

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.

to work on a mantle and grandfather clock. 812-934-4359 88-89p

For Sale 5'x4' net wrapped mixed grass hay stored inside \$40. 812-667-5522 88-91p

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.

Wanted

Local collector paying cash for your unwanted sports cards and comic books. Call 812-212-5677 to discuss. 88-106p Looking for someone

For Sale

5'x4' net wrapped mixed grass hay stored inside \$40. 812-667-5522 88-91p

LEGALS

Batesville Public Library, Ripley County, Indiana Cash & Investments Combined Statement - 2024

Table with columns: Local Fund Number, Local Fund Name, Beg Cash & Inv Bal Jan 1, 2024, Receipts, Disbursements, End Cash & Inv Bal Dec 31, 2024. Total All Funds: \$1,975,392.96

BROWN TOWNSHIP, RIPLEY COUNTY, INDIANA Cash & Investments Combined Statement - 2024

Table with columns: Local Fund Number, Local Fund Name, Beg Cash & Inv Bal Jan 1, 2024, Receipts, Disbursements, End Cash & Inv Bal Dec 31, 2024. Total All Funds: \$79,490.70

CERTIFICATION State of Indiana SS:

Ripley County I, Danielle McGee, Trustee of BROWN TOWNSHIP, Ripley County, Indiana, do solemnly affirm under the penalty of perjury that the preceding report contains the information required by Indiana code 36-6-4-13, and is, true and correct; that the amounts with which I am charged in this report are all of the amounts received by me; and that the various items of expenditures credited have been fully paid in the amounts stated; that such payments were made without express or implied agreement that any portion thereof shall be retained by or repaid to me or to any other person.

/s/ Danielle McGee BROWN TOWNSHIP Trustee Telephone:812-667-6228

NOTICE TO TAXPAYERS REGARDING A DETERMINATION OF THE MILAN COMMUNITY SCHOOL CORPORATION, RIPLEY COUNTY, INDIANA, TO ENTER INTO A PROPOSED AMENDMENT TO LEASE OF THE EXISTING MILAN ELEMENTARY SCHOOL, THE EXISTING MILAN MIDDLE SCHOOL AND MILAN HIGH SCHOOL

The taxpayers of the Milan Community School Corporation, Ripley County, Indiana (the "School Corporation"), are hereby notified that on February 17, 2025, the Board of School Trustees of the School Corporation (the "Board") did adopt a resolution determining that the School Corporation will take all actions necessary to enter into an amendment to lease of all or portions of the existing Milan Elementary School, Milan Middle School, and Milan High School, their related outdoor facilities and the real property upon which any such portion of the Milan Elementary School, Milan Middle School, and Milan High School or their related outdoor facilities are located (the "Fourth Amendment to Lease") with the Milan 21st Century School Building Corporation, which is a nonprofit school building corporation controlled by, and operating on behalf of, the School Corporation (the "Building Corporation"), which in turn will allow the Building Corporation to issue one or more series of first mortgage bonds to pay for all or a portion of the costs of the 2025 Elementery School Expansion/Renovation and District-Wide Facility Project, as defined in the resolution of the Board adopted on December 19, 2025 (the "Bonds"), including, but not limited to, interest on all or a portion of the interest on the Bonds through and including July 15, 2026, with each series of such Bonds payable from the lease rentals received from the School Corporation pursuant to the terms of the Lease, dated as of January 18, 2010, as previously amended and as further amended by the Fourth Amendment to Lease (collectively, the "Lease").

The maximum term for each series of the Bonds will be twenty (20) years from the date of issuance, and the original aggregate principal amount of the Bonds will not exceed \$5,075,000. The lease, as amended by the proposed Fourth Amendment to Lease, will have an increased term not to exceed twenty-one (21) years after the date of each addendum to the Fourth Amendment to Lease is recorded by the Building Corporation and the School Corporation, which is three (3) years longer than the current final term of the lease assuming the last addendum to the Fourth Amendment to Lease is recorded prior to December 31, 2025, with an increased annual lease rental not to exceed \$1,020,000 with respect to the Bonds, which increased annual lease rental will be payable in semiannual installments commencing no earlier than June 30, 2026, and thereafter on June 30 and December 31 of each year during the remaining term of the Lease.

