

LEGALS

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. 69D01-2505-MF-000014 wherein First Financial Bank was Plaintiff and Amy Simpson, Debbie Lohom, Darryl Simpson, George Earl Simpson III, Jerry Simpson and Additional Heirs, if any, of Donald E. Simpson 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 4th day of November, 2025, at the hour of 1:00pm local time or as soon thereafter as is possible on www.zeusauction.com the fee simple of the whole body of Real Estate in Ripley County, Indiana.

Tract 1
Part of the Northeast Quarter of fractional Section Thirty (30), Township Six (6) North, Range Eleven (11) East, beginning first at the center corner of said Section Thirty (30), thence North on the half section line 381.15 feet to the true point of beginning, thence continuing North 180 feet thence North 89°39' East 507.5 feet to an iron pin; thence South 180 feet to an iron pin, thence South 89°39' West 507.5 feet to the half section line and the true point of beginning and containing 2.1 acres more or less and subject to all legal highways. (Ref Surveyor’s plat #327 for detail).

Tract 2
Also, a part of Section 30, Township 6 North, Range 11 East, Shelby Township, Ripley County, Indiana, described as follows: Beginning at a railroad spike found in County Road 450W at the southwest corner of the northeast quarter of Section 30, Township 6 North, Range 11 East; thence North 01° 49' 00" West along County Road 450W, 381.85 feet; thence North 89° 39' 00" East, 619.91 feet to a corner post; thence South 03° 57' 30" East, 353.44 feet to a corner post; thence South 87° 01' 32" West, 633.05 feet to the point of beginning, containing 5.284 acres, more or less, subject to the right-of-way of County Road 450W and all easements of record. Being and intended to be a part of the real estate conveyed to Virgil E. Demaree and Reta N. Demaree, husband and wife, by deed recorded in Deed Record 144, page 81, office of the Ripley County Recorder. Parcel ID Nos. 69-18-30-100-010.001-020 and 69-18-30-100-012.000-020

More commonly known as 9391 South CR 450 W, Madison, Indiana 47250

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 69D01-2505-MF-000014 in the Superior Court of the County of Ripley, Indiana.”

Taylor M. Hamilton
No. 30338-10
Morgan Pottinger McGavrey
401 South Fourth Street,
Suite 1200
Louisville, Kentucky 40202
Attorneys for Plaintiff

Rob Bradley
Sheriff of Ripley County,
Indiana
SHERIFF FILE NO:
The Sheriff’s Department does not warrant the accuracy of the street addressed published herein.
SERVICE DIRECTED TO:
Taylor M. Hamilton
Morgan Pottinger McGavrey
401 South Fourth Street, Suite 1200
Louisville, Kentucky 40202

Amy Simpson
9391 S. County Road 450 W
Madison, IN 47250

Debbie Lohom
9391 S. County Road 450 W
Madison, IN 47250

Darryl Simpson
2210 E. 18th Street
Muncie, IN 47302

George Earl Simpson III
520 S. Adams Street
Versailles, IN 47042

Jerry Simpson
9391 S. County Road 450 W
Madison, IN 47250

Additional Heirs, if any, of Donald E. Simpson
9391 S. County Road 450 W
Madison, IN 47250

45, 47, 49x
hspxlp L159

Verified
Petition for
Change of
Name

IN THE RIPLEY COUNTY
SUPERIOR COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO.
69C01-2509-MI-052
IN RE THE NAME
CHANGE OF:
Elizabeth Gearhart,
Petitioner.

Petitioner, Elizabeth Gearhart, pro se, respectfully petitions this Court to change my name. In support of this Petition, Petitioner states as follows:
That my current name is: Erin Lee Wilson
That my mailing address is: 403 Floral Ct., Batesville, IN 47006.
That I have no felony convictions.
That I am not seeking to defraud creditors by changing my name.
That 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.

That I am not a sex or violent offender who is required to register under Indiana Code 11-8-8.
That I wish to change my name to: Elizabeth Rose Robinson.

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 for perjury that the foregoing representations are true.
Elizabeth Gearhart
403 Floral Ct.
Batesville, IN 47006

47,49,51x
L56

Verified
Petition for
Change of
Name

IN THE RIPLEY COUNTY
SUPERIOR COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO.
69C01-2509-MI-051
IN RE THE NAME
CHANGE OF:
Erin Wilson,
Petitioner.

