

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

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-

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

POST FRAME BUILDINGS
 24x30x8 2-9x7 garage doors
 1-3' entry door \$10,500
 30x50x8 2-9x7 garage doors
 1-3' entry door \$17,500
 40x60x10 2-9x7 garage doors
 1-3' entry door \$24,500
(812) 265-5290
 Built on your lot! Over 60 years experience. Large selection of colors & sizes. Material packages available.

GOSMAN INC.

www.gosmaninc.com

RIPLEY COUNTY IS HIRING: Ripley County EMA Director

40 hours/week

\$58,195 annual salary

Full Benefits-Perf, Health, Dental, Vision, Life Insurance

Please contact the Auditor's Office at 812-689-6311 or email resume to auditor@ripleycounty.com.

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 Ripley Superior Court of Ripley County, Indiana, in Cause No.: 69D01-2507-MF-000024, wherein Servis One, Inc. dba BSI Financial Services, was Plaintiff, and Brett A. Lowrie, Elizabeth L. Lowrie, was/were Defendant(s), 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 3rd day of February 2026, at the hour of 1:00PM 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 Section 8, Township 9 North, Range 13 East, described as follows:

Please see Legal Description in Exhibit A below.

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

Jennifer L. Snook

MARINOSCI LAW GROUP, P.C.

2804 Boilermaker Court, Ste. A

Valparaiso, IN 46383

Telephone: (219) 386-4700

Rob Bradley, Sheriff of Ripley County, Indiana

City of Sunman

SERVICE DIRECTED TO:

Brett A. Lowrie

126 Western Avenue

Sunman, IN 47041

Street Address

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

Type of Service: Personal

NOTICE: MARINOSCI LAW GROUP, P.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT

TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Exhibit A

Beginning at the southwest corner of Lot Numbered 96 in James Vanness' Addition to the Town of Sunman and running southerly with the west line of said Lot No. 96, extended to the north line of the public highway on the section line between Sections 17 and 8, Township 9 North, Range 13 East; Thence South 20 feet to said section line in the center of said highway; Thence east on section line to its intersection with the south line of Lot No. 101, in said Vanness Addition to said Town of Sunman; Thence northwesterly with south line of Lots Numbered 101, 100, 99, 98, 97, 96 in said addition, to the Place of Beginning, subject to all legal highways, excepting therefrom the following tract part of Section 8, Township 9 North, Range 13 East, described as follows:

Beginning at the southwest corner of Lot Numbered 100 in James Vanness' Addition to the Town of Sunman and running; Thence southeasterly with the south lines of said Lot 100 and Lot Numbered 101 in said addition to the section line between Sections 17 and 8, Township 9 North, Range 13 East; Thence westerly along said section line to the line of Fremont Street; Thence northeasterly along the east line of said street to the Place of Beginning.

ALSO:

A part of the southeast one-fourth of the southeast quarter of Section 8, Township 9 North, Range 13 East, particularly described as follows:

Beginning at the northwest corner of Lot No. 96 and the south line of Vine Street in the James Vanness Second Addition to the Town of Sunman, Ripley County, Indiana; Thence southwesterly along the west side of said Lot No. 96 and as extended, 233 feet to a point; Thence west parallel with the North line of Western Avenue in said town of Sunman, Indiana, 75 feet to a point; thence North, parallel to the West line of said Southeast Quarter, 300 feet to a point in the south

Notice to Bidders

Notice is hereby given that the Ripley County Board of Commissioners will receive sealed bids until the hour of 10:00 a.m. E.S.T. on 15th day of January, 2026 at the Office of the Ripley County Auditor, Ripley County Courthouse or Courthouse Annex, 102 West First North Street, P.O. Box 235, Versailles, Indiana 47042, at which time all sealed bids will be publicly opened and read aloud during the regularly scheduled meeting of the Ripley County Commissioners, in the Ripley County Courthouse Annex, Versailles, Indiana 47042 for the following materials, supplies and services related to the repair and maintenance of the following county roads and/or bridges.

READY MIX ASPHALT MATERIAL (LAID)
 23,000 tons (more or less) of ready mixed asphalt material manufactured to 2026 Ripley County specifications.

Contractor shall furnish personnel, equipment and material:

a. Wedge/level the road surface in preparation for paving,
 b. Lay approximately 2" bituminous surface No. 11 and roll/compact the material for the road project(s) listed below:

Driveway entrances shall be paved approximately three (3) feet from edge of roadway pavement.

BASE BID: Bids shall be a unit price calculated on a "per ton" basis of bituminous surface material used. Bidder shall supply bituminous material for tack coat and include the same in the contract unit price per ton for "Bituminous Surface No. 11."

ALTERNATE BID NO. 1: Bids shall be a unit price calculated on a "per ton" basis of bituminous surface material used. Bidder shall supply bituminous material for tack coat and include the same in the contract unit price per ton for "Bituminous Surface No. 9."

ALTERNATE BID NO. 2: Bidders may provide an alternate unit price per ton bid incorporating escalating and de-escalating the price upon a recognized benchmark standard as of January 15, 2026.

1. W 925 S From Us Hwy 421 To S Co Rd 225 W (2.356 Miles)

2. N 750 E From Town Of Milan To E Co Rd 200 N (.753 Miles)

3. S 400 E From E Co Rd 300 S To Dead End (.791 Miles)

4. S 450 E From E Co Rd 900 S To E Co Rd 950 S (.821 Miles)

5. Hoff Rd From E Co Rd 1500 N To E Co Rd 1600 N (1.064 Miles)

6. N 600 E From St Rd 46 To E Co Rd 1600 N (2.038 Miles)

7. N 250 W From W Co Rd 1150 N To W Co Rd 700 N (4.556 Miles)

8. S 100 W From W Co Rd 600 S To W Co Rd 700 S (1.004 Miles)

9. S 75 W From W Co Rd 900 S To County Line (2.254 Miles)

NOTES:

1. **EFFECTIVE DATE:** All Bidders shall submit bids with prices to be effective on the same date.