Dated this 18th day of February, 2025. MILAN COMMUNITY SCHOOL CORPORATION, RIPLEY COUNTY, INDIANA By: Pat Murphy, Superintendent

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. 69D01-2401-MF-000001, wherein Freedom Mortgage Corporation was Plaintiff, and Duane E. Price, Indiana Housing and Community Development Authority and Mariner Finance 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 1st day of April, 2025, 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.

Being a part of the Southeast Quarter of Section 24, Township 8 North, Range 12 East, located in the Town of Milan, more particularly described as follows, to-wit: Beginning at the Southeast corner of a tract of land owned by Margaret Wilson at the west line of Josephine Street in the Town of Milan; thence South 52 feet; thence West 190 feet; thence North 52 feet; thence East 190 feet, containing .25 of an acre, more or less.

More commonly known as 500 Josephine St, Milan, IN 47031 Parcel No. 69-09-24-444-071.000-010

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisalment laws. /s/ Matthew S. Love MATTHEW S. LOVE, Plaintiff Attorney Attorney # 18762-29 FEIWELL & HANNOY, P.C. 8415 Allison Pointe Blvd., Suite 400 Indianapolis, IN 46250 317-237-2727 Rob Bradley, Sheriff Franklin Township

The Sheriff's Department does not warrant the accuracy of the street address published herein. SERVICE DIRECTED TO: Duane E. Price 500 Josephine St. Milan, IN 47031 Service Type: Serve By Sheriff

NOTICE FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR. PP 86,88,90x hspaxlp L77

Notice of Administration

IN THE RIPLEY CIRCUIT COURT STATE OF INDIANA COUNTY OF RIPLEY CAUSE NO. 69C01-2502-EU-000011 IN THE MATTER OF THE UNSUPERVISED ESTATE OF THOMAS R. HELLMICH, DECEASED Notice is hereby given that Thomas A. Hellmich, was on the 21st day of February, 2025, appointed Personal Representative of the Unsupervised Estate of Thomas R. Hellmich, deceased, who died on January 13, 2025.

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 nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred.

Dated at Versailles, Indiana this 21 day of February, 2025. Liz Baumgartner, Clerk RIPLEY CIRCUIT COURT Attorney for Estate: John A. Ertel Comer & Ertel Law Offices 115 West Ripley Street Osgood, Indiana 47037 Phone (812) 689-4444

NOTICE TO BIDDERS

The intent of this bid notice is to obtain an offer to perform work to complete the Milan Senior Apartments Rehab Project located at 213 Maple St. Milan, IN 47031. Contractors are invited to submit a proposal under seal to the project's owner, Milan Housing for the Elderly, Inc. Proposals to be submitted as fixed price not to exceed, and contract will be awarded to the lowest and most responsive bidder.

Sealed bids are to be delivered to the attention to: Milan Housing for the Elderly, Inc. Regina Meade 213 Maple St. Milan, IN 47031

Sealed bids shall be received at the address above by 4:00 PM (local time) Friday March 14, 2025. No late bids will be accepted. Bids will be opened and reviewed publicly at 4:00 PM (local time) Friday March 14, 2025 at the same location. Public Attendees may attend the meeting virtually via Zoom at https://www.zoom.us/join with Meeting ID: 852 2901 3410 and Pass-code: 851442 or by calling (646) 931-3860 and entering Meeting ID: 852 2901 3410 and Passcode: 851442

A Pre-Bid Conference will be held on Friday February 28, 2025 at 10:00 AM (local time) at the project site in the Community Room.