Petitioner, Erin Lee Wilson, pro se, respectfully petitions this Court to change her name. In support of this Petition, Petitioner states as follows:
That my current name is: Erin Lee Wilson
That my mailing address is: 403 Floral Ct., Batesville, IN 47006.
That I have no felony convictions.
That I am not seeking to defraud creditors by changing my name.
That 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.

That I am not a sex or violent offender who is required to register under Indiana Code 11-8-8.
That I wish to change my name to: Erin Lee Robinson
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 for perjury that the foregoing representations are true.

Erin Wilson
403 Floral Ct.
Batesville, IN 47006

47,49,51x
L55

Verified

Petition for Change of Name

IN THE RIPLEY COUNTY SUPERIOR COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO.
69C01-2509-MI-053
IN RE THE NAME CHANGE OF:
Tammy Jo Burchett,
Petitioner.

Petitioner, Tammy Jo Burchett, pro se, respectfully petitions this Court to change her name. In support of this Petition, Petitioner states as follows:
That my current name is: Tammy Jo Burchett
That I reside at: 264 Beechmont Ave
Osgood, IN 47037
That pursuant to Indiana Code 34-28-2-1, I wish to change my name.
That I am not seeking to defraud creditors by changing my name.
That I have not been convicted of a felony within the last ten (10) years.
That I wish to change my name to: Tammy Jo Sizemore.

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 for perjury that the foregoing representations are true.

Tammy Jo Burchett
264 Beechmont Ave
Osgood, IN 47037

47,49,51x
L49

Do you want to inspire others?

Share your success story with us to get published in the Osgood Journal or The Versailles Republican.

Send your story to publication@ripleynews.com.

Have Questions? Call (812) 689-6364

IREAD scores released for schools in Senate District 42

State Senator Jean Leising has released statistics for IRead Scores across her district. Indiana’s third graders achieved the largest increase in reading proficiency in our state since IREAD began in 2013. More than 87% of third graders are now proficient in foundational reading skills. In a previous newsletter, she detailed the scores for the private schools in Senate District 42. This week she will highlight the IREAD scores for public schools in Senate District 42.

Arlington Elementary School — 81.3%
Batesville Intermediate School — 98.8%
Bright Elementary School — 98%
Brookville Elementary School — 87.7%
Brush Creek Elementary School — 92.3%
Coulston Elementary School — 75.4%
Graham Creek Elementary School — 97.1%
Greensburg Elementary School— 93.9%
Hayden Elementary School — 92.1%
Jac-Cen-Del Elementary School — 95.9%
Knightstown Elementary School — 96.3%
Laurel Elementary School — 81.3%

Milan Elementary School — 94.3%
Milroy Elementary School — 85.0%
Morristown Elementary School — 88.4%
Mount Carmel Elementary School — 97.3%
North Dearborn Elementary School — 99.3%
North Decatur Elementary School — 97.4%
North Vernon Elementary School — 88.5%
Rushville Elementary School — 90.4%
Sand Creek Elementary School — 88.6%
Scipio Elementary School — 95.1%
South Decatur Elementary School — 87.7%
South Ripley Elementary School — 96.3%
Southwestern Elementary School — 100.0%
Sunman Elementary School — 89.6%
Thomas A. Hendricks Elementary School — 93.9%
Waldron Elementary School — 87.2%
William F. Loper Elementary School — 85.6%

I appreciate the hard work our teachers and students have put in to achieve these high scores.

BBB Tip: How to get a good side hustle - without getting scammed

Side hustles have become a popular way to make extra money, build a small business or transition into a freelance career. But not all part-time side gigs are what they seem.

Just like with traditional employment scams, con artists use fake opportunities to lure unsuspecting victims into a trap. Their objective? It may be identity theft, a fake check scam or a shipping scheme. Whatever their ploy, scammers hope to get their hands on your money, personal information, or both. Here’s how to protect yourself.

How to avoid side hustle scams
Screen potential clients. If you are approached by an individual instead of a company to do freelance work, like photography or pet-sitting, get to know them before you agree to do any work. Ask lots of questions, look up their social media accounts and press for a meeting via video chat. Most scammers will avoid meeting you and won’t answer specific questions.

Keep your work on freelance job sites where it belongs. Upwork reports that one common scam on freelancer job sites involves circumvention. In this con, a supposed employer first approaches you on the website. Then, they ask you to do work and accept payment outside of the site. These scammers may try to convince you to accept payment through PayPal or another outside payment method, claiming they want to help you avoid any fees the freelancer website charges. Chances are, once you turn in your work, you won’t receive any payment, and your client will disappear for good.

