

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

Large 1 bdrm apt, newly remodeled in Osgood. W/D hookup, off street parking, \$800/month, no pets. 812-756-0922 40tfx

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! Over 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

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

Equal Housing Opportunity

Real Estate Auction

We are offering the following Real Estate at Public Auction.
November 15 @ 10:00 am
8435 E CR 1000 N Sunman, IN
Real Estate: 55 Acres + / - offered in 2 tracts and then as a complete 55 acres:
Tract 1: This will include 7 acres + / - with a 1380 sq ft House; 2 Car Attached Garage; 3 Bedrooms; Living Room; Kitchen; 1 Bathroom; Utility Room; & a Finished Basement; with Well Water: also includes 2640 sq ft Barn; 1800 sq ft Pole Barn; & 2 other Smaller Buildings; approx. 455' of road frontage:
Tract 2: Has 48 + / - Tillable Acres with 1345' road frontage:
Terms: 10% down nonrefundable, with the balance due within 30 days or at closing.
There will be viewings on October 2 from 5 pm till 7:30 pm or October 19 from 1 pm till 5 pm
Owner: Lois Todd
VESTAL AUCTION SERVICE
ROBERT N. VESTAL AUCTIONEER # AU19300220
812-756-8342 or 812-689-5917

Summons by Publication

IN THE RIPLEY SUPERIOR COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO. 69D01-2507-CC-000289
NAPOLEON STATE BANK,
Plaintiff,
vs.
JASON WRIGHT,
Respondent.

This Summons is to the Defendant, Jason T. Wright. You are hereby notified that you have been sued, by Plaintiff, in the Superior Court of Ripley County, Indiana, in an action entitled, Napoleon State Bank, Plaintiff, vs. Jason Wright, Defendant, Cause Number 69D01-2507-CC-000289.

This Summons by Publication is specifically directed to the Defendant, Jason Wright, whose address and whereabouts are unknown, following an unsuccessful service attempt by the Ripley County Sheriff, at his last known address. Plaintiff is represented by John A. Ettel, Attorney, Comer & Ertel Law Office, 115 West Ripley Street, Osgood, Indiana 47037, (812) 689-4444. The nature of this lawsuit against you is for collection/complaint on a promissory note.

An answer or other response in writing to the Complaint may be filed by you or your attorney, within thirty (30) days after the third notice of said lawsuit. The hearing on this matter is set for November 3, 2025 at 1:00 p.m. in the Ripley Superior Court. If you fail to respond or appear, Judgment by Default may be entered against you for the relief demanded by the Plaintiff. If you have a Claim for Relief against the Plaintiff arising from the same matter, you must assert it in your written answer or response.
Dated: 9/5/2025

/s/ Liz Baumgartner, Clerk
Courts of Ripley County, Indiana
**40, 42, 44x
hspaxlp L65**

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 the Superior Court of Ripley County, Indiana, in Cause No. 69D01-2503-MF-000012, wherein Servbank, N.A. was plaintiff and Andrew McCrory, Breyanna G. McCrory, et. al., were the defendants, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on the 4th day of November 2025, at the hour of 1:00 pm or as soon thereafter as is possible, at www.zeusauction.com, the fee simple of the whole body of real estate in Ripley County, Indiana:

A PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: FROM AN IRON PIN AT THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 12 WITH THE EAST RIGHT-OF-WAY LINE OF FORMER STATE ROAD 129; THENCE S 86°00'E, ON SAID EAST-WEST CENTERLINE, 299 FEET; THENCE S 64°22'E, 11 FEET TO A CONCRETE MARKER ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. ROAD NO. 50; THENCE CONTINUING S 64°22'E, ON SAID RIGHT-OF-WAY LINE, 168.80 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUNS 11°00' W, 152.70 FEET; THENCE S 74°00'E, 225 FEET TO THE TRUE PLACE OF BEGINNING FOR THE LAND DESCRIBED HEREIN; THENCE FROM THIS TRUE PLACE OF BEGINNING CONTINUE 74°00'E,

