

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

For Rent

3BR 1 Bath Farmhouse. Dillsboro area. No pets. \$750/month. Call 812-655-6268.

POST FRAME BUILDINGS

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

YARD SALE

1016 N. Buckeye St
Osgood, IN

Fri. July 18 8 a.m. - 5 p.m.

Sat. July 19 8 a.m. - 4 p.m.

TONS OF JUNIOR, WOMEN'S, AND MEN'S CLOTHING, SWIMSUITS, SHOES, HOME DÉCOR, RUGS, MIRROR, DIAMONDBACK WOMEN'S BIKE, AND MISC ITEMS.

Hughes - Multi Family

Ripley Publishing Company

home of the
Osgood Journal and The Versailles Republican

Subscribe today at ripleynews.com or call 812-689-6364.

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 arpowers@sccusa.org.

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

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

Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisalment 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."

Sheriff of Ripley County,
Rob Bradley

Plaintiff Attorney
Zarkiss V. Daroga (17288-49)
Sottile and Barile, LLC
394 Wards Corner Road, Suite 180
Loveland, OH 45140

Delaware Township
3231 E County Rd 500 N, Osgood, IN 47037
Street Address
The Sheriff's Department does not warrant the accuracy of the street address published herein
SHERIFF FILE NO: SERVICE DIRECTED TO: Jamie L. Jones
3231 E County Rd 500 N, Osgood, IN 47037
Type of Service: **SHERIFF NOTICE**
SOTTILE AND BARILE LLC IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
20, 22, 24x
hspxlpx L92

Notice of Administration

IN THE RIPLEY COUNTY CIRCUIT COURT
PROBATE DIVISION
CAUSE NO.

69C01-2507-EU-000030
STATE OF INDIANA
COUNTY OF RIPLEY

IN THE MATTER OF THE UNSUPERVISED ADMINISTRATION OF THE ESTATE OF DONALD W. STROTMAN, DECEASED.

IN THE Circuit Court of Ripley County, Indiana
In the matter of the Estate of Donald W. Strotman, deceased. Estate Number: 69C01-2507-EU-000030
Notice is hereby given that Thomas M. Strotman and Michael G. Strotman were on July 3, 2025, appointed co-personal representatives of the estate of Donald W. Strotman, deceased, who died on January 31, 2025.

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, on 7/11/2025.

Liz Baumgartner
Clerk of the Circuit Court of Ripley County

Prepared by:
Matthew C. Moore, Atty. #26506-41
Moore Law, LLC
Aspen Drive
Batesville, Indiana 47006
(812) 932-1227

24, 26x
hspxlpx L28

Notice of DETERMINATION

Pursuant to Indiana Code § 6-1.1-20-5, notice is hereby given that the Board of School Trustees of the Batesville Community School Corporation (the "School Corporation") has preliminarily determined to issue bonds in one or more series in the aggregate amount not to exceed \$6,600,000 to fund the proposed renovation and improvements to facilities throughout the School Corporation, including site improvements and the purchase of technology, equipment and buses.

Dated: July 16, 2025
Secretary, Board of School Trustees
Batesville Community School Corporation

24, 26x
hspxlpx L28

Shop locally.

Shop Often.

NOTICE OF HEARING ON PROPOSED LEASE BATESVILLE COMMUNITY SCHOOL CORPORATION

You are hereby notified that a public hearing will be held before the Board of School Trustees (the "Board") on August 20, 2025 at the hour of 12:00 p.m. (Local Time) in the Bulldog Center, Batesville High School, 1 Batesville Boulevard, Batesville, Indiana, upon, a proposed lease agreement (the "Lease") to be entered into between Batesville School Building Corporation (the "Building Corporation"), as lessor, and Batesville Community School Corporation (the "School Corporation"), as lessee.

The proposed Lease upon which hearing will be held is for a term of twenty-two (22) years, commencing with the acquisition of title to the building to be renovated by the Building Corporation. The Lease provides for rental during renovation in the amount of up to \$570,000 per payment payable on June 30 and December 31 beginning on June 30, 2026 until completion of construction. Thereafter, the Lease provides for a maximum annual rental of \$1,140,000, payable on June 30 and December 31 of each year during the term of the Lease, commencing with the completion of the building or December 31, 2027, whichever is later. As additional rental, the School Corporation shall maintain insurance on the building as required in the Lease, shall pay all taxes and assessments against such property, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury, as necessary. After the sale by the Building Corporation of its ad valorem property tax first mortgage bonds to pay for the cost of the building, including the acquisition of the sites thereof and other expenses incidental thereto, the annual rental shall be reduced to an amount equal to the multiple of \$1,000 next higher than the sum of principal and interest due on such bonds in each twelve-month period ending on January 15 plus \$5,000, payable in equal semiannual installments.

The Lease gives an option to the School Corporation to purchase the property on any rental payment date.

The building to be renovated will be portion of the Batesville High School in the School Corporation located at One Bulldog Boulevard, Batesville, Indiana.