Watch out for too-good-to-be-true job postings. Any job that offers extremely good pay rates for an easy

job that requires no special skills is likely a scam. Car wrap scams are a good example of this tactic.

Research side gigs before applying. No matter how good a job seems, do your research before applying. Go directly to the company’s website to verify the job posting. Does the company have a professional website and legitimate contact information? Also, do an online search for the job title and company name. If you find the exact same post popping up in multiple cities or people reporting the job is a scam, don’t engage with the company.

Watch out for work-from-home scams. While these gigs are perfect for students or stay-at-home moms, they are also more likely to be scams. Be very wary of applying for jobs like “warehouse redistribution coordinator” that involve reshipping (often stolen) packages. Scammers impersonate well-known retailers like Amazon and Walmart and post the jobs on major employment platforms.

Be cautious of fake checks. Many scammers offer to hire you for a position, only to tell you they will send you a check for supplies you need before you start work. Typically, the scammers “overpay” and ask you to send back some of the funds via a wire transfer or prepaid gift cards. After you send the money, you’ll get a notification from your bank that the check you deposited was a fake. You’ll have lost any money you “returned” to the scammer. Learn more about scams involving fake checks and other payment types.

Never pay to work. You should never have to pay a fee to apply for a job or to get a position. Also, a legitimate company won’t pay you any-

thing before you’ve done any work.

Get all details in writing. Put together a basic contract that details the services provided, timeline, and the amount paid. Scammers tend to avoid providing specific information, so this is a good way to discourage them. It will also help you avoid disagreements with legitimate employers.

Guard your personal information. Be cautious of any job that asks you to share personal information right off the bat. If a company insists they need a copy of your driver’s license or bank account information, be sure you’re dealing with a legitimate business before you hand over that sensitive information.

For more information

Read more ways to protect yourself by visiting our article on job scams and BBB.org/ScamTips.

If you are targeted by a job scam or know someone who has been, report the experience to BBB.org/ScamTracker to help boost consumer awareness and hinder scammers’ efforts.

ABOUT BBB SERVING CENTRAL INDIANA: The Better Business Bureau has empowered people to find businesses, brands, and charities they can trust for more than 110 years. In 2024, people turned to BBB more than 220 million times for BBB Business Profiles on more than 5.3 million businesses, and 80,000 times for BBB charity reports on about 12,000 charities, for free at BBB.org. The International Association of Better Business Bureaus is the umbrella organization for the local, independent BBBs in the United States and Canada. BBB Serving Central Indiana was founded in 1916 and serves 42 Indiana counties.

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

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
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DELIVERY AVAILABLE
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SCC is looking to hire the following:

Instructional Aide

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

SCC is looking to hire the following:

Assistant Director/Principal

Apply online

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

Submit a **certified application, 3 recommendation letters, administration license and resume** to Ashley Powers at arpowers@sccusa.org.

Any questions please call 812.689.5253 X 222

Part-time Opportunity

Delivery Driver
for Ripley Publishing Co.

Must have valid driver’s license, clean driving record and be over 25 years of age.

Send resume to:

115 S. Washington St., Versailles
wburnett@ripleynews.com • 812-689-6364

Ripley Publishing Co.
Publisher of Osgood Journal & The Versailles Republican

Real Estate Auction

We have been commissioned to auction the following Real Estate for the William Kelley Trust:

October 30 @ 6:00 PM

1305 Tekulve Road Batesville, IN 47006

Subdivision development opportunity in Batesville, Indiana! Prime property of +/-35 acres is zoned R-2 (Residential Medium Lot): The R2 district is intended to accommodate residential development on medium-sized lots, plus a limited number of related civic uses. Batesville is nestled between Cincinnati and Indianapolis. Surveyor is finalized survey and has been filed with Ripley County.

This property borders up to the Batesville Chateau Subdivision. Property has City Water; and City Sewer and Gas is located at the end of the drive way.

Terms: 10% down Non-Refundable day of the auction with balance due at closing or within 30 days. Seller has the right to accept or reject any or all bids.

Owner: William Kelley Trust
VESTAL AUCTION SERVICE
ROBERT N. VESTAL AUCTIONEER # AU19300220
812-756-8342 or 812-689-5917