

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

Excavating

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

NOTICE TO BIDDERS

Notice is hereby given that the **TOWN VERSAILLES, INDIANA** will receive sealed bids for **“NEW STORAGE BUILDING”**. Sealed bids will be received by the Town Council of the Town of Versailles, Indiana, at the Town Hall located at 128 N. Main St., Versailles, Indiana 47042-0436, (P.O. Box 436) until **6:00 P.M. local time on Tuesday, May 21, 2024**. Bids will be publicly opened and read aloud at that time. **No late bids will be accepted and all bids submitted after 6:00 P.M. local time on May 21, 2024 will remain sealed and will be returned to sender unopened.**

The contract work provides for furnishing all materials, labor, and equipment as required to construct a 108' X 50' with 16' ceiling height, 5400 square foot post frame building with concrete floor slab, floor drains, metal siding, roof, and ceiling panels, garage doors and entry doors, piping, fittings, painting, electrical work as specified herein for the **TOWN OF VERSAILLES, INDIANA** completed project shall provide unit prices for the various classifications of work shown on the **ITEMIZED BID PROPOSAL**.

The Town of Versailles will perform the following work:

- 1. Excavation and installation of all crushed stone associated with the drives and service areas at the north and west side of the new Storage Building.
- 2. All fine grading, seeding, mulching, and fertilizing of all areas disturbed during construction.
- 3. Installation of PVC conduit for electrical service extending from the new meter base at the northeast corner of the new storage building to an existing pole mounted transformer.
- 4. Installation of a grinder pump and basin and all piping extending to an existing sanitary sewer manhole including piping connection from oil and water separator (by Contractor) and grinder pump basin.

All interested citizens are invited to attend and should any citizens require special provisions, such as handicapped modifications or non-English translation personnel, the Board will provide such provisions as long as the request is made by two weeks prior to bid date. For special accommodations needed to attend the public bid opening meeting, please call the Town Hall of the Town of Versailles, Indiana, Phone 812-689-5177.

Plans and Specifications for the Projects are on file and may be examined at the following locations (appointment required):

Town Hall of Versailles, Indiana
Monday-Friday, 9 AM -12:00 Noon & 1 PM-3 PM
Phone 812-689-5177
128 North Main St. Versailles, Indiana 47042-0436
Curry & Associates, Inc.
110 Commerce Drive Danville, IN 46122
www.recurry.com
Phone: 317-745-6995

The Issuing Office for the Bidding Documents is Curry & Associates, Inc., 110 Commerce Drive, Danville, Indiana 46122, Phone 317-745-6995. Prospective Bidders may obtain copies of the Bidding Documents from the Issuing Office as described below.

Complete digital project bidding documents are available at www.questcdn.com. The digital plan documents may be downloaded for \$50.00 for EACH PROJECT DIVISION by inputting: **NEW STORAGE BUILDING— Quest Project # 9056862** on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance.

Bidders shall assure that they have obtained complete set of specifications and Contract Documents and shall assume the risk of any errors or omissions in bids prepared in reliance on incomplete sets of specifications and Contract Documents.

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, the name and address of Bidder and the Division of work. All bids must be submitted on the bid forms as identified in the Contract Documents and Specifications.

A bid bond or certified check in an amount not less than five percent (5%) of the amount bid must be submitted with each bid. Bid security shall be forfeited if a bid is withdrawn after the time and date set for receiving bids.

Upon award of a contract but prior to the execution of a contract between the Town of Versailles, Indiana, and the Contractor, the Contractor shall provide one hundred percent (100%) Performance and Payment Bonds guaranteeing faithful and proper performance of the work and materials, to be executed by an acceptable surety company. Any Performance Bond or Labor and Materials Bond must remain in force for at least one (1) year beyond issuance of the Certificate of Substantial Completion. It is intended that actual construction of this work shall be started as soon as practicable, and each bidder shall be prepared to enter promptly into a construction contract, furnish a Performance and Payment bond, and begin work without delay in the event the award is made to that bidder. Any

bond submitted must be from a surety company authorized to do business in the State of Indiana.

No bidder may withdraw any bid or proposal within a period of ninety (90) days following the date set for receiving bids or proposals. The Town reserves the right to reject any and all bids, to reject bids that do not meet the qualifications outlined in this Notice or in the bidding documents and to waive any formalities or irregularities in the bidding process or in any bid.

