

# 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 Sale

2014 Cadillac SRX, excellent condition, 165,000 mi with sunroof asking \$7,000.00 Call 812-577-2422 76-78p

Locust posts for sale. 51 total, 8 ft. tall, 8-10 in. diameter, \$20.00 each. Call Bill 812-655-0072 76-79p

**POST FRAME BUILDINGS**  
 24x24x8 1-9x7 garage door 1-3' door \$8,995  
 24x40x8 1-9x7 garage door 1-3' door \$9,995  
 40x60x10 1-16x7 garage door 1-3' entry door \$23,900  
**(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**

**WE'RE HIRING!**

**Open Positions**  
**IT Specialist** – Provide IT support including troubleshooting, deploying/upgrading software, replacing technology, and performing preventative and recovery procedures.  
**Network Engineer** – Design and manage network infrastructure, disaster recovery and security plans, and switched and routed technology.  
**Network Systems Administrator** – Automate routine tasks, manage configurations and security measures, and monitor/troubleshoot systems.  
**Advanced Maintenance Technician** – Perform groundskeeping duties for all locations and maintain/repair building systems and vehicles.  
 To learn more and apply, please visit [www.seicomcommunications.com/careers](http://www.seicomcommunications.com/careers).

## RECORD.....

sentenced to 270 days with 0 days suspended. Filed January 7.  
 State of Indiana vs. Matthew Henning, 29, Greensburg, has pled guilty to Unlawful Possession or Use of a Legend Drug, sentenced to 910 days with 900 days suspended, Ordered 20 hours of community service, placed on probation for 900 days. Filed January 7.  
 State of Indiana vs. Ricky Stidham, 30, Louisville KY, has been charged with Failure to Register as a Sex or Violent Offender, sentenced to 910 days with 460 days suspended, ordered to complete 50 hours of community service, placed on probation for 460 days, filed January 6.  
 State of Indiana vs. James Magers, 45, Milan, has pled guilty to Domestic Battery - Prior, sentenced to 545 days with 0 days suspended; Resisting Law Enforcement, sentenced to 365 days with 0 days suspended, ordered to complete 539 days of Home Incarceration, ordered to no contact with Victim, Defendant shall complete first 180 days of sentence on Soberlink Program, filed January 6.  
 State of Indiana vs. Matthew Gabbard, 44, Batesville, has pled guilty to Invasion of Privacy, sentenced to 365 days with 365 days suspended, placed on probation for 365, ordered to no contact with Victim, filed January 13.  
 State of Indiana vs. John Snapp, 34, Versailles, has pled guilty to OWI, sentenced to 365 days with 361 days suspended; Leaving the Scene of an Accident, sentenced to 180 days with 176 days suspended, drivers license is suspended for 90 days, placed on probation for 361 days, ordered to pay restitution in the amount of \$1850.00, filed January 13.

## 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.: 69D01-2508-MF-000028, wherein Servis One, Inc. dba BSI Financial Services, was Plaintiff, and Jody Allen Cuneo aka Jody A. Cuneo, 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 March, 2026, at the hour of 1:00 PM or as soon thereafter as is possible, at [www.zeusauction.com](http://www.zeusauction.com), the fee simple of the whole body of Real Estate in Ripley County, Indiana.  
 Lots Numbered Twenty-Eight (28), Twenty-Seven (27) and Twenty-Six (26) in Louis Wagner's Second Addition to the Town of Osgood, Indiana.  
 More Commonly Known As: 249 Beechmont Avenue, Osgood, IN 47037  
 69-10-15-334-037.000-007

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  
 City of Osgood  
 249 Beechmont Avenue, Osgood, IN 47037  
 Street Address  
 The Sheriff's Department does not warrant the accuracy of the street address published herein  
 Type of Service: **Personal SERVICE DIRECTED TO:**  
 Jody Allen Cuneo  
 249 Beechmont Avenue  
 Osgood, IN 47037  
**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.**

77, 79x  
 hspaxlp L44

## Notice of Administration

IN THE RIPLEY COUNTY CIRCUIT COURT  
 STATE OF INDIANA  
 CAUSE NO. 69C01-2512-EU-000054  
 In Re the Unsupervised Estate of JAMES E. CURRAN, Deceased.  
 Notice is hereby given that on the 29th day of December, 2025, Stacy Land was appointed Personal Representative of the estate of James E. Curran, deceased, who died on or about the 1st day of August, 2025.  
 All persons having 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 on 12/30/2025, at Versailles, Indiana.  
 /s/ Liz Baumgartner, Clerk  
 Ripley Circuit Court

Spencer J. Gilland, Attorney #32353-16  
 Attorney for Estate  
 123 S. Main St.  
 P. O. Box 275  
 Versailles, IN 47042  
 Telephone (812) 689-5111

77, 79x  
 hspaxlp L44

*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](http://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

Full-time hourly positions available at **Napoleon Community Rural Water Corp.**

**OFFICE MANAGER**  
 Four days/week. Must have excellent customer service and computer skills, experience with general ledger accounting, and the ability to work independently. Duties include customer service, G/L accounting, database management, and website maintenance.

