

LEGALS

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 (.2356 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

71, 73x
hspxlp L178

line of Vine Street extended, which point is North 52 degrees 30 minutes west 241 feet from the northwest corner of said Lot No. 96; Thence south 37 degrees 30 minutes east 241 feet to the northwest corner of said Lot No., 96, the Point of Beginning.

More Commonly Known As: 126 Western Avenue, Sunman, IN 47041
69-07-08-444-042.000-004

69, 71, 73x
hspxlp L156

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-000023, wherein Servis One, Inc. dba BSI Financial Services, was Plaintiff, and Jesse Scott Williams, Sr., 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.

The East one-half (1/2) of Lots Numbered One Hundred One (101) and One Hundred Two (102) in the Incorporate Town of Milan, Ripley County, Indiana.

More Commonly Known As: 406 Depot Street, Milan, IN 47031
69-09-24-441-029.000-010

Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisalment 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 Milan
SERVICE DIRECTED TO:
Jesse Scott Williams, Sr.
406 Depot Street
Milan, IN 47031
406 Depot Street, Milan, IN 47031
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.

69, 71, 73x
hspxlp L75

Check Out the LOCAL SCENE

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 by:

Owner: Town of Osgood
By: Christopher Kuhn, Sr.
Title: Water Superintendent
Date: January 6, 2026

73, 75x
hspxlp L214

ADVERTISEMENT FOR BIDS

TOWN OF OSGOOD
OSGOOD, INDIANA
2025 WATER SYSTEM IMPROVEMENTS PROJECT

General Notice

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

2025 Water System Improvements Project
Project #W24208

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 replacement of pumps, actuators, valves, filter media, recoating of clarifiers, HVAC work, and additional high priority water treatment plant items as well as water distribution improvements including but not limited to hydrant assemblies and valve replacements. 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 Water System Improvements Project. Bids will be received for 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.

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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.

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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 by:

Owner: Town of Osgood
By: Christopher Kuhn, Sr.
Title: Water Superintendent
Date: January 6, 2026

73, 75x
hspxlp L205

INVITATION TO BID

Notice is hereby given, that the **City of Batesville of Ripley County, Indiana**, by and through its Redevelopment Commission, herein referred to as the Owner, will receive sealed bids for the construction of the **Industrial Park Retention Pond Enlargement** project.

Sealed bids are invited and may be delivered or forwarded by mail or other courier services addressed to the **City of Batesville, Attention: John Kuntz City Engineer, 132 S. Main Street, Batesville, IN 47006 by 4:00 p.m. January 28th, 2026.** All bids shall be opened and publicly read at that time. Bids received after such hour will be returned unopened. All interested citizens are invited to attend and should any citizens require special provisions, such as handicapped modifications or non-English translation personnel, the City of Batesville will provide such provisions as long as the request is made by **January 20th, 2026.**

A pre-bid meeting will be held at **10:00 a.m. (Local Time) on January 13th, 2025 at the Memorial Building, 132 S. Main St, Batesville, IN 47006.** All prime contractors, subcontractors, small, minority or women owned enterprises and other interested parties are invited to attend.

The contract will consist of the following:

The existing Industrial Park Retention Pond will be enlarged to accommodate future development in the area and meet city ordinance drainage runoff requirements. This project will require coordination with Industrial Park Drive Extension project.

Complete sets of bidding documents may be viewed at www.hwcpplanroom.com. Electronic copies of the bidding documents are available for download at www.hwcpplanroom.com for a non-refundable fee of \$25.00. A completed printed set of bidding documents may be ordered at www.hwcpplanroom.com at printing cost to the bidder plus shipping fees. Printed documents will be shipped from Rapid Reproductions, 129 S 11th Street, Terre Haute, IN 47807, phone 812-238-1681.

The work to be performed and the bid to be submitted shall include sufficient and proper sums for all general construction, mechanical installation, labor, materials, permits, licenses, insurance, and so forth incidental to and required for the construction of the facilities.

All Contractors or Sub-Contractors awarded work in excess of \$300,000 must be on the Indiana Department of Administration pre-qualified list, as noted in New Paragraph 3.05 of the Instructions to Bidders. A copy of the list can be viewed at <http://www.in.gov/idoa/2486.htm>.

Each bid must be enclosed in a sealed envelope bearing the title of the Project, the name and address of Bidder and the Division of work. All bids must be submitted on the bid forms as identified in the Contract Documents and Specifications.

Each bid shall be accompanied by a certified check or acceptable bidder's bond made payable to the Owner, in a sum of not less than five percent (5%) of the total amount of the highest aggregate bid, which check or bond will be held by the Owner as evidence that the bidder will, if awarded the contract, enter into the same with the Owner upon notification from him to do so within ten (10) days of said notification.

Approved performance and payment bonds guaranteeing faithful and proper performance of the work and materials, to be executed by an acceptable surety company, will be required of the Contractor at the time he executes his contract. The bond will be in the amount of 100% of the Contract Price and must be in full force and effect throughout the term of the Construction Contract plus a period of twelve (12) months from the date of substantial completion.

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.

A conditional or qualified Bid will not be accepted. Award will be made to the low, responsive, responsible bidder.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the projects shall apply to the Projects throughout.

Bids shall be properly and completely executed on bid forms included in the Specifications. Bids shall include all information requested by Indiana Form 96 (Revised 2013) included with the Specifications. Under Section III of Form 96, the Bidder shall submit a financial statement. A copy of the proposed Financial Statement to be submitted with the bid is included in the bid documents section to these specifications. The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the work and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Agreement and to complete the work contemplated therein.

Each Bidder is responsible for inspecting the Project site(s) and for reading and being thoroughly familiar with the Contract Documents and Specifications. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation with respect to its Bid.

Bidder is required to submit with bid a written plan for an employee drug testing program that complies with IC 4-13-18-5 and IC 4-13-18-6.

Redevelopment Commission
City of Batesville, Indiana

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hspxlp L218



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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-

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 appraisalment 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

Elizabeth L. Lowrie
126 Western Avenue
Sunman, IN 47041
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 Freemont 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