The specific date upon which all bid prices shall be based is January 15th 2026.

2. **CONTINGENCIES:** The materials, and scope of work specified herein is contingent upon a successful grant application to the State of Indiana (INDOT). Notice to Proceed is anticipated late May 2026. No work, or any portion thereof, may be the outcome of the grant application process. (The amount of materials, supplies and/or services needed, will be directly determined by the amount of grant funding received.)

3. **BID BOND:** Each bid shall be accompanied by a bid bond with a satisfactory surety or cashier's check equal to ten (10) percent of the bid.

4. **AFFIDAVIT OF NON-COLLISION/BID FORM 95/96:** An offeror must file with the County Auditor bids on Form 95 or 96, with an affirmation made under the penalties for perjury, that states in substance the following:

a. The offeror has not entered into a combination or an agreement:

i) relative to the price to be offered by a person,

ii) to prevent a person from making an offer, or

iii) to induce a person to refrain from making an offer.

b. The offeror's offer is made without reference to any other offer.

5. **RESERVATION OF RIGHTS:** The Ripley County Board of Commissioners reserves the right to reject any and all bids and waive any formalities in bidding.

6. **PUBLIC INSPECTION:** Bid specifications and information are available at the Ripley County Highway Garage, and may be viewed or a copy requested during normal business hours.

7. **COMPLETION OF WORK:** All above work specifications as described in this notice to bidders must be completed by October 30, 2026.

RIPLEY COUNTY BOARD OF COMMISSIONERS:

Mark Horstman, President

Jeff Volz, Member

Roger Gullion, Member

Tuesday, January 6, 2026

Osgood Journal

LEGALS

ADVERTISEMENT FOR BIDS

TOWN OF OSGOOD

OSGOOD, INDIANA

2025-2026 LEAD SERVICE LINE REPLACEMENT PROJECT

General Notice

Town of Osgood (Owner) is requesting Bids for the construction of the following Project:

2025-2026 Lead Service Line Replacement Project

Project #W25126

Bids for the construction of the Project will be received at the Town of Osgood Town Hall located at 147 W. Ripley Street, Osgood, IN 47037, until Thursday, February 5, 2026 at 1:00 p.m. local time. At that time the Bids received will be publicly opened and read.

The Project includes the following Work:

The project includes but is not limited to the potholing for material verification and replacement of lead service lines. The replacement service lines will be full length from the water main to premise plumbing within each home. The work includes all appurtenances, restoration, testing and all other work required for the completion of the project.

Bids are requested for the following Contract: 2025-2026 Lead Service Line Replacement Project. Bids will be received for a single prime Contract. Bids shall be as shown in the Bid Form.

Obtaining the Bidding Documents

The Issuing Office for the Bidding Documents is: Commonwealth Engineers, Inc., 7256 Company Drive, Indianapolis, IN 46237. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of 8:00 a.m. to 5:00 p.m., and may obtain copies of the Bidding Documents from the Issuing Office as described below. Prospective Bidders may also examine the drawings via the Web-based service of Commonwealth Engineers, Inc. at www.commonwealthengineers.com.

Bidding Documents also may be examined at the office of the Town of Osgood Town Hall, on Mondays through Fridays between the hours of 8:30 a.m. to 4:00 p.m.

The Contract Documents, Specifications and Drawings will be provided via the web-based service of Commonwealth Engineers, Inc. at www.commonwealthengineers.com. The plan holder will receive an email link to the PDF downloadable documents upon payment of a non-refundable fee of **One Hundred Fifty and 00/100 Dollars (\$150.00) plus 7% sales tax**, per project division desired.

One set of printed Contract Documents, Specifications and Drawings may be obtained upon payment of an additional non-refundable fee of **Three Hundred Dollars and 00/100 (\$300.00) plus 7% sales tax, per project division desired**, via the web-based service of Commonwealth Engineers, Inc. at www.commonwealthengineers.com. Requests for Contract Documents and Specifications and Drawings must also include a return street address; post office box numbers are not acceptable.

Contract Documents will not be sold separate from the web-based service (i.e. All plan holders will be required to purchase through the web-based service). Partial sets of Contract Documents, Specifications and Drawings are not available. Questions pertaining to this project shall be submitted directly to Spencer Hacker, E.I. at Commonwealth Engineers, Inc. via <https://login.procore.com>. Additional questions concerning access to the website may be directed to Commonwealth Engineers, Inc. at (317) 888-1177.

All addenda, which may be issued for this Project, will be issued to each plan holder via email. For those whom also purchase printed Contract Documents, printed addenda will be provided as well. All plan holders shall note, the printed documents are provided as a courtesy and do not preclude the plan holder from relying upon the web/email based materials (i.e. delays in mail delivery will not be considered relevant due to all contract document holders access to materials via web/email).

No refunds will be issued for this project.

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**.

Bid security shall be furnished in accordance with the Instructions to Bidders.

Pre-bid Conference

A pre-bid conference for the Project will be held on **Thursday, January 15, 2026 at 1:00 p.m. (local time) at Osgood Town Hall, 147 W. Ripley Street, Osgood, IN 47037**. Attendance at the pre-bid conference is encouraged but not required.

Instructions to Bidders

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

This Advertisement is issued