

# 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. 561fpx

### For Sale

Generac GP7000E generator for sale. \$500 Call 812-667-4994 20-23p

### Rental

Needed immediately. Older and dependable couple is in need of a two bedroom house to rent or possibly rent to own. Please write to P.O. Box 703 Versailles, IN 47042. 22-23p

# LEGALS

## Notice to Bidders/ Advertisement for Bids

NOTICE is hereby given that sealed bids will be received as follows:

BY: Jac-Cen-Del Community Schools  
723 N. Buckeye St  
Osgood, IN 47037

FOR: Jac-Cen-Del High School Multipurpose Addition / AUX Gym  
4586 US-421  
Osgood, IN 47037

AT: Jac-Cen-Del Community Schools (Central Office)  
723 N. Buckeye St  
Osgood, IN 47037

Until: Bids should be delivered prior to 1:00 PM (Local Time), on Thursday, September 5th, 2024

Bids received after the date and time set for receipt as herein indicated will be returned unopened. An electronic delivery address will also be provided.

Bid Opening: Bids will be publicly opened and read aloud at 1:30 PM (Local Time) on Thursday, September 5th at the Jac-Cen-Del High School, located at 4586 US-421 Osgood, IN 47037, a TEAMS invitation will be made to view bids online by Addendum.

Description: Jac-Cen-Del Community School Corporation shall be accepting bids for the construction of a 12,000 SF Multi-Purpose building addition connected on to the existing high school. The addition shall be constructed primarily of a prefabricated metal building sized to hold multi-sport activities.

Bids will be received for specific bid packages as outlined in the bid documents. Bidders are allowed to bid multiple packages.

Bids will only be accepted for consideration by bidders who have been Pre-Qualified and APPROVED prior to bid date. It is suggested that bidders become approved during the Pre-Bid Qualification Period in order to avoid preparing a bid, only to be determined unqualified. Bidders who were pre-qualified for the 2023-2024 work at the Elementary and High School work who have received a prior qualification notice do not need to submit qualifications again, your previous qualification will be accepted, and notice shall be forwarded.

Please note that Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the work. Proof of insurance and bonding capabilities are a part of the Pre-Qualification and must subsequently be provided on bid day, with bid submission.

The last day to submit a qualification package shall be: 8:00 am Local Time, Thursday, August 29th 2024, Prequalification information shall be

### Notice of Public Hearing

Notice is hereby given the Ripley County Area Plan Commission will hold a hearing on the following petition: Name of subdivision: Nick Schwegman Rural Subdivision Developed by: Joseph & GERALYN Schwegman Number of lots: One (1) Location of property: Part of the N.E. 1/4 of Section 21 & 22, Township 10 North, range 13 East, Adams Twp. 9999 E Co Rd 1500N Sunman, In.

The hearing has been set for August 6, 2024, at 7:00 P.M., or after the BZA meeting in the Commissioners meeting room in the Ripley County Courthouse Annex, in Versailles, Indiana. Interested parties may voice an opinion upon the hearing date and / or file written comments concerning the amendment. 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.

The petition and file include a legal description of the property and drawings showing the layout of proposed lots and streets. These may be examined in the office of the Area Plan Commission in the Ripley County Courthouse Annex, in Versailles, Indiana.

Area Plan Commission of Ripley County, Indiana  
Tad Brinson

By: Executive Director  
Seig Surveying  
28208 Sr I, Suite 106  
West Harrison, In. 47060

23x  
hspaxlp L59

available on the project Website.

Bidders will be notified of their Qualification status by: 6:00 PM Local Time, July 30th 2024 for all of those who participated in the Pre-Qualification phase process. All Other qualification packages submitted will be notified on, or before Wednesday, September 4th @ 3:00 PM.

The Construction Manager for this project is Bruns-Gutzwiller, 305 S John St, Batesville, IN 47006. Bidders will enter into a contract agreement with the Construction Manager, not the Owner.

Bids shall be in full accordance with the Construction Documents which shall be on file after July 1, 2024 with the Owner and may be examined by prospective Bidders at the following location: Bruns-Gutzwiller Inc. 305 S. John St. Batesville, IN 47006

Jac-Cen-Del Community Schools  
4586 US-421  
Osgood, IN 47037

Document Viewing: (After July 1, 2024) <https://www.dropbox.com/home/Jac-Cen-Del%20Auxiliary%20Gym>

The Project will be constructed under Multiple Prime Contracts. The following "Anticipated" bid packages will be awarded on a "stipulated lump sum" basis in accordance with the Bidding documents prepared by Lancer Associates Architecture:

1. Package #1 – Site Work : Site Utilities; Site concrete; Landscape; Fencing
2. Package #2 – Core and Shell Package – Consisting of concrete foundations, slab on grade, and prefabricated metal building package
3. Package #3 – Masonry
4. Package #4 – Metal Studs, Drywall, & Acoustical / Rough Carpentry / Gypsum Sheathing / Firestopping
5. Package #5 – Wood Athletic Floor Assemblies
6. Package #6 – Casework
7. Package #7 - Fire Protection
8. Package #8 – Plumbing and HVAC
9. Package #9 – Electrical and Technology
10. Package #10 – Misc Metals
11. Package #11 – Openings: Doors / Frames / Hardware / Storefronts / Entrances / Glazing
12. Package #12 – EPDM roof Patching
13. Package #13 – Specialties / Equipment / Furnishings
14. Package #14 – Flooring: Epoxy; Carpet Tile
15. Package #15 – Wall Finishes – Painting / Sealants

All bids will be reviewed for completeness and alignment with the project scope and intent.

