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 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

BUILDINGS

(812) 265-5290 Built on your lot! 60 years experience. Large selection of colors & sizes. Material

packages available GOSMAN INC.

MULTI-FAMILY **YARD SALE**

9:00 a.m. - ???

244 S. Sycamore St

(812) 273-5214

Madison

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

Metals

home of the Osgood Journal and The

Subscribe today at ripleynews.com

Ripley Publishing Company

Versailles Republican

or call 812-689-6364

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

69D01-2410-MF-000017 wherein MidFirst Bank was Plaintiff, and Brad Widener, Midland Funding and Secretary of Housing and Urban Development 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 5 day of August, 2025, 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.

FRANKLIN TOWNSHIP Part of the Northwest Quarter of Section 10, Township 8 North, Range 12 East, Franklin Township 8 North, Range 13 East, Franklin Township 8 North, Range 14 East, Franklin Township 8 North, Range 15 East, Franklin Township 8 North, Range 16 East, Franklin Township 8 North, Range 17 East, Franklin Township 8 North, Range 18 East, Franklin Township 8 North, Range 19 East, ship, Ripley County, Indiana, described as follows: Commencing at an iron pipe set over an existing half inch rebar found at the assumed northwest corner of the Northwest Quarter of said Section 10, thence South 89 degrees 51 minutes 52 seconds East along the north line of said quarter section 343.29 feet to a railroad spike set in County Road 600 North at the point of beginning; thence South 89 degrees 51 minutes 52 seconds East along the North line of said quarter section and said county road 270.00 feet to a railroad spike, thence South 00 degrees 22 minutes 32 seconds West 350.00 feet to an iron pin; thence North 89 degrees 51 minutes 52 seconds West 338.99 feet to an iron pin; thence North 11 degrees 31 minutes 01 seconds East **357.02 feet to the point of beginning, containing 2.447 acres. More commonly known as:** 4108 E County Rd 600 N, Sunman, IN 47041

Parcel No.: 69-09-10-200-005.001-009

Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisement laws. Jessica S. Owens

26533-49 Dovle & Foutty, P.C. 41 E Washington Street Indianapolis, IN 46204

Rob Bradley, **Sheriff of Ripley County** Franklin Township

4108 E County Rd 600 N,

Sunman, IN 47041 Street Address

The Sheriff's Department does not warrant the accuracy of the street addressed published herein. SERVICE DIRECTED TO:

10 W. Market Street, Suite 2100 Indianapolis, IN 46204 MANNER OF SERVICE: Certified Mail Brad Widener 4108 E County Rd 600 N Sunman, IN 47041 MANNER OF SERVICE: Sheriff

> 16, 18, 20x hspaxlp L107

LEGALS

Notice of

Administration

CAUSE NO.69C01-2506-EU-024

Paul E. Doyle, deceased, who died on

Dated at Versailles, Indiana, June 17, 2025.

In the Matter of the Unsupervised Estate of Paul E. Doyle,

Notice is hereby given that on the 13th day of June, 2025 Rosa-

lie HootonMathews was appointed Administrator of the estate of

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 publica-

tion of this notice, or within nine (9) months after the decedent's

death, whichever is earlier, or the claims will be forever barred.

Notice to Taxpayers of

Additional Appropriations

cated in the State of Indiana, that the Council of Ripley County will

meet at the Ripley County Annex at 6:00:00 PM on 07/21/2025,

and will consider the following Additional Appropriations in

Jail LIT

Supplies

excess of the budget for the current year.

Personal Services

Services & Charges

Personal Services

Services & Charges

Capital Outlay

County General

Supplies

Total of Fund

Personal Services

Services & Charges

Amy R. Copeland, Ripley County Auditor

Capital Outlay

Total of Fund

Capital Outlay

Total of Fund

911 LIT

Supplies

Notice is hereby given to the Taxpayers of Ripley County, lo-

/s/ Liz Baumgartner,

18, 20x

hspaxlp L34

Amt Requested

\$21,157.00

\$144,428,00

\$165,585.00

\$4,817.95

\$4,817.95

\$20,000.00

\$20,000.00

hspaxlp L31

20X

Amt Requested

Amt Requested

Clerk Ripley Circuit Court

IN THE RIPLEY COUNTY

CIRCUIT COURT STATE OF INDIANA

November 6, 2024.

