

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 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 Pfiegele (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 appraisal 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 & FOUTTY, P.C. IS A DEBT COLLECTOR

104,2,4x

hspaxlp L66

Notice to Taxpayers of Additional Appropriations

Notice is hereby given to the Taxpayers of Ripley County, located in the State of Indiana, that the Council of Ripley County will meet at the Ripley County Annex at 6:00 PM on 05/20/2024, and will consider the following Additional Appropriations in excess of the budget for the current year.

Fund Name	County General	Amt Requested
10000	Personal Services	
20000	Supplies	
30000	Services & Charges	
40000	Capital Outlay	\$4,905.00
	Total of Fund	\$4,905.00
Fund Name	Statewide 911	Amt Requested
10000	Personal Services	
20000	Supplies	
30000	Services & Charges	\$54,123.00
40000	Capital Outlay	\$34,546.00
	Total of Fund	\$88,669.00

Amy R. Copeland,
Ripley County Auditor
4/26/2024

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hspaxlp L24

Notice to Taxpayers of Additional Appropriations

Notice is hereby given the taxpayers of the Town of Milan, Ripley County, Indiana that the proper legal officers will consider the following additional appropriations in excess of the budget for the current year at their regular meeting place at: Milan Town Hall 211 W Carr St. Milan, IN on May 13th, at 6:30pm.

FUND AMOUNT	NAME: Line-Item title & number	REQUESTED
\$46,000.00	General 1101001400 Vehicles & Upfitting	\$46,000.00
	Sub-total	
\$46,000.00	Total	\$46,000.00

Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriations made within fifteen (15) days of receipt of a Certified Copy of the action taken.

Melissa Teer
Clerk/Treasurer
Posted: 4/25/2024

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hspaxlp L32

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 the S.W. 1/4 of Section 20, Township 7 North, Range 11 East.

Shelby Twp.
3525 W Co. Rd. 325 S Versailles, In.

Description of action requested:
Special Exception to permit a 0.78912 acre for a cemetery in the A-1 agricultural 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 June 4, 2024, at 7:00 P.M., or after the 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
for Levi & Fannie Beiler
4991 W Co Rd 550S
Holton, In. 47023

French & Assoc. Land Surveying
244 North Main Street
Versailles, IN 47042

2x
hspaxlp L69

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

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 the S.W. 1/4 of Section 20, Township 7 North, Range 11 East.

Shelby Twp.
3525 W Co. Rd. 325 S Versailles, In.

Description of action requested:
Variance from the required Ten (10) acres to 0.7891 acres for a cemetery in the A-1 agricultural 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 June 4, 2024, at 7:00 P.M., or after the 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
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4991 W Co Rd 550S
Holton, In. 47023

French & Assoc. Land Surveying
244 North Main Street
Versailles, IN 47042

2x

hspaxlp L69

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 appraisal 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.

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hspaxlp L40

REPORT.....

CON'T from pg. 8
ed to probation, filed April 24.

State of Indiana vs. Dayana Lozano Caicedo, 24, Indianapolis, pled guilty to Operating a Vehicle Without Ever Receiving a License, sentenced to 60 days with 60 days suspended to probation, filed April 24.

State of Indiana vs. Pablo Olvera, 21, Houston, TX, pled guilty to Possession of Methamphetamine, sentenced to 910 days with 904 days suspended to probation, filed April 29.

State of Indiana vs. Shelly K. Poole, 53, pled guilty to Possession of Methamphetamine, Habitual Offender Sentencing Enhancement. Five years in prison on the Methamphetamine charge, 3 years to be served on GPS - Home Incarceration Monitoring, and 2 years suspended to probation. Habitual Offender charged has a four year prison sentence with no time suspended to probation, filed April 12.

State of Indiana vs. Tiffany Renee Johnson, pled guilty to Burglary, Criminal Trespass and Theft, ordered to serve 10 years in the Indiana Department of Corrections on Burglary with 4 years suspended to probation, 365 days on the Theft County with no time suspended Criminal Trespass sentenced to 365 days with none suspended. The sentences shall run concurrent to one another making the defendant serve 6 years in prison followed by four years of probation, filed April 15.

Real Estate Transfers
Melinda Braley, The Labolt Family Trust to Melinda Braley, John Braley, Sheena Speer, Spencer Braley, property in Otter Creek Township, filed April 15.

Melinda L. Braley, The Labolt Family Trust to Mona Lamb, property in Holton, filed April 15.

Melinda L. Braley, The Labolt Family Trust to Melinda Braley, John Braley, property in Holton, filed April 15.

Applicant
John C. Fleming,
Rob Bradley
Ripley County Sheriff,
Fifth Third Bank to Preferred Property Investment Inc., property in Milan, filed April 15.

Milan Lion Andy Schwier receives Presidential Leadership Award



SUBMITTED PHOTO

At the Lions State Convention this past weekend, a very deserving Lion, Andy Schwier of the Milan Lions Club was honored to receive the Presidential Leadership Award. This is the third highest honor in Lionism and is given to Lions who have demonstrated significant leadership contributions. Presenting the award was Past International President Frank Moore. Pictured left to right are District Governor Ed Harper, Past International Director Linda Tincher, Lions Andy Schwier, Past International President Frank Moore, and Past International Director Doug Lozier.

UPS drivers honored for safety



SUBMITTED PHOTO

Pictured from left to right John Schuman, Doug Schwanholt and David Beach are congratulated for being in the newest UPS Circle of Honor inductees. They have obtained 25-years of safe driving while working at the Versailles Center.

B'ville has opportunity for downtown redevelopment

The City of Batesville is on the cusp of a tremendous opportunity for redevelopment in their beautiful downtown.

Mayor John Irrgang stated, "As a new mayor, it's important to me that I proactively communicate with the citizens of Batesville about prospective growth in the community that might be impactful to them. This is why I wanted to share the information that we have, even though there are still unanswered questions about the project."

Several months ago, local business owner Lisa Hutson approached both Mayor Irrgang and Sarah Lamping, Economic Development Director, to discuss her vision for the future growth of her company. Lisa is the owner of Cosawove (previously known as Hiviz), a certified woman-owned business based in Sunman that focuses on manufacturing and delivering workwear. They deliver their products throughout the United States and have recently started exporting internationally. Cosawove has experienced tremendous growth over the past few years and Lisa was looking for possible locations to support additional growth and expansion.

Over the past months, Lisa and her team have researched possible expansion locations in both Indianapolis and Cincinnati, as well as on both the east and west coasts of the United States.

After thoughtful consideration, we are pleased to share that Lisa has entered into contracts to purchase two downtown buildings previously owned by Baxter (this includes the property previously known as the HillRom Training Center and the property previously known as the AP Building), as well as The Sherman, Biergarten, and Bier Hall Event Factory. While Lisa is planning to move her current Cosawove operations from their existing location and into this space, she also has a much grander vision for the properties which will benefit many more residents of Batesville and the surrounding area.



The development plan for the two hundred and fifty thousand square feet of property includes continuation of the restaurant and hotel operation, as well as housing, shopping, training and education opportunities, and much more. This has the potential to bring revitalization, energy, and industry to our downtown and our overall community.

Of course, as with any project of this magnitude, there are many variables and in this case, there are still some outstanding obstacles. Mayor Irrgang stated, "While much of the project is ready to move forward, I would be remiss if I didn't acknowledge to the public that there are still a few hurdles ahead."

Mayor Irrgang reiterated his commitment to keep the public informed as the project plan progresses.

If you have questions, please contact the City of Batesville or you can get more general information at www.batesvilleindiana.us.

