

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.

Wanted

Will buy and haul scrap cars and trucks



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

Excavating

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

STRABER OIL COMPANY

is looking for a

LOCAL FUEL DELIVERY DRIVER FULL OR PART TIME CLASS A CDL, HAZMAT

Family Friendly Company, Monday-Friday, no weekends. (812) 934-2910

Osgood American Legion Post #267

NOW HIRING Bartenders & Cooks

Stop in for application (after 4pm, Closed Mondays)

at 120 S. Elm St. Osgood, IN 47037 or call 1-928-581-6670.

Town of Osgood will be accepting applications for: Water and Sewer Distribution Plant Operator or Trainee

Essential Job Qualifications: High school diploma or equivalent (minimum), ability to pass a drug screen. Intent to seek Indiana Department of Environmental Management (IDEM) certification as Water Treatment Class 4, DSM, or Class I or II Wastewater. Applicants who are currently certified are welcome to apply and will be considered.

Summary Statement: As Water Treatment Operator the primary job function is to ensure a clean, safe and abundant water supply for customer convenience and safety. A Water Treatment Operator is responsible for the operation and maintenance of the water treatment plant (WTP) and Distribution System, all system labor, maintenance and all required testing under the superintendent. As Sewer Treatment Operator the primary function is to insure the proper and safe operation and maintenance of the wastewater treatment and distribution facilities, including pump stations, and all hired employee(s) will be required to work in both departments on an as need basis under the Utility Superintendent.

Supervisor Hierarchy: Three elected members of Town Council and the Utility Superintendent

What the job description does not tell. The Town of Osgood is located in Ripley County Indiana. The water plant and sewer plants have both been upgraded and modernized, and is in good standing with the Indiana Departmental Management. The Town of Osgood has resources of good equipment to help in operating and maintaining the utility. The candidate will be expected to work a minimum of 40 hours per week with the expectations to certify, eventually be on a limited-on call, and will be required to both work in the Water and Wastewater Departments. Compensation is commensurate with experience and certification and would be competitive, with excellent benefits, employer-funded family health insurance, PERA, and paid time off with personal days, vacations, and holidays. The Town of Osgood has had a history of low turnover in the utilities. Opportunities for training and advancement. If you are interested in being part of a team doing some great things for a great community, we would like to hear from you.

How to Apply: Applications can be picked up at 147 West Ripley Street, Osgood, IN 47037. Applications along with resumes can be submitted to the same address in care of Tammy Wilhoit or at email: clerk@osgoodindiana.org viable candidates will be contacted for second phase within 10 to 14 days after submission.

Applications will be accepted until May 21, 2024.

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 Pfeffel (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 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 PATSY L. GROSS, DECEASED. CAUSE NO. 69C01-2405-EU-000019

Notice is hereby given that on the 2nd day of May 2024, Tammy Sizemore was appointed personal representative of the Estate of Patsy L. Gross, deceased, who died on the 9th day of April 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 3rd day of May 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

4, 6x hspaxlp L47

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. 104.2.4xpp hspaxlp L40

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 Section 25, Township 9 North, Range 12 East. Franklin Twp. 19.105 acres. 8633 N Spades Rd. Milan, In. 47031

Description of action requested: Variance from the required sideline setback of 20ft to Ten (10) ft to permit construction of a private garage in the A-2 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 Shane Holloway 8633 N Spades Rd. Milan, In. 47031

4x hspaxlp L64

Notice of Sale of Real Estate By Owners

On the 18th day of May, 2024 at 11:00 A. M. at the law office of Lisa L. Q. Dorrel, J. D., L A W Y E R, LLC, located at 4 N. Huntersville Road, Batesville, Indiana, at private sale, the real estate located at 209 S. Main Street, Batesville, Indiana currently occupied by Sharper Image, will be offered for sale. Property is currently zoned for commercial and/or residential use.

Property will be open and available for personal inspection and viewing on Saturday, May 4, 2024 from 3:00 p.m. -5:00 p.m. and Sunday, May 5, 2024 from 1:00 p.m. to 4:00 p.m.

Interested parties must submit a sealed bid to the law office of Lisa L. Q. Dorrel at 4 N. Huntersville Road, Batesville, Indiana on or before the above date and time. A bid form may be obtained by contacting the law office of Lisa L. Q. Dorrel at 812-934-9934 or from Rose Nuhring. At the above date and time, at the law office of Lisa L. Q. Dorrel, the bids will be publicly opened and read and thereafter each bidder personally present will have the opportunity to orally increase their bid until the highest bid has been made. The seller reserves the right to reject any and all bids, if said bids do not meet the seller's reserve of Two Hundred Ninety-Five Thousand Dollars and No Cents (\$ 295,000.00) or terms.

If a bid is accepted, the successful bidder must deposit ten percent (10%) of said bid into the Trust Account of Lisa L. Q. Dorrel as a non-refundable earnest money deposit before midnight the day of the sale. The balance of the purchase price shall be deemed payable in full on or before midnight thirty (30) days thereafter. Only cash or conventional financing bids will be considered.

At closing, Purchaser will receive a Warranty Deed and evidence of clear title. Seller to pay the 2023 property taxes payable in the Spring of 2024. Purchaser will be responsible for all taxes due and payable thereafter and any and all other costs associated with said closing.