EWBANK & KRAMER

114 West High Street

Lawrenceburg, IN

47025-1908

Fund Name

10000

20000

30000

40000

10000

20000

30000

40000

10000

20000

30000

40000

Fund Name

Fund Name

(812) 537-2522

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 Superior Court of Ripley County, Indiana, in Cause No. 69D01-2501-MF-000002 wherein Planet Home Lending, LLC was Plaintiff, and Jamie L. Jones, was Defendant, 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 5th day of August, 2025, at the hour of 1:00pm or as soon thereafter as is possible, at Ripley Co. Annex, 2nd Floor, 102 W. First North St. Versailles IN, 47024, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

LOT NUMBER EIGHT (8) OF THE K & M SUBDIVISION (PHASE 1) AS RECORDED IN PLAT CABINET 3, SLIDE 14 A AND B OF THE RECORDS OF RIPLEY COUNTY, CONTAINING 1.224 ACRES, IN THE OFFICE OF THE RECORDER OF RIPLEY COUNTY, INDIANA.

More commonly known as: 3231 E County Rd 500 N, Osgood, IN 47037

Parcel No. 69-09-09-300-016.007-008

Plaintiff Attorney

Zarksis V. Daroga (17288-49)

Sottile and Barile, LLC 394 Wards Corner Road, Suite 180

Loveland, OH 45140

Delaware Township

Osgood, IN 47037

SHERIFF FILE NO:

SERVICE DIRECTED TO:

Type of Service: SHERIFF

3231 E County Rd 500 N, Osgood, IN 47037

Street Address

Jamie L. Jones

3231 E County Rd 500 N,

Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisement laws. "Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause 69D01-2501-MF-000002 in the Superior Court of the County of RIPLEY, Indiana.

The Sheriff's Department does not warrant the accuracy of the street addressed published herein

Sheriff of Ripley County,

Legal Notice of Rob Bradley **Public Hearing**

20, 22, 24xhspaxlp L92

Alcohol & Tobacco

Commission

The Alcohol Beverage Board of Ripley County, Indiana will hold a public hearing at 3:00 pm on July 14, 2025 at the Comm.

Rm, Courthouse Annex, 102 W 1st N St, in the city of Versailles in said county, to investigate the propriety of holding an alcoholic beverage permit by the applicants listed herein to wit: RR6998206 Beer Wine & Liquor - Restaurant (210) RENEWAL BATESVILLE LA ROSA'S, INC. 104 ST RD 46 EAST Batesville IN

D/B/A LA ROSA'S BATESVILLE MICHAEL T LA ROSA 6649 WEST CHASE PARK DR Cin-

cinnati, President MARK A LA ROSA 5770 SIDNEY RD Cincinnati, Secretary

DL6988253 Beer & Wine Dealer - Grocery Store RENEWAL KROGER LIMITED PARTNERSHIP I ST HWY 101 NORTH

D/B/A JAY C FOOD STORE #17 CHRISTINE WHEATLEY 225 LAFAYETTE Cincinnati, Sec-

CHRISTINE WHEATLEY 225 LAFAYETTE Cincinnati,

RC6929932 Beer Wine & Liquor - Fraternal Club RENEWAL

POST #271 THE AMERICAN LEGION DEPARTMENT OF INDIANA INC 2899 EAST LEGION ROAD Batesville IN

D/B/A BATESVILLE AMERICAN LEGION # 271

20x

Look Locally

NOTICE

SOTTILE AND BARILE LLC IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY

INFORMATON OBTAINED WILL BE USED FOR THAT PURPOSE.

BBB scam alert:

How to avoid scams when booking a hotel online

If you are planning an upcoming trip, keep an eye out for hotel booking scams. BBB Scam Tracker continues to receive reports of travelers falling victim to lookalike websites. Always confirm you are on the right website before making hotel reservations.

How the scam works

You search for hotels in the city you plan to visit. Among the top search results is what appears to be an official hotel website or a legitimate travel booking agency. When you click the link, you find a website with professional photos from the hotel and reasonable pricing.

