

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

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

PUBLIC AUCTION

At Lutz Auction Center

25980 Auction Ln. Guilford, IN 47022

Saturday October 11, 2025 at 9 a.m. Doors open at 8 a.m.

Sharp 2004 Honda GL1800 motorcycle, motorcycle pull trailer; 2021 small utility trailer; 35 firearms including hand and long guns; ammunition; silver coins and proof sets; baseball cards; antique and modern furniture including like new power lift recliner; Corvette die cast cars; antiques, collectibles, decorations and household items; appliances; lawn maintenance items include: Hustler Raptor 54" zero turn mower, Craftsman riding mower with bagger, Bluebird power rake, Troy Bilt chipper vac, Classen power aerator; push mowers, chainsaws and string trimmers; garage and shop tools; antique Speedex lawn tractor with hit & miss engine; new J.D. snow plow; bolt bins and hardware; warehouse items. 2 buildings full!

AUCTIONEERS NOTE: Check lutzauctions.com for details, pictures, sale order, and late additions.

Various Consignors - 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.

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

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

Shop LOCAL

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

44, 46, 48x hspaxlp L122

LEGALS

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

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When it comes to marketing your business to local consumers, nobody does it better than your community newspaper!

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How Can We Help Your Business Thrive?

Call Amy at 812-689-6364 or email her at adavidson@ripleynews.com to set up an appointment today.

RIPLEY PUBLISHING HOME OF THE VERSAILLES REPUBLICAN AND OSGOOD JOURNAL

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RIPLEY PUBLISHING HOME OF THE VERSAILLES REPUBLICAN AND OSGOOD JOURNAL

Help stamp out Breast Cancer

October is Breast Cancer Awareness Month, and the U.S. Postal Service is reminding customers that they can help fund the cause by purchasing the Breast Cancer Research stamp.

These 90-cent self-adhesive semipostal stamps are available year-round in sheets of 20 to help raise funds for breast cancer research. Each stamp is equal to the First-Class Mail 1-ounce postage rate. The stamps are available at Post Offices nationwide, online at usps.com, by mail order through the USA Philatelic catalog or by calling 800-STAMP-24 (800-782-6724).

The stamp has raised about \$98 million since its release in 1998. The amount the Postal Service contributes to breast cancer research is determined by the difference between the 90-cent purchase price and the First-Class Mail rate in effect at the time of purchase, minus any costs incurred by USPS. The distribution of the Postal Service contribution is specified by law, with 70 percent given to the National Institutes of Health and 30 percent given to the medical research program at the Department of Defense.

The Breast Cancer Research stamp was the first semipostal stamp in U.S. history. In 1997, Congress authorized it for the specific purpose of raising funds from the American public to assist in finding a cure for breast cancer. Legislation was reauthorized by the Stamp Out Breast Cancer Reauthorization Act of 2019, which extended the stamp's sale authority through 2027.

In addition to the Breast Cancer Research stamp, the Postal Service offers three other fundraising stamps. The Save Vanishing Species semipostal stamp, first issued in 2011; the Alzheimer's semipostal stamp, issued in 2017; and the Healing PTSD semipostal stamp, issued in 2019.

All four stamps help raise money for causes in the national public interest and are available for purchase year-round.

Shop locally. Shop Often.

Houchin, Auchincloss introduce first house bill on AI Chatbot Companions

Congresswoman Erin Houchin (IN-09) and Congressman Jake Auchincloss (MA-04) introduced the AI Warnings And Resources for Education (AWARE) Act, the first House legislation to address the growing use of AI chatbot companions by minors.

The bill directs the Federal Trade Commission (FTC), in consultation with other federal agencies, to create public resources for parents, educators, and minors on how to safely and responsibly engage with AI chatbots. These resources will provide guidance on identifying unsafe bots, understanding privacy and data collection, and best practices for family oversight.

Building on the FTC's recent inquiry into chatbot safety, the AWARE Act moves from research to action, turning findings into practical resources so families have clear, accessible information about the risks and responsibilities of AI companion use.

"AI technology is advancing quickly, and it can offer real opportunities for learning and connection. But parents deserve clear tools to make sure their children are using it safely and at age-appropriate times," said Rep. Houchin. "The AWARE Act gives families practical guidance to navigate AI chatbot companions with confidence, because protecting kids in the digital age must always come first."

"Facebook's internal documents said it was OK for chatbots to have 'sensual' conversations with 12-year-olds," stated Rep. Auchincloss. "Parents disagree, and we're going to protect our children."

SUBSCRIBE TODAY!

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.

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