**WATER DISTRIBUTION OPERATOR**  
 Must have a high school diploma or GED, valid IN Driver's License and a good driving record. Duties may include water testing, GIS mapping, locating water lines, and maintaining/repairing system. Must be able to obtain IDEM DSL license within 2 years.

**For more info on either opening, go to [www.napwatercorp.com](http://www.napwatercorp.com), stop by our office at 8977 N US 421, Napoleon, or call 812-852-4374.**

ary 13.  
 State of Indiana vs. Kayne Stahle, 23, Milan, has pled guilty to Leaving the Scene of an Accident, sentenced to 180 days with 180 days suspended to probation, filed January 13.  
 State of Indiana vs. Suzanne Meyers, 46, Moores Hill, has pled guilty to Driving While Suspended - Prior, sentenced to 365 days with 359 days suspended, drivers license is suspended for 90 days, placed on probation for 359 days, filed January 13.  
**Real Estate Transfers**  
 Daniel Q. Schneider, Kristina Schneider to Michelle S. Fischer, property in Batesville, filed January 5.  
 Scott Neal to Johnny Moses, property in Osgood, filed January 5.  
 Scott Neal to Scott Neal, Vickie A. Neal, property in Versailles, filed January 5.  
 Calvin B. Merida, Lillian D. Merida to Ray C. Vinup Jr., Ada Jane Vinup, property in Milan, filed January 5.  
 Widener & Sanburn LLC to 1&29 LLC, property in Batesville, filed January 5.  
 Karol Joe Menchhofer, Diane S. Menchhofer to Casey J. Menchhofer, property in Versailles, filed January 5.  
 David J. Schwig to Drewfab Properties LLC, property in Sunman, filed January 5.  
 Ponder Group LLC to Ponder Group Indiana LLC, property in Dillsboro, filed January 5.  
 Trace R. Pierson to Trace R. Pierson, Robert Pierson, property in Batesville, filed January 5.  
 Jefferson Washburn, Chin-Ju Washburn, Chiu-Ju Washburn to Faolan Properties LLC, property in Batesville, filed January 6.

## LEGALS

### Southeastern Indiana Solid Waste Mgt., Jefferson County, Indiana

Cash & Investments Combined Statement - 2025					
Local Fund Number	Local Fund Name	Beg Cash & Inv Bal Jan 1, 2025	Receipts	Disbursements	End Cash & Inv Bal Dec 31, 2025
Governmental Activities	1 Nonreverting Capital Fund	\$140,558.90	\$0.00	\$100,000.00	\$40,558.90
	3 Solid Waste Management Fund	\$693,690.42	\$3,062,848.76	\$2,887,898.58	\$868,640.60
	806 Payroll Fund	-\$586.88	\$490,135.83	\$489,548.95	\$0.00
	<b>Total All Funds</b>	<b>\$833,662.44</b>	<b>\$3,552,984.59</b>	<b>\$3,477,447.53</b>	<b>\$909,199.50</b>
					77-78x L12

## Mental wellness is important for a healthy heart and brain

People in rural communities live almost three years fewer than urban dwellers, and they're more likely to die early from heart disease or a stroke. Anxiety, stress and depression can have a negative impact on your physical health and may even increase your risk for heart disease and stroke, according to research reported in the 2021 scientific statement, Psychological Health, Well-Being, and the Mind-Heart-Body Connection, from the American Heart Association, the world's leading nonprofit organization focused on heart and brain health for all. These findings identified the strong interconnection between the mind, heart and body.

"Research has clearly demonstrated that negative psychological factors, personality traits and mental health disorders can negatively impact cardiovascular health. The body's biological reaction to stress, anxiety and other types of poor mental health can manifest physically through an irregular heart rate or rhythm, increased blood pressure and inflammation throughout the body," said Dr. Marc Gerdisch, a member of the American Heart Association's Indianapolis board of directors. "Negative psychological health is also associated with health behaviors that are linked to an increased risk for heart disease and stroke, such as smoking, lower levels of physical activity, unhealthy diet, being overweight and not taking medications as prescribed. This all takes a real toll on the body's cardiovascular system."

Studies have found that some people, including people of color, may face a greater risk of poor health outcomes due to chronic stress, depression and anxiety linked to psychosocial stressors, particularly those related to social and economic inequality, discrimination, systemic racism and other societal factors. A recent study published in the Journal of the American Heart Association found that U.S. adults who reported feeling highly discriminated against at work had an increased risk of developing high blood pressure than those who reported low discrimination at work.

Gerdisch said identifying and addressing negative psychological feelings is important for everyone. Practicing mindfulness-based interventions such as meditation or cognitive behavioral therapy can help decrease anxiety, perceived stress and depression and have a positive impact on cardiovascular disease and risk. Positive psychological health is also associated with beneficial health behaviors such as smoking cessation, increased physical activity, heart-healthy eating, increased medication adherence

and regular check-ups and health screenings. People with better mental health tend to have positive social relationships, support and connections, which can facilitate healthier adaptation to life's challenges.