Bids will be reviewed and evaluated for scope to determine the lowest

responsible/qualified bid.

A suggested Pre-Bid Conference will be held to meet the Owner, Construction Manager, and Architect at 2:00 p.m. local time, on July 31st, 2024 at the:

Jac-Cen-Del High School Media Center  
4586 US-421  
Osgood, IN 47037

As a part of the Pre-Bid Conference, it will conclude with a project site specific walk for all Bidders and Subcontractors at the project site. No other time shall be made available to review the project site. Bidders are not allowed to contact the school for any questions or viewing.

Bid security in the amount of ten percent (10%) of the Bid will be required at the time of submission in accordance with the Instructions to the Bidders, made payable to the Owner. A Bid security in the form of AIA Document A310, a certified check, Indiana General Revised Form No. 86, "Contractors Combination Bid Bond and Bond for Construction" or a form from an acceptable surety shall accompany each bid.

The successful Bidders may be required to furnish Performance and Payment Bonds for one hundred percent (100%) of their Contract amount prior to the execution of Contracts, and must be able to show proof of Bonding Capacity for that amount as an alternate ADD.

A bid may not be modified, withdrawn, or cancelled by the bidder for Sixty (60) days following the time and date designated for the receipt of Bids. All bids may be held for a period not to exceed 60 days before awarding contracts.

The Owner reserves the right to accept or reject any Bid (or Combination of Bids) and to waive any irregularities in bidding.

All workforce performing work at any of the project sites will be required to pass a criminal and background check and must be compliant with all applicable laws.

All companies will need to submit a written plan for employee drug testing that: (i) covers all employees of the bidder who will perform work on the public work project; and (ii) meets, or exceeds, the

requirements set forth in IC 4-13-18-5 or IC 4-13-18-6.

The Jac-Cen-Del Community School Corporation does not discriminate on the basis of race, color, religion, gender, national origin, age, or individuals with disabilities, included limited English proficiency, in its programs or employment policies as required by the Indiana Civil Rights Act (I.C. 22-9-1), Title VI and VII (Civil Rights Act of 1964), the Equal Pay Act of 1973, Title IX (Educational Amendments), and Section 504 (Rehabilitation Act of 1973)

The anticipated work shall be started January 2025 – and complete by the start of the fall semester in August 2025.

19-36x  
hspaxlp L305

## RECORD.....Con't from PAGE 8

property in Dillsboro, filed July 1.

Laura Ann Taylor, Scott Allen Riehle, Ruth J. Riehle Living Trust to Scott A. Riehle, property in Sunman, filed July 1. Amanda Krall, Michelle Ritter, Michelle Krall to Amanda Krall, property in Osgood Original, filed July 1.

James Goldsmith, John Paul Goldsmith, Mary Catherine Laugle, Constance Goldsmith, Joseph Goldsmith, Carin Walsman, Carla Oesterling to Justin J. Horner, property in Batesville, filed July 2.

Jeffrey C. Wilhelm, to Naida R. Little, property in Batesville, filed July 2.

Naida R. Little to Naida R. Little, Steven P. Little, property in Batesville, filed July 2.

Birgit Hawkins to Birgit Hawkins, Teri Hawkins, property in Eastside Park Subd., filed July 2.

James A. Stenger, Ruth J. Stenger, to Daniel R. Stover, Karen R. Stover, property in 1/1500th interest in Phase 3 of Indian Lakes Wilderness Preserve, filed July 2.

Gregory C. Meyer, Dakota R. Meyer to Jeremy Hodges, Emily Hodges, property in Milan, filed July

2.

Stephen Leroy Rauwolf, Marlene Rauwolf to Stephen L. Rauwolf and Marlene Rauwolf Family Trust, property in Crescent Hills Subd., filed July 2.

Peggy A. Fear to Stenger Holdings LLC, property in Versailles, filed July 2.

Brian L. Laker, Cheri L. Laker to Brian L. Laker, Cheri L. Laker, Cameron L. McLeod, Brooklynn J. McLeod, property in Batesville, filed July 3.

William Hountz, Rose Hountz to Kyle D. Hountz, Kayla M. Hountz, property in Batesville, filed July 3.

C.F. Koester Farms, Inc. to Katherine Lorraine Frerick, property in Batesville, filed July 3.

C.F. Koester Farms, Inc. to Justin Wirth, Abigail Wirth, property in Batesville, filed July 3.

Pennymac Loan Services LLC, Anthony Sargent, Ripley County Sheriff, Rob Bradley Sheriff of Ripley County to JNC Hoosier Properties LLC, property in Batesville, filed June 17.

