



small ads

BIGdeals

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**

For Rent

Upstairs 1 bdrm, 1 bath, Versailles. Unfurnished, electric not included. \$600/month, month to month. 812-756-8862 56tfxp



24x24x8 1-16x7 garage door  
1-3' door, Concrete Floor \$12,900  
30x40x10 1-16x8 garage door  
1-3' door, Concrete Floor \$22,900  
40x80x14 1-16x10 garage door  
1-3' door, Concrete Floor \$46,900  
**(812) 265-5290**  
*Built on your lot! 60 years experience. Large selection of colors & sizes. Material packages available.*



**GOSMAN INC.**  
www.gosmaninc.com



**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**

**LEGAL NOTICE**  
**SOUTHEASTERN INDIANA RURAL ELECTRIC MEMBERSHIP CORPORATION AND DECATUR COUNTY RURAL ELECTRIC MEMBERSHIP CORPORATION NOTICE OF INTENT TO FILE MODIFICATION IN SERVICE AREA BOUNDARIES**  
Southeastern Indiana Rural Electric Membership Corporation ("Southeastern Indiana REMC") and Decatur County Rural Electric Membership Corporation ("Decatur County REMC") hereby give notice that on May 1, 2025, a Joint Petition was filed with the Indiana Regulatory Commission for approval to modify service area boundaries between Southeastern Indiana REMC and Decatur County Rural Electric Membership Corporation associated with two (2) service territory areas situated at County Road 400 E, Sunman, Ripley County, Indiana, located on U.S.G.S. Facet Map W-22-1 in Ripley County, Indiana, pursuant to Ind. Code § 8-1.2-3-6.  
**Southeastern Indiana REMC**  
By: Keith Mathews, CEO

3x  
hspaxlp L23

ORDINANCE  
2025- 3  
AN ORDINANCE  
FOR PUBLIC  
NUISANCES

PUBLIC NUISANCES PROHIBITED

(A) No person shall erect, contrive, cause, continue, maintain or permit to exist any public nuisance within the town.

(B) An agricultural operation or any of its appurtenances is not and does not become a nuisance, private or public, by any changed conditions in the vicinity of the locality after the agricultural operation has been in operation continuously for more than one year if there is no significant change in the hours of operation, there is no significant change in the types of operation, and the operation would not have been a nuisance at the time the agricultural operation began at that locality.

PENALTY.  
(A) Any person, firm or corporation who violates any provision of this Ordinance for which another penalty is not specifically provided shall, upon conviction, be subject to the following:

(1) A fine not exceeding \$2,500 for the first violation; and

(2) A fine not exceeding \$7,500 for second and subsequent violations, except for violations of ordinances regulating traffic and parking.

(B) A separate violation shall be deemed committed upon each day during which a violation occurs or continues.

Statutory reference:

Authority, see I.C. 36-1-3-8(a)(10)

PUBLIC NUISANCES DEFINED.

A PUBLIC NUISANCE is a thing, act, occupation, condition or use of property which shall continue for a length of time as to:

(A) Substantially annoy, injure or endanger the comfort, health, repose or safety of the public;

(B) In any way render the

public insecure in life or in the use of property;

(C) Greatly offend the public morals or decency;

(D) Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way; and/or

(E) Is injurious to health, or indecent, or offensive to the senses, or an obstruction to the full use of property, so as essentially to interfere with the comfortable enjoyment of life or property.

PUBLIC HEALTH NUISANCES.

The following acts, omissions, places, conditions and things are specifically declared to be public health nuisances, but shall not be construed to exclude other health nuisances coming within the definition hereof:

(A) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public;

(B) Carcasses of animals, birds or fowl not buried or otherwise disposed of in a sanitary manner within 24 hours after death;

(C) Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, junk vehicles, scrap metal or any material in which flies, mosquitoes, disease-carrying insects, rats or other vermin may breed, or may be a fire hazard;

(D) All stagnant water in which mosquitoes, flies or other insects can multiply;

(E) Garbage cans which are not fly-tight or not kept clean;

(F) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial dust within the town limits in quantities as to endanger the health of persons of ordinary sensibilities or to threaten or cause substantial injury to property;

