

LEGALS

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 40tx

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

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

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 Superior Court of Ripley County, Indiana, in Cause No. 69D01-2501-MF-000001 wherein First Financial Bank was Plaintiff and Kevin R. Miller and Simona E. Miller 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 3rd day of February, 2026, at the hour of 1:00pm local time or as soon thereafter as is possible via www.zeusauction.com the fee simple of the whole body of Real Estate in Ripley County, Indiana.

A part of the North one-half of Section 17, Township 6 North, Range 12 East, described as follows: Commencing at a stone marking the Southeast corner of the Northwest Quarter of Section 17, Township 6 North, Range 12 East; thence North 122.6 feet; thence North 44 degrees 00 minutes West 61.9 feet; thence North 12 degrees 30 minutes West 152.2 feet; thence North 36 degrees 15 minutes West 136.4 feet to an iron pipe, the point of beginning; thence North 77 degrees 00 minutes East 204.5 feet to the center of new State Road 129; thence North 08 degrees 16 minutes 18 seconds West with the centerline of said State Road, being a chord bearing of a curve to the right 679.71 feet; thence South 13 degrees 30 minutes West 161.21 feet to an iron pipe at the right-of-way of the aforesaid road; thence continuing South 13 degrees 30 minutes West 184 feet to an iron pipe; thence South 22 degrees 00 minutes West 140.60 feet to an iron pipe; thence South 05 degrees 00 minutes West 102.60 feet to an iron pipe; thence South 01 degrees 00 minutes East 90.70 feet to an iron pipe; thence South 33 degrees 15 minutes East 71.40 feet to the point of beginning containing 2.167 acres, more or less, subject to the dedicated right-of-way of State Road 129. Being a part of Lot Numbered Six (6) in Diem Subdivision. Surveyed by Gary McAllister, R.L.S. #S0399, May 9, 1985.

Parcel ID No. 69-17-17-500-009.000-005

More commonly known as 7346 South State Road 129, Versailles, Indiana 47042

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

"Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause 69D01-2501-MF-000001 in the Superior Court of the County of Ripley, Indiana."

Taylor M. Hamilton No. 30338-10
Morgan Pottinger McGavrey
401 South Fourth Street, Suite 1200
Louisville, Kentucky 40202

Attorneys for Plaintiff

Rod Bradley

Sheriff of Ripley County, Indiana

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

SERVICE DIRECTED TO:

Taylor M. Hamilton
Morgan Pottinger McGavrey
401 South Fourth Street, Suite 1200
Louisville, Kentucky 40202

Christopher C. T. Stephen

Stephen Legal Group

105 E. Main Street

Greensburg, Indiana 47240

Counsel for Defendant, Kevin R. Miller

Simona E. Miller

7346 S. State Road 129

Versailles, Indiana 47042

70, 72, 74x
hspaxlp L130

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Batesville Planning Commission and the Board of Zoning Appeals will conduct a public hearing at 6:30 pm January 8th, 2026, in the Council Chamber of the Memorial Building 132 S. Main St. Batesville Indiana.

An application for a variance HWS Holdings, LLC to use the home as an office for Hometown Waiver Solutions. It will be used as an office Monday-Friday 9am-5pm. Five staff members use the office. Zoned Residential.

Written comments or suggestions may be filed with the Secretary of the Commission, prior to or at the Public Hearing, and will be considered by the Commission. Oral arguments will be heard at the above designated time and place.

Batesville Planning and Zoning Board

City Council

Legal Description

69-02-20-224-028.000-017

315 N Main Street

Batesville, IN 47006

71-72x
hspaxlp L38

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