110 FEET; THENCE S 08°07'W, 212.35 FEET; THENCE N 86°40' W, 100.70 FEET; THENCE N 29°22' W, 103.47 FEET, THENCE N 09°50"E 150 FEET; THENCE S 86°40"E 50 FEET TO THE TRUE PLACE OF BEGINNING. CONTAINING 0.79 ACRE, AND SUBJECT TO AN EASEMENT 20 FEET IN WIDTH OFF THE ENTIRE SOUTH SIDE. THE TRACT OF LAND DESCRIBED HEREIN WILL BE LOT NUMBER FIVE (5) IN ROLLING HILLS EST ATE SUBDIVISION. (SURVEYED BY JOHN C. ECKERT, RLS NO. 09931). More Commonly known as: 18 Rolling Hills Road, Versailles, IN 47042
Parcel No. 69-12-12-442-004.000-014

Together with rents, issues, income and profits thereof, said sale will be without relief from valuation or appraisal laws.
Elyssa M. Meade
Attorney No. #25352-64
Padgett Law Group
10475 Crosspoint Blvd. Suite 250
Indianapolis, IN 46256
(850) 422-2520
Johnson Township
Rod Bradley, Sheriff of Ripley County, Indiana
SHERIFF FILE NO.

SERVICE DIRECTED TO: Andrew McCrory
18 Rolling Hills Road Versailles, IN 47042
Type of Service: Sheriff United States of America Rural Housing Service
c/o Adriana Figueroa
Office of the United States Attorney
Southern District of Indiana
10 West Market, Suite 2100
Indianapolis, Indiana 46204
Type of Service: Certified Mail
The Sheriff's Department does not warrant the accuracy of the street address published herein.

**44, 46, 48x
hspaxlp L122**



Look Locally

Notice of Sheriff's 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. 69D01-2403-MF-000004, wherein Carrington Mortgage Services, LLC was Plaintiff, and Michael Chambers, United States of America Department of Agriculture Rural Development, Honda Federal Credit Union and Midland Funding LLC 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 4th day of November, 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.

A part of the Southwest Quarter of Section 33, Township 10 North, Range 13 East, more fully described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 33; thence running along the Section line (which is also the centerline of County Road 900 E) South 1° 18' 10" East 962.54 feet to an iron pin which is the true point of beginning; thence leaving the Section line and running South 44° 01' 50" East 289.08 feet to an iron pin; thence North 82° 06' East 286.00 feet to an iron pin; thence south 64° 39' East 120.00 feet to an iron pin; thence South 14° 51' West 120.00 feet to an iron pin; thence North 72° 16' 30" West 91.97 feet to an iron pin; thence North 82° 03' West 305.13 feet to an iron pin; thence North 44° 01' 50" West 244.40 feet to a PK nail in the West line of said Section 33; thence running North 1° 18' 10" West along the Section line 90.00 feet to the true point of beginning and containing 1.343 acres of land, more or less, but subject to all legal highway and easements of record, Surveyed July 20, 1990, by Jerold L. Fischvogt, Registered Land Surveyor #S0105.

More commonly known as 13322 N Penntown Rd, Sunman, IN 47041-9165

Parcel No. 69-01-33-300-023.001-001

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal 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
Adams Township
The Sheriff's Department does not warrant the accuracy of the street address published herein.

SERVICE DIRECTED TO: Michael Chambers
13322 N Penntown Rd Sunman, IN 47041-9165
Service Type: Serve By Sheriff
NOTICE
FEIWELL & HANNOY, P.C., IS A DEBT COLLECTOR.
**44, 46, 48x
hspaxlp L107**

Public Notice
On or about October 24, 2025, the City of Batesville intends to apply to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) program. This program is funded by Title I of the Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development project for the Main Street Revitalization Program with the following activities: Improvements including pedestrian corridors with green spaces of the parking lot located immediately adjacent to the Women's Inspiration Park in downtown Batesville. The total amount of CDBG funds to be requested is \$500,000. The amount of CDBG funds proposed to be used for activities that will benefit low- and moderate-income persons is approximately \$180,000. The Applicant also proposed to expend an estimated \$125,000 in non-CDBG funds on the project. The non-CDBG funds will be derived from the City of Batesville.

The City of Batesville will hold a public hearing on **Thursday October 9, 2025 at 6:00 pm**, at the Batesville Memorial Public Library, 131 N Walnut Street, Batesville, Indiana, 47006 to provide interested parties an opportunity to express their views on the proposed federally funded CDBG project. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact the Mayor's office located at 132 S Main Street, (812) 933-6100, no later than Thursday October 9, 2025. Every effort will be made to make reasonable accommodations for these persons.