(G) The pollution of any public well or cistern, stream, river, lake, canal or body of water by sewage, creamery or industrial wastes or other substances;

(H) Any use of property,

ADVERTISEMENT FOR BIDS

TOWN OF OSGOOD  
OSGOOD, INDIANA  
2025 COMMUNITY CROSSINGS MATCHING GRANT (CCMG) ROUND 1 STREET IMPROVEMENTS

General Notice

Town of Osgood (Owner) is requesting Bids for the construction of the following Project:  
**2025 Community Crossings Matching Grant (CCMG) Round 1 Street Improvements, Project #H25019**

Bids for the construction of the Project will be received at the Town Hall located at 147 West Ripley Street, Osgood, IN 47037, until **Wednesday, May 21, 2025 at 1:00 p.m.** local time. At that time the Bids received will be publicly opened and read.

The Project includes the following Work:

**The project includes but is not limited to road improvements to Fairground Avenue, Railroad Avenue, Craven Street, and Beech Street. The work includes milling and resurfacing of Fairground Avenue from US421/Buckeye Street to Town Limits, Railroad Avenue from US421/Buckeye Street to Walnut Street, Craven Street from US421/Buckeye Street to Walnut Street and Beech Street from US421/Buckeye Street to Walnut Street and all other work required for the completion of the project including curb and gutter, sidewalk, storm sewer and inlets, and curb ramps.**

Bids are requested for the following Contract: **2025 Community Crossings Matching Grant (CCMG) Round 1 Street Improvements. Bids will be received for a single prime Contract. Bids shall be as shown in the Bid Form.**

Obtaining the Bidding Documents

The Issuing Office for the Bidding Documents is: Commonwealth Engineers, Inc., 7256 Company Drive, Indianapolis, IN 46237. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of **8:00 a.m. to 5:00 p.m.** and may obtain copies of the Bidding Documents from the Issuing Office as described below. Prospective Bidders may also examine the drawings via the Web-based service of Commonwealth Engineers, Inc. at [www.commonwealthengineers.com](http://www.commonwealthengineers.com).

Bidding Documents also may be examined at the office of the Osgood Town Hall, 147 West Ripley Street, Osgood, IN 47037, on Mondays through Fridays between the hours of 8:30 a.m. – 12:00 p.m. and 1:00 p.m. to 4:00 p.m.

The Contract Documents, Specifications and Drawings will be provided via the web-based service of Commonwealth Engineers, Inc. at [www.commonwealthengineers.com](http://www.commonwealthengineers.com). The plan holder will receive an email link to the PDF downloadable documents upon payment of a non-refundable fee of **One Hundred Fifty and 00/100 Dollars (\$150.00) plus 7% sales tax, per project division desired.**

One set of printed Contract Documents, Specifications and Drawings may be obtained upon payment of an additional non-refundable fee of **Two Hundred and Fifty Dollars (\$250.00) plus 7% sales tax, per project division desired,** via the web-based service of Commonwealth Engineers, Inc. at [www.commonwealthengineers.com](http://www.commonwealthengineers.com). Requests for Contract Documents and Specifications and Drawings must also include a return street address; post office box numbers are not acceptable.

Contract Documents will not be sold separate from the web-based service (i.e. All plan holders will be required to purchase through the web-based service). Partial sets of Contract Documents, Specifications and Drawings are not available. Questions pertaining to this project shall be submitted directly to Jeff T. Lashlee, P.E., at Commonwealth Engineers, Inc. via <https://login.procore.com>. Additional questions concerning access to the website may be directed to Commonwealth Engineers, Inc. at (317) 888-1177.

All addenda, which may be issued for this Project, will be issued to each plan holder via email. For those whom also purchase printed Contract Documents, printed addenda will be provided as well. All plan holders shall note, the printed documents are provided as a courtesy and do not preclude the plan holder from relying upon the web/email based materials (i.e. delays in mail delivery will not be considered relevant due to all contract document holders access to materials via web/email).

No refunds will be issued for this project.

The OWNER reserves the right to reject any bid, or all bids, or to accept any bid or bids, or to make such combination of bids as may seem desirable, and to waive any and all informalities in bidding. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified shall not be considered. NO bid may be withdrawn after the scheduled closing time for receipt of bids for at least sixty (60) days.