The drawings, plans and specifications, including the estimates for the cost of said renovation as well as a copy of the proposed Lease, are available for inspection by the public on all business days, during business hours, at the Administration Building of the School Corporation, 626 North Huntersville Road, Batesville, Indiana.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of the Lease, and upon whether the Lease rental provided for therein to be paid to the Building Corporation is a fair and reasonable rental for the proposed building. Such hearing may be adjourned to a later date or dates, and following such hearing the Board of the School Corporation may either authorize the execution of the Lease as originally agreed upon or may make modifications therein as may be agreed upon with the Building Corporation.

Dated this 16th day of July, 2025.

Lawrence Merkel
Secretary, Board of School Trustees
Batesville Community School Corporation

24x
hspxlpx L125

NOTICE TO TAXPAYERS OF ADDITIONAL APPROPRIATION

Notice is hereby given to the taxpayers of the school corporation known as Batesville Community School Corporation (the "School Corporation") that the Board of School Trustees (the "Board") of the School Corporation will meet in the Bulldog Center, Batesville High School, 1 Bulldog Boulevard, Batesville, Indiana, at the hour of 12:00 p.m. (Local Time) on August 20, 2025, to consider the following additional appropriation of the bonds (the "Bonds") which the Board has determined to issue. The Board considers such additional appropriation necessary to meet the need existing at this time:

An appropriation in the amount of \$6,600,000 from the proceeds of the Bonds, including all original issue premium and all investment earnings thereon, to be deposited in the School Corporation's Construction Fund (Fund #2301) on account of the renovation and improvements to facilities throughout the School Corporation, including site improvements and the purchase of technology, equipment and buses (collectively, the "Project") in the School Corporation, including the incidental expenses necessary to be incurred in connection with the Project and the issuance of Bonds on account thereof. The funds to meet such additional appropriation are to be provided by the issuance and sale of Bonds by the School Corporation.

The foregoing appropriation is in addition to all appropriations provided for in the existing budget and tax levy, and a need for such appropriation exists by reason of the inadequacy of the present buildings to provide necessary school facilities in the School Corporation.

Taxpayers of the School Corporation appearing at said meeting shall have the right to be heard in respect to the additional appropriation.

Dated this 16th day of July, 2025.

Secretary, Board of School Trustees
Batesville Community School Corporation

24x
hspxlpx L75

NOTICE OF PUBLIC AUCTION

The Town of Versailles is holding a public auction on the following items at the Maintenance Facility located at Water Plant Road, Versailles, IN.

- TRUCK: 2001 International DT466E, Model 4900. 30,290 miles, 3,496 hours, with Salt Box and snow plow. Truck will be sold "AS IS". This auction item is subject to a reserve price of \$10,000. The seller reserves the right to accept or reject any bid.
- POLARIS RANGER XP: 2009. 700 EFI, 18,157 miles, 2,378 Hours. Polaris Ranger will be sold "AS IS". The seller reserves the right to accept or reject any bid.

Sealed bids on the above items may be delivered to the Versailles Town Hall at 128 N Main Street, Versailles, IN prior to 4:00 PM on Monday, August 11, 2025. Bids will be opened at a public meeting on Tuesday, August 12, 2025 at 7:00 PM. Winning bidders will be notified following the meeting. To view the items prior to bidding, call 812-689-6181 to schedule an appointment.

24, 26x
hspxlpx L40

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 or call 1-800-AHA-USA1.

American Heart Association
Learn and Live.

This space provided as a public service.
© 1999, American Heart Association

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. 69D01-2411-MF-000023 wherein Freedom Mortgage Corporation was Plaintiff, and John Immenhort and Tina 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 2nd day of September, 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.

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 Pfflegel (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 appraisalment 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.
Notice: DOYLE & FOUTTY, P.C. IS A DEBT COLLECTOR

24, 26, 28x
hspxlpx L107

INVITATION TO BID

Notice is hereby given, that the City of Batesville of Ripley County, Indiana, by and through its Redevelopment Commission, herein referred to as the Owner, will receive sealed bids for the construction of the **Industrial Park Drive Extension** project.

Sealed bids are invited and may be delivered or forwarded by mail or other courier services addressed to the **City of Batesville, Attention: John Kuntz City Engineer, 132 S. Main Street, Batesville, IN 47006 by 3:00 p.m. August 13th, 2025.** All bids shall be opened and publicly read at that time. Bids received after such hour will be returned unopened. All interested citizens are invited to attend and should any citizens require special provisions, such as handicapped modifications or non-English translation personnel, the City of Batesville will provide such provisions as long as the request is made by **August 7th, 2025.**

A pre-bid meeting will be held at **10:00 a.m. (Local Time) on July 30th, 2025 at the Memorial Building, 132 S. Main St, Batesville, IN 47006.** All prime contractors, subcontractors, small, minority or women owned enterprises and other interested parties are invited to attend.

The contract will consist of the following:

The existing Industrial Park Road will be extended east of Merkel Road providing additional access to the Industrial Park. Industrial Park Drive will include two 14-foot lanes with curb and gutter. The road will be approximately 1,550 lineal feet and will terminate at a cul-de-sac. The new road will also include underdrains and a stormwater drainage system.

