

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 40ftx

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



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

Notice of

Administration

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
RIPLEY COUNTY

CAUSE NO: 69C01-2511-ES-000005

IN THE MATTER OF THE ESTATE OF DAVID G. KLAAS

Deceased

Notice is hereby given that Patsy Neace was, on the 22nd day of November, 2025, appointed personal representative of the estate of David G. Klaas, deceased, who died on October 25, 2025, and was authorized to administer said estate.

All persons who have claims against this 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, on 11/25/2025.

Liz Baumgartner
Clerk of the
Ripley Circuit Court

Ruthann E. M. Stenger

Attorney No. 35831-15

Stenger Law, LLC

210 W. High St.

Lawrenceburg, Indiana 47025

(812) 577-0378

Attorney for Estate

69,71x

hspaxlp L47

Local Advertising for Local Businesses

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

Print Ads
Digital Advertising
Event Promotions

How Can We Help Your Business Thrive?

Call Kat at 812-689-6364 or email her at kgrossman@ripleynews.com

to set up an appointment today.

RIPLEY PUBLISHING

HOME OF THE VERSAILLES REPUBLICAN AND OSGOOD JOURNAL

Tuesday, December 30, 2025

Osgood Journal

Page 9

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 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 appraisal 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 address 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, 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 southerly 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 one-fourth of said Southeast Quarter, 300 feet to a point in the south 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

hspaxlp L156

RECORD.....

Capital One, N.A., Successor by Merger to Discover Bank vs. Bryan Marcum, Versailles, filed December 10.

Mariner Finance, LLC vs. William Goble, Sr., Versailles, filed December 10.

Portfolio Recovery Associates, LLC vs. Michele Stritholt, Milan, filed December 10.

Midland Credit Management, Inc. vs. Susette Brown, Versailles, December 11.

The Napoleon State Bank vs. Makaylah Schwering, Denver NC, Zachary Schwering, North Vernon, filed December 11.

Midland Credit Management, Inc. vs. Renee Clarkson, Madison, filed December 12.

Synchrony Bank vs. Christopher Comer, Osgood, filed December 12.

Citibank, N.A. vs. Rob Salatin, Batesville, filed December 12.

Portfolio Recovery Associates, LLC vs. Tabitha McClain, Butlerville, filed December 12.

Portfolio Recovery Associates, LLC vs. Amy Anderson, Batesville, filed December 12.

U.S. Bank National Association D/B/A Elan Financial Services vs. George Wahl, Versailles, filed December 13.

LVNV Funding LLC vs. Ronda Brock, filed December 13.

Capital One, N.A. vs. Michael Klein, Milan, filed December 12.

Midland Credit Management, Inc. vs. Sarah Ah Scudder, Versailles, filed December 15.

Midland Credit Management, Inc. vs. Phillip Buckhave, Osgood, filed December 15.

JPMorgan Chase Bank, N.A. vs. Sarah Todd, Versailles, filed December 15.

LVNV Funding LLC vs. Chris Comer, Osgood, filed December 15.

Portfolio Recovery Associates, LLC vs.

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 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.

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 appraisal 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

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 appraisal 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