Bid security shall be furnished in accordance with the Instructions to Bidders.

Pre-bid Conference

A pre-bid conference for the Project will be held on **Tuesday, May 6, 2025 at 1:00 p.m. at Town Hall, 147 West Ripley Street, Osgood, IN 47037.** Attendance at the pre-bid conference is encouraged but not required.

Instructions to Bidders

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

This Advertisement is issued by:

Owner: **Town of Osgood**

By: **Tammy Wilhoit**

Title: **Clerk-Treasurer**

Date: **April 22, 2025**

2, 3x  
hspalp L214

substances or things within the town emitting or causing foul, offensive, noisome, nauseous, noxious or disagreeable odors, effluvia or stench extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health or any appreciable number of persons within the town or any slaughter house;

(I) All abandoned wells not securely covered or secured from public use;

(J) All noxious weeds;

(K) Any accumulation of junk, rubbish, scrap metal, automotive parts, building materials, machinery, dead trees, or parts thereof, upon any real estate; and

(L) Any structure used for the collection or deposit of trash or garbage that has an open door allowing access into the structure, except when the door is open to allow the structure to be used for the deposit or removal of trash or garbage, or to allow the structure to be cleaned or repaired.

(M) Any violation of Abandoned, Junk Vehicles Ordinance may be pursued under this chapter.

PUBLIC NUISANCES OFFENDING MORALS AND DECENCY.

(A) The following acts, omissions, places, conditions and things are specifically declared to be public nuisances offending public morals and decency, but the enumeration shall not be construed to exclude other nuisances offending public morals and decency coming within the definition hereof:

(1) All disorderly houses, bawdy houses, houses of ill fame, gambling houses and buildings or structures kept or resorted to for the purpose of prostitution, promiscuous sexual intercourse or gambling;

(2) All gambling devices and slot machines;

(3) All places where intoxicating liquor or fermented malt beverages are sold, possessed, stored, brewed, bottled, manufactured or rectified without a permit or license as provided for by this code or

state law;

(4) Any place or premises within the town where town ordinances or state laws relating to public health, safety, peace, morals or welfare are openly, continuously, repeatedly and intentionally violated; and

(5) Any place or premises resorted to for the purpose of drinking intoxicating liquor or fermented malt beverages in violation of the laws of the state or the ordinances of the town.

(B) Public nuisances offending morals and decency shall also mean:

(1) Any place in or upon which prostitution (as described in I.C. 35-45-4);

(2) Any public place in or upon which deviate sexual conduct (as defined in I.C. 35-41-1) or sexual intercourse (as defined in I.C. 35-41-1); or

(3) Any public place in or upon which the fondling of the genitals of a person; is conducted, permitted, continued or exists, and the personal property and contents used in conducting and maintaining the place for such a purpose.

Statutory reference:

Actions for indecent nuisances, see I.C. 32-30-7-1  
PUBLIC NUISANCES AFFECTING PEACE AND SAFETY.

The following acts, omissions, places, conditions and things are declared to be public nuisances affecting peace and safety, but the enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within the provisions of this section:

(A) All buildings erected, repaired or altered within the town in violation of the provisions of the ordinances of the town, county or state, relating to materials and manner of construction of buildings and structures;

(B) All unauthorized signs, signals, markings or devices which purport to be or may be mistaken as official traffic control devices placed or maintained upon or in view of any public highway or railway crossing;

(C) All trees, hedges,

Verified

Petition for Change of Name

IN THE RIPLEY COUNTY CIRCUIT COURT  
STATE OF INDIANA  
COUNTY OF RIPLEY  
CAUSE NO.  
69C01-2504-MI-016  
IN RE THE NAME CHANGE OF:  
Ayden Parker Stutz,  
Petitioner.

Ayden Parker Stutz, respectfully petitions the Court to change their name. In support of this Petition, Petitioner states as follows:

That my current name is: Ayden Parker Stutz

That my date of birth is April 7, 2005.

That I get mail at this address: 7892 E County Road 1200 N Sunman, Indiana 47041

I live at this address:

250 Central Ave. Apartment 1 Batesville, Indiana 47006

I have not been known by any other legal names.