The Town further reserves the right to reject all bids, should the Town determine, in the opinion of the Town Council based on the bids received, that the contemplated cost of construction is not economically feasible. The Town reserves the right to hold any or all bids or proposals for a period of not more than ninety (90) days and said bids or proposal shall remain in full force and effect during said period. The Town reserves the right to reject and/or cancel any and all bids, solicitations and/or offers in whole or in part as specified in the solicitations.

A conditional or qualified Bid will not be accepted.

If a contract is awarded it will be awarded to the lowest, responsive, responsible bidder. The lowest, 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 projects shall apply to the Projects throughout.

Bids shall be properly and completely executed on bid forms included in the Project Manual. Bids shall include all information requested by Indiana Form 96 (Revised 2013) included with the Project Manual. 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.

TOWN OF VERSAILLES, INDIANA
104, 2x hspaxlp L279

Notice of Sheriff Sale

By virtue of a certified copy of a decree to me, directed from the Clerk of Ripley Superior Court of Ripley County, Indiana, in Cause No. 69D01-2311-MF-000024, wherein PennyMac Loan Services, LLC was Plaintiff, and Anthony Sargent and State of Indiana were Defendants, required 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 4th day of June, 2024, at the hour of 1:00 p.m., or as soon thereafter as is possible, at Ripley Co Annex, 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 Fourteen (14) as marked, laid out and designated on the recorded plat of the Pine Grove Estates Subdivision to the City of Batesville, Ripley County, Indiana. This conveyance is subject to the restrictions and conditions contained on the recorded plat of Pine Grove Estates Subdivision as recorded in Plat Book 3, at page 247, in the office of the Recorder of Ripley County, Indiana.

More commonly known as 17 Pine Grove Dr, Batesville, IN 47006-9247

Parcel No. 69-02-21-200-012.001-003
Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisalment laws.

/s/ BRYAN K. REDMOND
BRYAN K. REDMOND, Plaintiff Attorney
Attorney # 22108-29
FEIWELL & HANNOY, P.C.
8415 Allison Pointe Blvd., Suite 400
Indianapolis, IN 46250
Rob Bradley, Sheriff
Adams Township

The Sheriff's Department does not warrant the accuracy of the street address published herein.

NOTICE
FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR.
104,2,4xpp hspaxlp L40

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. 69D01-2311-MF-000027 wherein Freedom Mortgage Corporation was Plaintiff, and John J. Immenhort and Tina F. Immenhort, 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 4th day of June, 2024, 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.

Part of the West half of the Southeast Quarter of Section 23, Township 8 North, Range 11 East, Center Township, Ripley County, Indiana, described as follows: Commencing at a corner stone found in place at the Northeast corner of the Southeast Quarter of said Section 23; thence South 89 degrees 33 minutes 43 seconds West, along the North line of said quarter section 1,334.96 feet to a railroad spike set at the Northeast corner of the West half of said quarter section and the point of beginning; thence South 00 degrees 05 minutes 29 seconds East along the East line of said West half, a distance of 290.40 feet to the iron pin; Thence South 89 degrees 33 minutes 43 seconds West 150.00 feet to an iron pin; -Thence North 00 degrees 05 minutes 29 seconds West 290.40 feet to a railroad Spike set in the North line of said quarter section and County Road 350N; thence North 89 degrees 33 minutes 43 seconds East along the North line of said quarter section and said road 150.00 feet to the point of beginning. This tract contains 1.00 acre from the land of Bertha Pffiegel (D.R. 204, p. 827) and is subject to The public use of that part of County Road 350N herein included.

More commonly known as: 250 W County Road 350 N, Osgood, IN 47037

Parcel No. : 69-10-23-400-017.001-006
Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisalment laws.

Scott A. Hale
35534-64
Doyle & Foutty, P.C.
41 E Washington Street
Suite 400
Indianapolis, IN 46204
Rob Bradley
Sheriff of Ripley County
Center Township
250 W County Road 350 N, Osgood, IN 47037
Street Address

The Sheriff's Department does not warrant the accuracy of the street address published herein.

SERVICE DIRECTED TO:
John J. Immenhort
250 W County Road 350 N
Osgood, IN 47037
MANNER OF SERVICE: Sheriff
Tina F. Immenhort
250 W County Road 350 N
Osgood, IN 47037
MANNER OF SERVICE: Sheriff
NOTICE
DOYLE & FOULTY, P.C. IS A DEBT COLLECTOR
104,2,4x hspaxlp L66

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 PATRICIA ANN BULTMAN, DECEASED. CAUSE NO. 69C01-2404-EU-000017

Notice is hereby given that on the 22 day of April 2024, Ryan William Bultman was appointed personal representative of the Estate of Patricia Ann Bultman, deceased, who died on the 29th day of February 2024.