Information related to this project will be available for review prior to the public hearing as of Monday October 6, 2025 in the Mayor's office located at 132 S Main Street, Batesville, IN 47006 (812) 933-6100, between the hours of 8:00 A.M. until 4:00 P.M. Interested citizens are invited to provide comments regarding these issues either at the public hearing or by prior written statement. Written comments should be submitted to Carrie Riley, Administrative Resources association, 748 Franklin St., Columbus, IN 47201, no later than October 3, 2025 to ensure placement of such comments in the official record of the public hearing proceedings. A plan to minimize displacement and provide assistance to those displaced has been prepared by Batesville and is available to the public. This project will result in no displacement of any persons or businesses.

For additional information concerning the proposed project, please contact the Carrie Riley at the address above or call (812) 376-9949 during normal business hours, 8:30 A.M to 4:30 P.M. Monday – Friday.

**44x
hspaxlp L98**



Notice of Sheriff's 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 4th day of November, 2025 at the hour of 1:00 pm, 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 appraisal 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.

**44, 46, 48x
hspaxlp L71**

Applicant's Legal Notice of Public Hearing

BOARD OF ZONING APPEALS

Notice is hereby given that the undersigned has filed with the Board of Zoning Appeals of the County of Ripley, Indiana, and an application for variation in the regulations of the zoning ordinance to wit: Variance

Description of premises affected: Part of Section 35, Township 9 North, Range 12 East. Franklin Twp. 47.3975 acres.

5665 E Co Rd 750 N Milan, In.

Description of action requested: Variance from the required setback/s of 1320 ft. to 297 ft. to permit a confined feeding operation in the A-1 district.

The application and file on this matter are available for public inspection during regular working hours at the Area Plan Commission office in the Ripley County Courthouse Annex in Versailles, Indiana, prior to the hearing date.

A public hearing will be held by said Board on October 7, 2025, at 7:00 P.M., or after the Plan Commission meeting, in the meeting room in the Ripley County Courthouse Annex, Versailles, Indiana, at which time all interested persons will be given the opportunity to be heard in reference to the matters set out in the application. 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.
APPLICANT
Jeff Fuller
5665 E Co Rd 750N
Milan, In. 47031

**44x
hspaxlp L63**

Applicant's Legal Notice of Public Hearing

BOARD OF ZONING APPEALS

Notice is hereby given that the undersigned has filed with the Board of Zoning Appeals of the County of Ripley, Indiana, and an application for variation in the regulations of the zoning ordinance to wit: Special Exception

Description of premises affected: Part of Section 35, Township 9 North, Range 12 East. Franklin Twp. 47.3975 acres.

5665 E Co Rd 750 N Milan, In.

Description of action requested: Special Exception to permit a confined feeding operation in the A-1 district.

The application and file on this matter are available for public inspection during regular working hours at the Area Plan Commission office in the Ripley County Courthouse Annex in Versailles, Indiana, prior to the hearing date.

A public hearing will be held by said Board on October 7, 2025, at 7:00 P.M., or after the Plan Commission meeting, in the meeting room in the Ripley County Courthouse Annex, Versailles, Indiana, at which time all interested persons will be given the opportunity to be heard in reference to the matters set out in the application. 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.
APPLICANT
Jeff Fuller
5665 E Co Rd 750N
Milan, In. 47031

**44x
hspaxlp L62**

A salute to our area firefighters will run on October 7 in the Versailles Republican

Help us thank these community heroes for their service.

To sponsor an advertisement in this special section contact Amy Davidson at adavidson@ripleynews.com or call 812-689-6364 by September 30

SUBSCRIBE TODAY!

NEWSPAPER

ENTER ONLINE

To the Osgood Journal and The Versailles Republican!

Subscribe online at www.ripleynews.com, call 812-689-6364, or stop in the office at 115 South Washington St. in Versailles.

Ripley & Adjoining Counties:

Print Edition Only..... \$65/year

e-edition Only \$65/year

e-edition & Print \$65/year

Elsewhere in Indiana:

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e-edition Only \$68/year

e-edition & Print \$68/year

Out of State:

Print Edition Only \$72/year

e-edition Only \$72/year

e-edition & Print \$72/year