

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

CHRISTMAS & GARAGE-YARD

SALE!

Fri. Oct. 24 & Sat. Oct. 25.

9:00 a.m. - 5:00 p.m.?

RAIN OR SHINE

Lots of new and used items.

***Christmas purchases go towards funding 5 small trailers to hold our Christmas display houses.

Lohrum - 1 mile North of Osgood.

2335 W County Rd 525 N

Osgood, IN 47037

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

Huge 3 Family Yard Sale

Building 12 at the Ripley County Fairgrounds, Osgood IN.

Friday, Oct. 24 • 9 a.m. to 4 p.m.

Saturday, Oct. 25 • 9 a.m. to 4 p.m.

Lots of clothes (all sizes), home interior, Tupperware, Longaberger basket, bicycle, TV, housewares, kitchenware, too many items to mention all.

Come check us out!

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

Summons for Service by Publication

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
COUNTY OF RIPLEY
69C01-2510-JT-000030
IN THE MATTER OF THE TERMINATION OF THE PARENT-CHILD RELATIONSHIP:
GA - DOB 1/26/2021
AND
JAMES COLLINS (FATHER)
ALICIA COLYER (MOTHER)
SUMMONS FOR SERVICE BY PUBLICATION & NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

TO: James Collins
Whereabouts unknown
NOTICE IS HEREBY GIVEN to the above noted parent whose whereabouts are unknown, that the Indiana Department of Child Services has filed a Petition for Involuntary Termination of your Parental Rights, and that an adjudication hearing has been scheduled with the Court.
YOU ARE HEREBY COMMANDED to appear before the Judge of the Ripley Circuit Court, P.O. Box 445, Versailles, IN 47042 - 812-689-6226 for a(n) Initial Hearing on 12/29/2025 at 9:00 AM and to answer the Petition for Termination of your Parental Rights of said child.
You are further notified that if the allegations in said petition are true, and/or if you fail to appear at the hearing, the Juvenile Court may terminate your parent-child relationship; and if the Court terminates your parent-child relationship you will lose all parental rights, powers, privileges, immunities, duties and obligations including any rights to custody, control, visitation, or support in said child; and if the Court terminates your parent-child relationship, it will be permanently terminated, and thereafter you may not contest an adoption or other placement of said child.
You are entitled to representation by an attorney, provided by the State if applicable, throughout these proceedings to terminate the parent-child relationship. If you have been appointed an attorney in the Child in Need of Services action involving the above-named child(ren), that attorney may not be automatically appointed to represent you in these proceedings. You must appear at the hearing currently scheduled in this matter and request that the Court appoint an attorney to represent you in these proceedings to terminate the parent-child relationship.
YOU MUST RESPOND by appearing in person or by an attorney within thirty (30) days after the last publication of this notice, and in the event you fail to do so, adjudication on said petition and termination of your parental rights may be entered against you, in your absence, without further notice.
Jerry R. Howard, 22051-15
Attorney, Indiana Department of Child Services
531 W. US Highway 50
Versailles, IN 47042

50,52,54x
hspxlp L109

JOIN OUR TEAM!

IT Architect Wanted

We're seeking an experienced IT Architect to design, secure, and maintain our network and cybersecurity systems.

View job requirements, responsibilities, and apply today at seirem.com/employment.

PUBLIC AUCTION

At Lutz Auction Center

25980 Auction Ln. Guilford, IN 47022

Saturday October 25, 2025 at 9 a.m. Doors open at 8 a.m.

1999 GMC 3500 with 11 ft. Warner contractor's bed; John Deere 2010 row crop gas tractor; 5ft. and 6 ft. 3 pt. rotary cutters; John Deere 6 wheel diesel Gator; Yamaha and Club Car gas golf carts; Yamaha Warrior 350 quad; Yamaha 250 Pro Hauler; portable diesel 10 kw generator; log splitter; collector coins; commemorative pins; antiques and collectibles including Longaberger baskets and pottery, Red's bobbleheads, clocks, Hummell's and more; antique furniture; extensive amount of extension and step ladders, garage, shop and power tools, lawn maintenance tools and more. 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.

Home Helpers®

Home Care

LOOKING FOR AN EXCITING NEW CAREER WITH A FLEXIBLE SCHEDULE!

JOIN OUR TEAM TODAY AND MAKE A DIFFERENCE IN THE LIVES OF OTHERS!

Home Helpers is a leading provider of in-home care services. Proudly serving Southern Indiana for over eighteen years. Due to our continuing growth, we currently have immediate openings for the following positions in the Versailles, Osgood, Batesville and surrounding areas:

Caregiver, CNA, Home Health Aide

No experience required for Caregiver positions.