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 22 day of April 2024.

Liz Baumgartner, Clerk, Ripley Circuit Court Attorney for Estate John P. Schuerman THE SCHUERMAN LAW FIRM 102 North Main Street P.O. Box 785 Versailles, IN 47042 (812) 689-4010

104, 2x hspaxlp L48

Madison Metals

We manufacture Premium Metal Roofing and Trim
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(812) 273-5214

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30x50x10 w/2 doors \$17,500
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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

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

SCC is looking to hire the following:

Position: Guidance Counselor
Application Deadline: May 3, 2024
Salary: Based on years of experience. Base is \$40,000 plus years of experience are added.
This position will follow a teacher contract and be a certified position.
Must hold a valid counselor license for high school.

Please apply online <https://www.sccusa.org/page/employment>
You need to submit a certified application, resume, and three recommendation letters to Keli Miller at kmiller@sccusa.org. Any questions please call 812.689.5253 X 222.

Do you want to inspire others?

Share your success story with us to get published in the Osgood Journal or The Versailles Republican.
Send your story to publication@ripleynews.com.
Have Questions? Call **(812) 689-6364**

Multi-Family Yard Sale

Thursday, April 25 9 a.m - 6 p.m.
Friday, April 26 9 a.m. - 5 p.m.
Saturday, April 27 9 a.m. - 2 p.m.

Some toys, clothes- baby, mens, womens, & womens plus sizes, shoes, books and house decor.

Delaware Campground
4258 N. Co. Rd. 150 E., Milan

Hope to see you there.

PUBLIC AUCTION

At Lutz Auction Center
25980 Auction Ln. Guilford, IN 47022
Saturday April 27, 2024 at 9 a.m.
Doors open at 8:00 a.m.

48 firearms including handguns, rifles, shotguns, military, and muzzleloaders; 2003 Dodge Dakota SLT club cab 4 wheel drive pickup with only 42,726 miles; extremely nice 2007 Dodge Ram 1500 crew cab 4 wheel drive work truck; 1992 Ford 250, 7.3 diesel 4 wheel drive Super Cab truck with service bed with crane and lift tailgate; 1985 Bass Master Runabout boat with trailer and Mercury motor; Kubota B7800 HST 4 wheel drive compact tractor with 72" mower deck; Kubota B3030 HST 4 wheel drive compact tractor with 72" mower deck; Ferguson 30 tractor; Ford 871 tractor; Ford N tractor; Farnall Super C with Woods mower; 6x12' utility trailer; Skid steer attachments include 6 ft. Ammubusher mower, Bobcat post hole digger, hay spear, and Blue Diamond pallet forks; Ferris 36" walk behind mower; Bushog 2510 10' rotary cutter; 6 ft landscape rack; three 2 bottom 3 pt. plows; M.F. 3 bottom 3pt. plow; two 6 ft. 3 pt. finish mowers; 1 row cultivator; 6 ft. 3 pt. disc; lift boom; two 7 ft. grader blades; Ford sickle bar mower; post hole diggers; 5 ft. 3pt. rotary cutter; large heavy duty vertical 3 pt. log splitter; 3 pt. concrete mixer; 3 pt. cement mixer; 12 ft. wheel disc; overhead fuel tank; farm gates; string trimmers; ladders; old tools; garage and shop items; antique and modern furniture; camping items; antiques and collectibles; household items; and more. 2 buildings full.

AUCTIONEERS NOTE: We will run 2 auction rings simultaneously starting at 9 am. Firearms will sell at 9 am. Vehicles and equipment will sell app. at 10 am. We highly recommend checking lutzauctions.com for details, pictures, and late additions. Reminder SR 1 is closed just north of Perfect North Slopes, call if you aren't familiar and need details on getting here from the south.

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.

LEGALS

LOCAL VISIT YOUR MERCHANTS

Support Your Local Graduates!

Sponsor an advertisement for our upcoming High School Graduation section to be published on May 16

Contact Amy Davidson
adavidson@ripleynews.com
by May 9

Ripley Publishing Company

home of the Osgood Journal and The Versailles Republican

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