"Mental health includes our emotional, psychological and social well-being. It affects how we think, feel and act. It also helps determine how we handle stress, relate to others and make choices," said Gerdisch. "Practicing mindfulness in all forms allows one to be more aware of and to have more control over one's emotional responses to the experiences of daily life."

Here are a few tips the American Heart Association recommends to improve your mind-heart-body connection:

- Practice meditation regularly. While there are many types of meditation, even something as simple as communing with nature, or sitting quietly and focusing on your breath can have a positive impact.

- Get plenty of good, restful sleep. Most adults need 7 to 9 hours of sleep for good health, yet 1 in 3 people don't get enough. Set a regular bedtime and wake-up routine and turn off or dim electronic screens as bedtime approaches.

- Make connections and stay in touch: Reach out and connect regularly with family and friends, or engage in activities to meet new people. Research shows that social isolation and loneliness can have a negative impact on your physical and mental health.

- Practice mindful movement: There are many types of Yoga and Tai Chi that can help ease your soul and your muscles. These mindful practices can be gentle and may be done by just about anyone, anywhere, with no special equipment needed.

- Spend time with your furry BFF: Companion animals are beloved members of the family and research shows pets may help reduce physiological reactions to stress as well as support improved physical activity.

- Work it out with a workout: Regular physical activity — a recommended 150 minutes of moderate activity, 75 minutes of vigorous activity, or a mix of both weekly — can relieve tension, anxiety and depression and give you an immediate exercise "high."

"Wellness is more than simply the absence of disease. It is an active process directed toward a healthier, happier and more fulfilling life," Gerdisch said. "When we strive to reduce negative aspects of psychological health, we are promoting an overall positive and healthy state of being."

## Con't from PG 6

Foster Carpentry LLC to Terrill Crank, Teri Crank, property in Osgood, filed January 6.  
 Jerry L. Keck, Katrina L. Keck to Samuel Yoder, Hannah Yoder, property in Versailles, filed January 6.  
 Mark Kessen, Vicki Kessen to David Kessen, Sarah Kessen, property in Versailles, filed January 7.  
 Shawn R. Jones to Brian Shane Cowman, Megan D. Cowman, property in Holton, filed January 8.  
 Douglas Stier to John P. Glick, Douglas E. Stier, John P. Glick and Douglas E. Stier Living Trust, filed January 9.  
 Joshua M. Colley to Jesse J. Colley, property in Osgood, filed January 9.  
 In Re: The Estate of Dorothy L. Werner, Mildred Koehne, Batesville, filed January 13.  
 In Re: The Estate of Tommy Sheckler, Holly Sheckler & Scott Sheckler, filed January 13.  
**Criminal**  
 State of Indiana vs. Joseph Daniel Carroll, Osgood, has been charged with Criminal Confinement while armed with a deadly weapon, filed January 12.  
 State of Indiana vs. Stephanie L. Wolfer, Versailles, has been charged with Possession of Marijuana, Possession of Paraphernalia Introducing a Controlled Substance into Body, filed January 7.  
 State of Indiana vs. Alberto Burgos Velez, Shelbyville, has been charged with Driving While Suspended; Knowing Violation and Prior Conviction w/in 10 years, filed January 8.  
 State of Indiana vs. Chad A. Ahrens, Batesville, has been charged with Domestic

Battery, filed January 9.  
 State of Indiana vs. Lani M. Phelps, Rising Sun, has been charged with Possession of Marijuana, Possession of Paraphernalia Introducing a Controlled Substance into Body, filed January 12.  
 State of Indiana vs. Jacob Hooten, Batesville, has been charged with Possession of Methamphetamine, Possession of Paraphernalia Introducing a Controlled Substance into Body, filed January 9.  
 State of Indiana vs. Lilian K. Schroder, Dillsboro, has been charged with Operating a Vehicle While Intoxicated: Endangering a person less than 18 yrs, Resisting Law Enforcement: def. knowingly/intentionally forcibly resist/obstruct, Operating a Vehicle while Intoxicated, Knowingly or Intentionally Operating Motor Vehicle w/o Ever Receiving a License, filed January 9.  
 State of Indiana vs. Tyler Q. Gribben, Brookville, has been charged with Possession of Methamphetamine, filed January 12.  
 State of Indiana vs. Martin P. Prickel, Batesville, has been charged with Stalking, filed January 12.  
 State of Indiana vs. Teresa Sue Thomas, Greensburg, has been charged with Possession of Methamphetamine, Driving while Suspended: Knowing Violation and Prior Conviction w/in 10 years, Possession of Marijuana, Possession of Paraphernalia Introducing a Controlled Substance into Body, filed January 12.  
 State of Indiana vs. Matthew C. Jones, Bedford, Ky, was charged with Theft Def. has a prior conviction for either theft or conversion, Unauthorized Entry of a Motor Vehicle, filed January 13.