For further information, please contact Lisa L. Q. Dorrel, Attorney for Seller at 812-934-9934.

Lisa L. Q. Dorrel Attorney No. 32344-69 Lisa L. Q. Dorrel, J.D., LAWYER, LLC 4 N. Huntersville Road Batesville, Indiana 47006 (812) 934-9934 Attorney

3-6x hspaxlp L89

Notice of Administration

IN THE RIPLEY CIRCUIT COURT STATE OF INDIANA

SS: COUNTY OF RIPLEY CAUSE NO. 69C01-2404-EU-000016 IN THE MATTER OF THE UNSUPERVISED ADMINISTRATION OF THE ESTATE OF BERNARD J. AMBERGER, DECEASED IN THE CIRCUIT COURT OF RIPLEY COUNTY, INDIANA In the matter of the Estate of Bernard J. Amberger, deceased. Estate Number: 69C01-2404-EU-000016

Notice is hereby given that Jacob L. Amberger was on March 23rd, 2024, appointed personal representative of the estate of Bernard J. Amberger, deceased, who died on April 10th, 2024.

All persons having claims against said 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 April 24, 2024.

Liz Baumgartner Clerk of the Circuit Court of Ripley County

Prepared by: Ethan Runnebohm, Atty #36217-49 Moore Law, LLC 104 Aspen Drive Batesville, Indiana 47006 (812) 932-1227

4, 6x hspaxlp L52



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PUBLIC AUCTION Saturday May 18 @ 9:30 AM
Combine/Heads: MF 750 w 5916 hrs; MF 1144 & 13' platform; **Tractors:** IH 706 G, WF w/ 3pt., dual pto., cab kit, flat top fenders, 6163 hrs. & 706 G, NF, pto., cab kit, flat top fenders, 7964 hrs; Farmall Super MTA; Farmall Super H w/ Freeman 2000 front loader; **Planters/Equipment:** JD 7000 4R planter w/ liq. fert.; IH 5100 drill; JD Van Brunt Drill; Landoll 5 shank Soil Master; Woods Brushbull BB84 7' 3pt rotary mower; fast hitch; 8' grader blade, McCormick 4 btm plow & 4 btm plow w/ 3 bar harrow; ground driven manure spreader; 3- gravity wagons; 4R cultivator; IHC 3 btm plow; horse drawn 1 btm plow & cultivator; push plow; 7' rotary hoe; 2- overhead fuel tanks; **Shop Tools/Misc.:** Craftsman 13" drill press, 20 gal. portable air compressor & 13 drawer toolbox; bench grinder; portable air tank; Hi-Lift power jack; bench vise; C-clamps; misc. wrenches, adjustable & pipe wrenches, sockets, ratchets & hardware; bolt bins; fence posts; wovon fence; 13'x10' portable shed; pipe gates; Simplicity riding mower 48" cut, 25 hp. B&S eng., 258 hrs; misc. saddles & horse tack; **Antiques/Household/Misc:** slant front secretary; gas & watering cans; screw jack; wrenches; flare kits; oak & other kitchen table; Griswold skillet; Philco refrigerator; Universal sewing machine; cedar chest; rocking chairs; quilts; Fire King dishes; pink & green depression; pyrex; stone bowl; misc. dishes, pots & pans; Kenmore refrigerator/freezer; gas stove; Whirlpool washer & dryer; misc. floor & table lamps; couches; recliners; LG, Sanyo, & other TVs; 2, 3 & 4 piece full size bedroom suits; **Trucks/Trailers:** Ford 750 grain truck w/ 15' bed & hoist, 5&2 trans, 93k; 1991 Chevrolet 2500 4x4, V8, 67k; 1985 Chevrolet 2500, V8, 68k; 2007 Buick Lucerne CXL, V6, 82k; 1999 Buick Century Custom, V6, 82k; 12'x8' hay trailer; many other items.
TERMS: Cash/Check Lunch Served Not Responsible for Accidents
EVELYN WEBER ESTATE
LOCATION: 4580 S County Road 180 E Greensburg, IN 47240
Owens Auction Service, Inc. - Ph. 812-528-7021
Brian Owens-AU19300185 Steve Fortner, Chad Carder, Brayton Owens, Josh Kuntz
Auctionzip.com/23153 for complete listing & pictures, All Merchandise Sold As-Is. Owensauctionserviceinc.hibid.com for our online portion starting at 12 noon EST.

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

PUBLIC AUCTION
At Lutz Auction Center
25980 Auction Ln. Guilford, IN 47022
Saturday May 11, 2024 at 9 a.m.
Doors open at 8:00 a.m.
2005 Chevrolet 2500HD extended cab, 4 wheel drive, gas engine, one owner, 86,000 miles; Kubota X1100C RTV; John Deere 6x4 Gator; Polaris Sportman 500HO AWD quad; Honda Recon quad; 6 ft. skid steer tooth bucket; dog kennels; toys including Fischer Price; Matchbox and Hot Wheels; HO train sets; antiques and collectibles; antique and modern furniture; chain saws and demo saws; garage and shop items; welder; standing seam roofing; few firearms; G. Loomis fishing rods. 2 buildings full.
AUCTIONEERS NOTE: Truck and quad sell at 9 am. 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.

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