Full Time Benefits: Health, Dental, Vision Insurance, Aflac Benefits, Paid Time Off, 401K, Employee Discounts

* Part Time and Full Time Openings * Flexible Schedules Available

* One-on-one patient care * Competitive Pay

* Fun friendly work atmosphere * Career Growth Opportunities

APPLY TODAY: 812-752-6000 EXT 218

VISIT OUR WEBSITE: homehelpershomecare.com

EMAIL RESUME: asebastian@homehelpershomecare.com

SHOP, EAT, DRINK LOCAL

LEGALS

Summons for Service by Publication

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
COUNTY OF RIPLEY
69C01-2510-JT-000031
IN THE MATTER OF THE TERMINATION OF THE PARENT-CHILD RELATIONSHIP:
MA - DOB 11/14/2022
AND
ALICIA COLYER (MOTHER)
CHRISTIAN COLYER (LEGAL FATHER) AND
ANY UNKNOWN ALLEGED FATHERS
SUMMONS FOR SERVICE BY PUBLICATION & NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

TO: Christian Colyer and
Any Unknown Alleged Father
Whereabouts unknown
NOTICE IS HEREBY GIVEN to the above noted parent whose whereabouts are unknown, as well as Any Unknown Alleged Fathers, whose whereabouts are also unknown, that the Indiana Department of Child Services has filed a Petition for Involuntary Termination of your Parental Rights, and that an adjudication hearing has been scheduled with the Court.
YOU ARE HEREBY COMMANDED to appear before the Judge of the Ripley Circuit Court, P.O. Box 445, Versailles, IN 47042 - 812-689-6226 for a(n) Initial Hearing on 12/29/2025 at 9:00 AM and to answer the Petition for Termination of your Parental Rights of said child.
You are further notified that if the allegations in said petition are true, and/or if you fail to appear at the hearing, the Juvenile Court may terminate your parent-child relationship; and if the Court terminates your parent-child relationship you will lose all parental rights, powers, privileges, immunities, duties and obligations including any rights to custody, control, visitation, or support in said child; and if the Court terminates your parent-child relationship, it will be permanently terminated, and thereafter you may not contest an adoption or other placement of said child.
You are entitled to representation by an attorney, provided by the State if applicable, throughout these proceedings to terminate the parent-child relationship. If you have been appointed an attorney in the Child in Need of Services action involving the above-named child(ren), that attorney may not be automatically appointed to represent you in these proceedings. You must appear at the hearing currently scheduled in this matter and request that the Court appoint an attorney to represent you in these proceedings to terminate the parent-child relationship.
YOU MUST RESPOND by appearing in person or by an attorney within thirty (30) days after the last publication of this notice, and in the event you fail to do so, adjudication on said petition and termination of your parental rights may be entered against you, in your absence, without further notice.
Jerry R. Howard, 22051-15
Attorney, Indiana Department of Child Services
531 W. US Highway 50
Versailles, IN 47042

50,52,54x
hspxlp L115

Notice of Unsupervised Administration

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
COUNTY OF RIPLEY
IN THE MATTER OF THE UNSUPERVISED ESTATE OF
GARY W. TROWBRIDGE,
Deceased.
CAUSE NO.
69C01-2510-EU-000043

In the Circuit Court of Ripley County, Indiana.

Pursuant to I.C. 29-1-7-7, notice is hereby given that Robin S. Williams was on October 15th, 2025, appointed Personal Representative of the Estate of Gary W. Trowbridge, who died intestate on November 20, 2024, and authorized to administer the estate without court supervision.

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, this October 15th, 2025.

Liz Baumgartner

Clerk of the Circuit Court of Ripley County, Indiana

Karen M. Davis

Karen M. Davis,

Attorney at Law, LLC

1407 Corporate Way,

Suite 140

Seymour, IN 47274

Phone: 812-271-1152

Fax: 855-719-1728

karen@kmdavisattorney.com

LEGAL NOTICE
DUKE ENERGY
INDIANA, LLC

Public notice is hereby given to affected property owners pursuant to 170 IAC 4-9-4(f) that within two (2) to six (6) weeks of the date of this notice, weather permitting, Duke Energy Indiana, LLC will be performing vegetation management as part of its power line maintenance program in the area described below. As part of this project, one of its contractors that employ qualified utility line clearance tree workers will be trimming and/or removing trees and brush to clear the lines of vegetation to provide safe and reliable electric service. Vegetation management will be performed in/near Batesville on or near streets identified below:
Beginning at the substation located near the intersection of Woodside Ct & Arlington Dr to include the areas around & near: N of South St, E of Enochsburg Rd, S of Tony Rd, W of Sawmill Rd
The date this notice is published initiates the two (2) week period for calculating implied consent by an affected property owner under 170 IAC 4-9. If you have any questions, you may contact the Duke Energy Vegetation Management toll free number, 866-385-3675.

Duke Energy Indiana, LLC

Vegetation Management Department

52x

hspxlp L49

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 December, 2025, at the hour of 1:00 p.m. 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.

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 Pffiegel (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.

Alan W. McEwan

24051-49

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 addressed published herein.