Attendance of this meeting is strongly suggested for all General Contractors planning to submit a bid. Sub-Contractors and Vendors/Suppliers who plan to submit their bid to a general contractor are also encouraged to attend.

The Architect and Owner will be available for questions. Any corrections to the Bid Documents or additional information will be issued to all Plan Holders via Addenda. Please forward all questions concerning this project in writing via email, directed to Brian Hollars and the office of Studio Three Architects (S3) at brian@s3architects.com

Please note that the property is currently occupied, and this will be an in-place rehab. Tenants will leave their units daily for rehab activity and be allowed to return to their units after working hours.

DESCRIPTION OF THE PROJECT:

The Contract scope of work can be briefly summarized, without limitation, as follows: Milan Senior Apartments, constructed in 1981, is currently marketed to senior residents or individuals of any age with a disability. The project is comprised of 34 units in a one-story building. The rehab consists of, but is not limited to, accessibility upgrades to select units; a new roof and gutters; upgraded windows, doors, and appliance improvements; new drywall, paint, flooring and plumbing fixtures; addition of office space; and parking lot upgrades.

The outline description above is a general description of the work and does not necessarily describe all of the aspects of the project.

Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, all feasible efforts shall be made to ensure that small and minority-owned businesses (MBE), women's business enterprises (WBE), and other individuals or firms located in or owned in substantial part by persons residing in the area of the public housing authority project are used when possible. In addition, the Indiana Housing and Community Development Authority has a goal of ten percent (10%) participation by MBE/WBE firms in HOME funded projects.

Therefore, efforts must be made (and documented) to attract proposals from minority-owned businesses and women's business enterprises.

The Davis Bacon Act requires all contractors and subcontractors performing work on federal construction contracts or federally assisted projects to pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits for corresponding classes of laborers and mechanics employed on similar projects in the area will apply. The prevailing wage rates and fringe benefits determined by the Secretary of Labor for inclusion in covered contracts or shown in General Decision Number: IN20250023 MOD 0 1/3/25 Construction type: Residential

A Performance Bond and Payment Bond will be required in the amount of 100% of the base bid and the highest combination of all alternates and said bonds shall remain in full force and effect for a period of one year after date of final acceptance of the work. A Bid Bond will be required for this project, in the amount of 5% of the base bid, including the high combination of all alternates. (Use AIA Document A310 - latest edition). A Cashier's Check in the amount of 5% is acceptable in lieu of bid bond. The cost of all bonds shall be included in the bid price.

Proposals shall be executed on the RD Instruction 1924-A, Guide 1, Attachment 3 form, in full accordance with the Proposal Documents, which are on file with the Architect and may be examined by Bidders at the following location:

Eastern Engineering Online Plan Room - http://distribution.easternengineering.com/ Lynn Imaging Online Plan Room - https://www.lynnimaging.com/distribution

Please make sure that when requesting plans, reference "Milan Housing Renovation." For questions regarding the plans and specifications, please contact the project architect: Studio Three Architects Email: brian@s3architects.com

The Architect retains all copyright to the bid documents, as instruments of their professional service. Bidders, or any other persons, may not use the PDF files for any other purpose than preparing a bid for this project.

General Contractors shall certify on the Proposal Form that they have obtained a complete set of construction documents, including all Drawings, Specifications and Addenda, and have reviewed the jobsite to sufficiently familiarize themselves with the existing conditions.

The Owner reserves the right to waive any informalities to any bid, to reject any or all bids, or to accept the bid which is most favorable to the Owner. The Base Bid and Alternate Bids may be held for a period not to exceed Sixty (60) days before awarding Contracts.

Should a successful Bidder withdraw his bid or fail to execute a satisfactory contract within ten (10) days after notice of acceptance of his bid, the Owner may declare the Bid Security forfeited as liquidated damages, not as penalty. By Milan Housing for the Elderly, Inc. February 12, 2025

Notice of Administration IN THE RIPLEY COUNTY CIRCUIT COURT STATE OF INDIANA CAUSE NO. 69C01-2502-EU-000009

In The Matter of the Estate of: ROSIE SLOAN, Deceased Notice is hereby given that Linda C. Gunter and Phillip Ray Sloan were on the 19th day of February, 2025, appointed as the Co-Executors of the Estate of Rosie Sloan, deceased, who died on the 19th day of January, 2025.