I do not have a valid United States passport.

My proof that I am a United States citizen is my U.S. birth certificate. I will bring this document to my change of name hearing for verification.

I have no felony convictions.

I am not seeking to defraud creditors by changing my name.

I have published notice of my request for change of name in a local publication as required by law, and will bring proof of publication to the hearing.

I am not a sex or violent offender who is required to register under Indiana Code §11-8-8.

I wish to change my name to: Ayden Parker Kincer

I request that the name on my birth certificate be changed to my new name. Specifically, Ayden Parker Kincer

WHEREFORE, I respectfully request that this Court grant my petition for Name Change, and for all other just and proper relief. **I affirm under the penalties of perjury that the foregoing representations are true.**

Ayden Parker Stutz

STATE OF INDIANA

COUNTY OF RIPLEY

Before me, Kathryn N. Deters, a notary public Dearborn County, State of Indiana, personally appeared Ayden Parker Stutz, and being first duly sworn upon their oath, says that the facts alleged in the foregoing instrument are true.

Date: 4/16/2025

Notary Public: Kathryn N. Deters

My Commission Expires: 11/15/2029

103, 1, 3x  
L83

Notice

to Bidders

The Ripley County Assessor will receive sealed bids for the services listed below at the Ripley County Assessor's Office, 102 West First North St., P.O. Box 382 Versailles, Indiana until 1:00 P.M. on June 9th 2025. The bids will be publicly opened in the County Assessor's Office at 1:15 P.M. on June 9th 2025.

The Ripley County Assessor will contract for a Professional Appraiser to provide appraisal support for the Cyclical Reassessment for residential, agricultural, commercial, industrial, exempt, and utility parcels, new construction, annual adjustments, and appeal representation for all classes of property in Ripley County.

The Professional Appraiser must be either an individual who is certified under IC 6-1.1-31.7 as a Level III Assessor-Appraiser or a firm whose project supervisor is certified as a Level III Assessor-Appraiser. The professional appraiser must have extensive experience in the use and application of Indiana Assessment Standards and a thorough understanding of the income method of valuation. Potential bidders must also provide a Performance Bond.

Specifications for this project which describe the services to be provided and other terms and conditions are available in the office of the Ripley County Assessor.

The County Assessor reserves the right to accept or reject any bid and to waive any irregularities in bidding. All bids may be held for a period not to exceed 60 days before the contract is awarded, during which time no bid may be withdrawn.

**Shawna Bushhorn,**

**Ripley County Assessor**

3, 4x  
hspaxlp L60

Notice of Administration

IN THE CIRCUIT COURT OF RIPLEY COUNTY

STATE OF INDIANA

IN THE MATTER OF THE UNSUPERVISED ADMINISTRATION OF THE ESTATE OF

ASHLEY NICOLE HUNGER

Hamilton & Tebbe Law Office, P.C., Attorneys

IN THE CIRCUIT COURT OF RIPLEY COUNTY, INDIANA

In the matter of the Unsupervised Estate of Ashley Nicole Hunger, deceased.

Notice is hereby given that on 4/21/25, Ronald Trent Hunger was appointed personal representative of the estate of Ashley Nicole Hunger, deceased, who died February 11, 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 4/22/25

Liz Baumgartner, Clerk, Ripley County 1, 3x

ORDINANCE  
2025- 1

AN ORDINANCE  
FOR REMOVAL  
OF WEEDS,  
DEBRIS, AND  
OTHER RANK  
VEGETATION

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**DEBRIS.** Includes the remains of something broken-down or destroyed.

**RANK VEGETATION.** Those weeds and growing vegetation which is excessively vigorous in growth, shockingly conspicuous, malodorous and/or flagrant.

**WEEDS.** Any plant that is not valued where it is growing, and is of rank growth, tends to overgrow or choke out more desirable plants and/or is listed as a weed in the U.S. Department of Agriculture publication entitled Common Weeds of the United States, or in any similar government publication.

VIOLATION.

It is a violation of this section to have weeds, rank vegetation and/or debris on any real property located within the town's corporate limits.

REQUIREMENT TO CUT.