DOYLE & FOUTTY, P.C. IS A DEBT COLLECTOR

52, 54, 56x

hspxlp L104

Look Locally

52, 54x
hspalp L54

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. 69D01-2208-MF-000030, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing (f/k/a Specialized Loan Servicing LLC) was plaintiff and Douglas W. Cole, 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 2 day of December 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:

Tract I: Part of the northeast quarter of Section 22, Township 7 North, Range 11 East, Johnson Township, Ripley County, Indiana, described as follows: Commencing at a railroad spike found at the northeast corner of said quarter section; thence South 90 degrees 00' 00" West, along the north line of said quarter section and centerline of County Road 200 South, 1141.53 feet to a railroad spike set at the point of beginning; thence South 04 degrees 56' 06" East, a distance of 581.62 feet to an iron pin set this survey; thence South 52 degrees 21' 52" West, a distance of 230.44 feet to an iron pin set this survey; thence North 47 degrees 54' 52" West, a distance of 117.98 feet to an iron pin set this survey; thence North 00 degrees 00' 00" East, a distance of 640.79 feet to a railroad spike set this survey; thence North 90 degrees 00' 00" East, along the north line of said quarter section and centerline of County Road 200 South, 220.26 feet to the point of beginning. This tract contains 3.7600 acres, more or less from the land of Strubros, Inc. (D.R. 150, page 200) and is subject to the right-of-way of County Road 200 South and all easements and right-of-ways of record. This tract included the following described ingress and egress easement over, and across the land of Strubros, Inc. (D.R. 150, page 200); Commencing at a railroad spike found at the northeast corner of said quarter section; thence South 90 degrees 00' 00" West, along the north line of said quarter section and centerline of County Road 200 South, 1 109.58 feet to a railroad spike set at the point of beginning; thence South 04 degrees 24' 35" East, a distance of 556.34 feet to an iron pin set this survey; thence South 25 degrees 21' 30" West, a distance of 72.35 feet to an iron pin set this survey; thence South 60 degrees 30' 25" West, a distance of 202.71 feet to an iron pin set at the southerly most point of the above described 3.7600 acres tract, thence North 52 degrees 27' 52" East, along the easterly line of said tract 230.44 feet to an iron pin set this survey; thence North 04 degrees 56' 06" West, along the easterly Line of said tract, 581.62 feet to a railroad spike set in the centerline of County Road 200 South on the north line of said quarter section; thence North 90 degrees 00' 00" East, along said line, 31.95 feet to the point of beginning, Ripley County, Indiana The Grantor reserves the right of usage of said easement.

Tract 2: Part of the northeast quarter of Section 22, Township 7 North, Range 11 East, Johnson Township, Ripley County, Indiana described as follows: Commencing at a railroad spike found at the northeast corner of said quarter section; thence South 90 degrees 00' 00" West, along the north line of said quarter section and the center of County Road 200 South, 1361.79 feet to a railroad spike found at the northwest corner of Cole property (D.R. 2003-6470), also being the point of beginning; thence South 00 degrees 00' 00" East, along part of the westerly line of said Cole property, 640.79 feet to an iron pin found in place; thence South 47 degrees 54' 52" East, along part of the westerly line of said Cole property, 117.98 feet to an iron pin set at the southwesterly corner of said Cole property, thence South 90 degrees 00' 00" West, a distance of 367.02 feet to the center of Graham Creek; thence along the physical center of said creek the following four courses; 1) North 06 degrees 13' 02" East, a distance of 288.31 feet; 2) North 21 degrees 58' 46" West, a distance of 144.33 feet, 3) North 34 degrees 15' 40" West, a distance of 171.56 feet; 4) North 08 degrees 05' 32" West, a distance of 159.19 feet to the north line of said quarter section in the center of a concrete bridge on County Road 200 South, thence North 90 degrees 00' 00" East along the center of said road, on said quarter section line, 421.25 feet to the point of beginning, Ripley County, Indiana This tract contains 5.2861 acres, more or less from the land of Strubros, Inc., Deed Record 150, page 200 and is subject to the right-of-way of County Road 200 South and all easements and right of ways of record.

More commonly known as: 1213 West County Road 200, Versailles, IN 47042

Parcel No. : 69-13-22-4100-001.002-013

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

Marsha A. Dailey

Attorney No. #25539-88

Padgett Law Group

10475 Crosspoint Blvd. Suite 250

Indianapolis, IN 46256

(850) 422-2520

Rob Bradley,

Sheriff of Ripley County, Indiana

SERVICE DIRECTED TO:

Douglas W. Cole

1213 West County Road 200

Versailles, IN 47042

United States of America

c/o Gina M. Shields

Office of the United States Attorney Southern District of Indiana

10 West Market, Suite 2100

Indianapolis, Indiana 46204

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

Johnson Township

52, 54, 56x
hspxlp L212