Complete sets of bidding documents may be viewed at www.hwcplanroom.com beginning **July 23rd, 2025.** Electronic copies of the bidding documents are available for download at www.hwcplanroom.com for a non-refundable fee of \$25.00. A completed printed set of bidding documents may be ordered at www.hwcplanroom.com at printing cost to the bidder plus shipping fees. Printed documents will be shipped from Rapid Reproductions, 129 S 11th Street, Terre Haute, IN 47807, phone 812-238-1681.

The work to be performed and the bid to be submitted shall include sufficient and proper sums for all general construction, mechanical installation, labor, materials, permits, licenses, insurance, and so forth incidental to and required for the construction of the facilities.

All Contractors or Sub-Contractors awarded work in excess of \$300,000 must be on the Indiana Department of Administration pre-qualified list, as noted in New Paragraph 3.05 of the Instructions to Bidders. A copy of the list can be viewed at <http://www.in.gov/idoa/2486.htm>.

Each bid must be enclosed in a sealed envelope bearing the title of the Project, the name and address of Bidder and the Division of work. All bids must be submitted on the bid forms as identified in the Contract Documents and Specifications.

Each bid shall be accompanied by a certified check or acceptable bidder's bond made payable to the

Owner, in a sum of not less than five percent (5%) of the total amount of the highest aggregate bid, which check or bond will be held by the Owner as evidence that the bidder will, if awarded the contract, enter into the same with the Owner upon notification from him to do so within ten (10) days of said notification.

Approved performance and payment bonds guaranteeing faithful and proper performance of the work and materials, to be executed by an acceptable surety company, will be required of the Contractor at the time he executes his contract. The bond will be in the amount of 100% of the Contract Price and must be in full force and effect throughout the term of the Construction Contract plus a period of twelve (12) months from the date of substantial completion.

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 ninety (90) days.

A conditional or qualified Bid will not be accepted. Award will be made to the low, responsive, responsible bidder.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the projects shall apply to the Projects throughout.

Bids shall be properly and completely executed on bid forms included in the Specifications. Bids shall include all information requested by Indiana Form 966 (Revised 2013) included with the Specifications. Under Section III of Form 966, the Bidder shall submit a financial statement. A copy of the proposed Financial Statement to be submitted with the bid is included in the bid documents section to these specifications. The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the work and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Agreement and to complete the work contemplated therein.

Each Bidder is responsible for inspecting the Project site(s) and for reading and being thoroughly familiar with the Contract Documents and Specifications. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation with respect to its Bid.

Bidder is required to submit with bid a written plan for an employee drug testing program that complies with IC 4-13-18.5 and IC 4-13-18.6.

Redevelopment Commission
City of Batesville, Indiana
24,26x
hspxlpx L235

PUBLIC AUCTION

At Lutz Auction Center
25980 Auction Ln. Guilford, IN 47022
Saturday July 19, 2025 at 9 a.m.
Doors open at 8 a.m.

55 Firearms: Exceptional set of firearms includes handguns, shotguns and high-powered rifles. Sell at 9 am. **Motorhome; boats; car and trucks;** 2004 Trail-Lite B Plus RV Motorhome; 2006 Ford F-350 Power stroke dump truck with lift gate; 2012 Dodge Charger Police car; 2004 Prowler 27 ft. pull camper; 2005 Dodge 2500 Ram 2500ST gas pickup; 1989 187XL Chaparral boat & trailer; 1979 Glastron Runabout boat & trailer; used 11 ft. truck bed with lift gate. **Construction Equipment:** 2002 Cat 416D backhoe; Cat 289C skid steer with bucket; Kubota mini hoe with 2 buckets and thumb; Rut mini-excavator brush cutter; skid steer attachments include a root grapple, rotary cutters, tiller and pallet forks. **Trailers:** 2019 Texas Pride 18ft. dump trailer; 1998 20 ft. homemade deck over flatbed trailer; 2008 Better Built tandem axle skid steer trailer. **Tractors:** John Deere 4010 gas tractor; John Deere 1520 gas; John Deere restored M; Ford 801 Powermaster; Ford 801 Select O Speed diesel; Farmall F-20; Farmall Cub; Farmall A; Farmall B; Ferguson TO 20; Ferguson TO 30. **Hay and farm equipment:** New Holland Hayliner 311 baler; New Holland 256 Rolabar rake; 3 pt. 4-wheel rake; Avco New Idea 7 ft. haybine; hay wagons; 3 pt. implements includes several rotary cutters; finish mower; grader blade; John deere disc; cultivator; sickle bar mower. **40 ft. Conex storage container:** Call for details. **MEC 20 ft. scissors lift; Zero Turn Mowers:** Scag Turf Tiger 61" mower; Toro 38" mower; Hoyer hand mower. **Jeep Wrangler Unlimited Soft Top. Another entire building of household and collectibles, furniture and more.**

AUCTIONEERS NOTE: Check lutzauctions.com for details, pictures, sale order, and late additions.
City of Greendale IN., Estate of Larry Siefferman, & 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.