Jerry Lee Lewis, Lynne Delaine Davis, Pauletta Sue Brewer to Jerry Lee

Lewis, Lynne Delaine Davis, Pauletta Sue Brewer, property in Milan, filed June 17.

Teresa W. Lunsford, Teresa M. Cowan, Jennifer M. Lunsford, Jennifer M. Schantz, David G. Lunsford to Lee M. Hartman, Regina K. Hartmann, property in 1/1500th interest in Phase IV of Indian Lakes Wilderness Preserve, filed June 19.

John A. Nuxoll to Brandon Thoroughman, Cassandra Hornsby, property in Holton, filed June 19.

David L. Beck Jr., Rhonda M. Beck to David L. Beck Jr., Rhonda M. Beck, property in Dillsboro, filed June 19.

Beverly Darlene Ellerman, Trustee of the Revocable Living Trust of Beverly Darlene Ellerman, to Derick Cameron, property in Versailles, filed June 19.

James E. Lesneski, Amy J. Lesneski, to Richard W. Redelman Jr., Marlo Redelman, property in Batesville, filed June 19.

Daniel Beach, Daniel L. Beach to Daniel L. Beach, Alice F. Beach, property in Milan, Holton, Versailles, filed June 19.

## MISS.....Con't from FRONT

quote, she quoted from the Bible in Proverbs... "Trust in the Lord with all your heart and lean not unto your own understanding... in all your ways acknowledge Him and He will direct your paths." She noted that you just have to trust and that's what she does.

Each contestant gave their favorite quote and also drew a word from a basket they then had to describe. The Theatre was packed with family and friends and the Little Miss

and Little Mister Court from last year were introduced.

The pageant got underway at 6:30 p.m. with 12 contestants for 2024. The People's Choice Award went to Kinsey Rohls and the total was \$1409.00. This year the contestants voted to have the money go to help with foster kids needs in the county. Formal wear top prize went to Kinsey Rohls as well. The Compassion Award in memory of Kristy Sams went to Leanne Ludwig.

The Queen's Court is always named first. The nail biting began when WRBI emcee Brent Lee began naming them off. Fourth Runner Up: Hailey Kunz, Third Runner Up Jaydn Harrington, Second Runner Up Deborah Murphy, and First Runner Up Leanne Ludwig.

The Ripley County Fair will open on Sunday at 6 p.m. at the Ripley County Fairgrounds Park in Osgood with Miss Ripley County Sophia Sullivan and her court presiding.

# Closure planned on SR 350 west of Milan

Indiana Department of Transportation contractor OLCO, Inc. plans to close State Road 350 between State Road 101 and State Road 129 on or after Monday, July 15, to complete a small structure replacement project in Ripley County.

The closure will take place approximately half a mile west of the S.R. 350 and S.R. 101 junction in Milan and is expected to be in effect through late July, weather permitting. Crews will begin to place signage in the area prior to the start of construction. During the closure, motorists should use the official detour route which follows S.R. 129 to U.S. 50 to S.R. 101.

This project is part of a contract awarded to OLCO in February 2024.

INDOT reminds drivers to slow down, use extra caution and avoid distractions when traveling in and near work zones. All work is weather-dependent and schedules are subject to change.

## POST FRAME BUILDINGS

24x24x8 w/2 doors \$7,995  
24x40x8 w/2 doors \$11,900  
30x50x10 w/2 doors \$17,500  
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Scratch & Dent - \$1.25 per linear foot  
DELIVERY AVAILABLE  
**(812) 273-5214**

## 2 Family Garage Sale

Friday, July 19  
9 a.m. - ?  
House decor, rugs, housewares and more  
Harvest Ridge Subdivision  
Versailles

## Huge Garage Sale!!

Dates: July 18, 19 & 20  
Time: 8 a.m. to 7 p.m.  
Wide Variety of items including:  
Dishes, pictures, Victorian Lamp, Clock collection, Western items and figurines, knives, books, furniture, bed, curio cabinets, dresser, and homemade canned goods.  
All priced to sell!  
\*\*\*\*\*  
Rita Sizemore's House  
4858 W. Co. Rd. 250 S., Holton  
Go West on Hwy 50. Turn left on Michigan Rd. going toward New Marion. Turn left on 250 S. First house on left.

## Ripley Publishing Company

home of the Osgood Journal and The Versailles Republican  
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## SCC is looking to hire the following:

Position: Instructional Aide  
Application Deadline: Until Filled

Please apply online <https://www.sccusa.org/page/employment>  
Submit a non-certified application and resume to Ashley Powers at [arpowers@sccusa.org](mailto:arpowers@sccusa.org).  
Any questions please call 812.689.5253 X 222

# Check Out the LOCAL SCENE



## 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



You know that noise your heart makes when you work out?

It's CALLED APPLAUSE.

Think of each beat as your heart's way of cheering you on for staying physically active. Want a standing ovation? Try keeping your diet low in cholesterol and saturated fat too. For more ways to lower your risk of heart attack and stroke, visit [www.americanheart.org](http://www.americanheart.org) or call 1-800-AHA-USA1.

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