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 nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred.

Dated at Versailles, Indiana, on 2/20/2025. /s/ Liz Baumgartner Clerk Ripley Circuit Court

Bradley Bergquist #37511-53 Attorney at Law 130 S. Walnut St. Batesville, IN 47006 Attorney for the Co-Executors

88, 90x hspaxlp L45

Notice of Administration IN THE RIPLEY CIRCUIT COURT CAUSE NO.69C01-2502-EU-000005

IN THE MATTER OF THE UNSUPERVISED ADMINISTRATION OF THE ESTATE OF EVELYN STRUBBE, DECEASED. Notice is hereby given that on February 6, 2025, Carol Evans was appointed personal representative of the estate of Evelyn Strubbe, deceased, who died on January 22, 2025.

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 February 10, 2025. Liz Baumgartner Clerk, Ripley Circuit Court

86, 88x hspaxlp L35

POST FRAME BUILDINGS 24x30x8 1-16x7 garage door 1-3' door, Concrete Floor \$13,500 30x50x10 1-16x8 garage door 1-3' door, Concrete Floor \$26,900 40x60x12 1-16x10 garage door 1-3' door, Concrete Floor \$38,500 (812) 265-5290

Madison Metals We manufacture Premium Metal Roofing and Trim Buy Factory Direct 15 Colors 40 Year Warranty Next Day Service Custom Trim Available 20', 24', 30', & 40' Trusses in Stock Call for current pricing Scratch & Dent - \$1.25 per linear foot DELIVERY AVAILABLE (812) 273-5214

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

SCC is looking to hire the following: Assistant Director/Principal Start date: July 1, 2025 Apply online https://www.sccusa.org/page/employment Submit a certified application, 3 recommendation letters and resume to Ashley Powers at arpowers@sccusa.org. Any questions please call 812.689.5253 X 222

Receptionist Tax & Accounting Office Join our great team! We're seeking a receptionist to manage calls, greet clients, and assist with administrative tasks. Must be organized, professional, and customer-focused. Prior office experience necessary. Bottom Line SERVICES A Division of RBP Services, Inc.

Local Advertising That Works as Hard as You Do Ripley Publishing Company, Inc. Publisher of the Osgood Journal, The Versailles Republican and On The Go 115 S. Washington St., PO Box 158 Versailles, IN 47042 812-689-6364 • adavidson@ripleynews.com

SCHOOL CORPORATION NURSE - RN SOUTH RIPLEY COMMUNITY SCHOOLS South Ripley has an opening for our School Corporation Nurse position with a vacancy date of March 31, 2025. This position follows the school year calendar and is eligible for the full Non-Certified benefits package including health insurance, paid dental insurance, paid vision insurance, paid life insurance, 403b match, PERF state pension, and paid time off. This is a seven hour work day Monday- Friday, for approximately 185 days per school year. The position requires a valid BSN/RN license. Apply online at sripley.k12.in.us under the Employment link. Contact Ryan Lauber, Principal, with any questions at 812-689-6282.

PUBLIC AUCTION At Lutz Auction Center 25980 Auction Ln. Guilford, IN 47022 Saturday March 1, 2025 at 9 a.m. Doors open at 8 a.m. 26 firearms including handguns & long guns; reloading equipment; Winchester 10-gauge miniature cannon; baseball cards, bobbleheads and memorabilia; fishing gear and camping items; silver dollars; selection of household furniture and furnishings; tools and garage items; new hanging gas heater; new pellet stove; patio set; and more 2 buildings full. Continue to check website as items may be added during the week. AUCTIONEERS NOTE: 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.

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