](http://www.batesvillemainstreet.org/donate/) or stop by the Batesville Memorial Building and ask for Amy Pretzer.

# Foreign investors must report U.S. Agricultural Land Holdings

U.S. Department of Agriculture (USDA) Farm Service Agency (FSA) Executive Director Steve Thurnall in Ripley County reminds foreign investors with an interest in agricultural lands in the United States that they are required to report their land holdings and transactions to USDA.

The Agricultural Foreign Investment Disclosure Act (AFIDA) requires foreign investors who buy, sell or hold an interest in U.S. agricultural land to report their holdings and transactions to the USDA. Foreign investors must file AFIDA Report Form FSA-153 with the FSA county office in county where the land is located.

According to the CFR Title 7 Part 781, any foreign person who holds an interest in U.S. agricultural land is required to report their holdings no later than 90 days after the date of the transaction.

"Failure to file a report or filing a late or inaccurate report can result in a penalty with fines up to 25 percent of the fair market value of the agricultural land," said Thurnall.

Foreign investors should report holdings of agricultural land totaling 10 acres or more used for farming, ranching or timber production, including leaseholds of 10 years. AFIDA reports are also required when there are changes in land use, such as agricultural to nonagricultural use. Foreign investors must also file a report when there is a change in the status of ownership.

The information from the AFIDA reports is used to prepare an annual report to the President and Congress on the effect of foreign land holdings on family farms and rural communities in the United States.

Assistance in completing the FSA-153 report may be obtained from the local county FSA office. For more information regarding AFIDA or FSA programs, contact the Ripley County FSA office at (812)689-6410 or visit [farmers.gov](http://farmers.gov).

## Front Desk / Office Assistant

### Hoosier Hills Water in Milan

- Answer phones
- Process payments
- Customer Interaction

Go to [www.hhrwd.com](http://www.hhrwd.com) under Our Team for info

Apply in person

**Shop locally. Shop Often.**

**2 Day Yard Sale**  
**April 12 & 13**  
**8AM-4PM**  
Indoor/outdoor furniture, appliances, household goods, tools, toys, clothes, hardware, farm items, antiques, primitives, and misc.  
8425 E. Old SR 350, Moores Hill

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We manufacture Premium Metal Roofing and Trim  
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**SCC is looking to hire the following:**  
**Position:**  
Veterinary Science I Instructor  
**Application Deadline:**  
April 5, 2024  
Job Description can be emailed upon request.  
Please apply online  
<https://www.sccusa.org/page/employment>  
Submit a certified application, resume and three letters of recommendation to Keli Miller by email [kmiller@sccusa.org](mailto:kmiller@sccusa.org).  
Any questions please call 812.689.5253 X 222

**PUBLIC AUCTION**  
**At Lutz Auction Center**  
25980 Auction Ln. Guilford, IN 47022  
**Saturday April 13, 2024 at 9 a.m.**  
**Doors open at 8:00 a.m.**  
2005 Nissan Frontier extended cab pickup; 40 guns includes handguns and long guns, some new in box; collector coins; hand power tools; garage and shop items; furniture; clothes washer and dryer; household and kitchen items; patio furniture; toys; holiday decorations; and more. Exceptionally clean items of which the majority comes from one estate. 2 auction rings, so bring a friend. Pickup and guns sell at 9 o'clock.  
**AUCTIONEERS NOTE: Check lutzauctions.com for details, pictures, and late additions.**  
**Various Consignor - Owners**  
Dale & Randy Lutz - Auctioneers AU01030327, AU10100126  
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**TERMS: Cash or check with ID. No Buyers Premium. Indiana sales tax collected.**