Everything looks normal, so you decide to book a room. You enter your credit card information and check out. However, when you review vour credit card statement, vou notice vou've been charged a much higher rate than you agreed. It turns out that you weren't on the official hotel website after all! You accidentally clicked on a third-party site without affiliation with the hotel. In a recent BBB Scam Tracker report, a consumer shared, "I thought

I was on the actual hotel website to book directly (two rooms, one night, at \$139.00 per room), but the "Reservation Confirmations" came from [website redacted] and reflected "Resort Fees" and "Tax Recovery Charges and Service Fees" amounting to \$220.83. I searched for [website redacted] but found that it did not exist. I asked the hotel manager to look at the charges. He said that the hotel records showed the booking came from a third party, which was [website redacted]. I understand that [website redacted] is a real website, but I also understand that [website redacted] becomes a conduit for this fraud, and unless it refuses to be used this way, becomes a co-conspirator to defraud a lot of people. Here is the takeaway: book hotel rooms directly with the hotel, either by phone or making very sure that you are on the hotel website and not a third party site. In my experience, the website I booked through looked exactly like the hotel's website but apparently was not. Never book through a third party provider if at all possible."

In another example of an online hotel booking scam, a consumer lost over \$600 and reported their experience to BBB Scam Tracker: "The scammer accepts hotel reservations at one rate over the phone and then changes the rate with new amount in an email confirmation. Reservation desk also adds hundreds of dollars in taxes and fees on top of the changed rate and then refuses to make any changes or offer a refund once the customer realizes what has changed. When attempting to dispute the rate, Reservation Desk also will make the customer wait 5-7 offering any resolution."

business days per request to draw the process out longer while never Another consumer reported this experience on BBB Scam Tracker: "When searching the web for a particular hotel, like [company name

redacted], the hotel's logo appears on their website. You think that you

are contacting the hotel that you searched for, but you are not. They are a third party that operates under the guise of being associated with the hotel. They told me they handle overflow calls for the hotel, not true. In addition to the cost for the hotel, they assess a \$16 "service" fee without advising you."

When you contact the company to cancel your reservation, you may not be able to get through to anyone. And even if you do, they'll likely tell you you've made a non-refundable reservation. The best they can do is cancel your reservation and charge you for it anyway.

How to avoid hotel booking scams

Only book hotels through official websites. The best way to avoid this kind of scam is to check and double-check you are on an official hotel website before you enter your credit card information. Scammers are pros at building fake lookalike websites to fool you into giving up your information. Look closely at the URL to ensure you are on the hotel's official website or a booking agency you know and trust.

Only make reservations through secure websites. You'll also want to ensure websites and their payment pages are secure, meaning they start with https:// and display a padlock symbol. If a web page isn't secure, don't enter your personal information and close the tab.

Contact the hotel directly. If you're unsure about a booking site or deal, call the hotel directly to confirm that the offer is real and that your

reservation is in their system. Look for red flags in communication. Be wary of unusual payment

requests, such as wire transfers, prepaid cards, or payment through untraceable methods. Also, be on the lookout for typos and grammatical or spelling errors. Legitimate hotels typically do not have these errors.

Watch out for misleading ads. Look at search results carefully. Just because a website is the first result on the page doesn't mean it's legitimate. Watch out for high-ranking ads that scammers could sponsor.

Research businesses you aren't familiar with. If you find a booking site that looks professional but you haven't heard of it before, proceed with caution. Search for reviews on third-party websites and keep a close eye out for reports of scams. Never share your personal information with a person or business until you know they are trustworthy.

Check the cancellation policy. Review the hotel's cancellation policy carefully. Scammers might not provide clear information on this, making it difficult to get a refund.

Search BBB.org. It's always best practice to search hotels near you on BBB.org to check reviews, ratings, and BBB Accreditation. When booking a hotel online, look for the BBB Seal; it's The Sign of a Better Business.

POST FRAME

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

Jul. 4-5

BOYS 6-10, WOMEN'S XL-XXL,

MEN'S NAME BRAND SHIRTS XXL MEN'S SHORTS SIZE 44, SHOES, HOUSEHOLD ITEMS.

Osgood, IN 47037

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

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 1-252-876-1437.

SCC is looking to hire the following: **School Resource Officer**

Start Date: August 1, 2025 Apply online

https://www.sccusa.org/page/employment

Submit a non-certified application, 3 recommendation letters and resume to Ashley Powers at <u>arpowers@sccusa.org.</u>

Any questions please call 812.689.5253 X 222

SCC is looking to hire the following:

Cosmetology Aide Instructor Start Date: August 1, 2025

Apply online

https://www.sccusa.org/page/employment

Submit a non-certified application and resume to Ashley Powers at arpowers@sccusa.org.

Any questions please call 812.689.5253 X 222