All owners of real property located within the town shall cut and remove weeds and other rank vegetation growing thereon that exceeds an average height of six inches, and shall keep their property clear of debris.

Statutory reference: Removal of weeds and rank vegetation, see I.C. 36-7-10.1-3 et seq.

VIOLATION NOTICE.

In the event of a violation of this subchapter, the Town Manager and/or his or her designee, or an officer of the Police Department shall issue a written notice (violation notice) to the violating landowner. The violation notice shall identify the violation and order the landowner to correct the same within seven calendar days from the date on which the violation notice is served on the landowner (abatement period). Only one notice of noncompliance is required to be given each calendar year. The town may enact any legal remedies to correct any subsequent violations without notice. Personal service, service by U.S. certified mail or any other manner of service recognized in the Indiana Rules of Trial Procedure shall constitute proper service upon the landowner for purposes of this section.

APPEAL.

Any violation notice issued pursuant to this section may be appealed to the Town

Council if written notice of appeal is served on the landowner. The timely appeal of a violation notice shall toll the abatement period pending the issuance of a decision thereon by the Town Council.

TOWN TO ABATE. If the landowner fails to timely abate each violation set forth in a violation notice, the landowner shall be deemed to have granted permission to the town to enter the landowner's property at any reasonable time for the limited purpose of cutting and/or removing the debris, weeds or rank vegetation located thereon and identified in the violation notice.

In such case, the Town Manager, or his or her designee, shall prepare a certified statement as to the actual administrative and other costs incurred by the town in taking the action, and serve a copy of the invoice on the landowner.

The landowner shall, within seven calendar days from the date on which the landowner is served with the invoice (payment period), pay in full the amount stated thereon to the Clerk/Treasurer.

APPEAL OF COSTS.

Any invoice issued pursuant to this section may be appealed to the Town Council if written notice of appeal is served on the Clerk/Treasurer within seven calendar days from the date on which the invoice is served on the landowner. The timely appeal of an invoice shall toll the payment period pending the issuance of a decision thereon by the Town Council.

FAILURE TO PAY.

If the landowner fails to timely pay an invoice issued pursuant to this section, the Clerk/Treasurer shall certify to the County Auditor the amount of the invoice, plus any additional administrative costs incurred in the certification of the same. The Auditor shall place the total amount so certified on the tax duplicate for the property at issue, and the total amount, including any accrued interest, shall be collected as delinquent taxes are collected and shall be disbursed to the General Fund of the town.

TIME OF APPEALS.

The Town Council shall hear any timely requested appeal of a notice of violation or invoice within 30 calendar days following receipt of the same, and shall thereafter promptly issue a written decision granting or denying, in whole or in part, the appeal. The date on which the Town Council's decision is served on the landowner shall thereafter become the first calendar day of the abatement period or payment period, as applicable.

PENALTY FOR VIOLATING ORDINANCE.

Any person who violates any provision of this Ordinance shall be subject to a penalty of up to \$500.00. Each day that a violation continues shall constitute a separate offense.

Any court situated in the county shall have venue and jurisdiction for the enforcement of this Ordinance.

This Penalty could be considered a supplement and does not limit any other remedy or action available in law or in equity regarding the subject matter hereof.

If the owner fails to pay the sum assessed for the removal and/or cutting of the debris, weeds or rank vegetation within the time prescribed, the Clerk/Treasurer shall file a certified copy of the statement of costs in the Auditor's office of the county, and the Auditor shall place the amount so claimed on the tax duplicate against the lands of the landowner affected by the lien, and the same shall be collected as taxes disbursed to the General Fund of the town.

ADOPTED BY THE COUNCIL OF THE TOWN OF NAPOLEON THIS 9th DAY OF APRIL, 2025.

NAPOLEON TOWN COUNCIL

/s/ Stephen Youngman, Member

/s/ Bill Vankirk, Member

/s/ Judy Mulford, Member

3x  
hspaxlp L216

Notice of  
Petition for  
Change of  
Name

STATE OF INDIANA  
COUNTY OF RIPLEY  
IN THE CIRCUIT COURT  
CAUSE NO.

69C01-2504-MI-000017

IN RE THE NAME  
CHANGE:

Amber Dawn Cheek,

Petitioner

Am