

# 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.: 69D01-2508-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, 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 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

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.**

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## Notice to Taxpayers of Additional Appropriations

Notice is hereby given to the Taxpayers of Jac-Cen-Del Corporation, Ripley County, Indiana that the proper legal officers will consider the following additional appropriations in excess of the budget for the current year at their regular meeting place at Jac-Cen-Del HS Library, at 5:00 pm on February 16, 2026.

### FUND INFORMATION

Fund Name:	Budget Classification	Additional Amount Requested
Debt Service		\$136,000.00
<b>Fund Total:</b>		<b>\$136,000.00</b>

Taxpayers appearing at the meeting shall have a right to be heard on the additional appropriation(s).

Fiscal Officer Trina Huff  
Date February 6, 2026

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## JACKSON TOWNSHIP, RIPLEY 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
<b>Governmental Activities</b>					
2	Rainy Day	\$2,604.44	\$0.00	\$0.00	\$2,604.44
3	Township	\$93,610.74	\$25,196.20	\$18,726.45	\$100,080.49
4	Township Assistance	\$10,197.38	\$5,456.82	\$8,223.62	\$7,430.58
5	Levy Excess	\$0.33	\$0.00	\$0.00	\$0.33
<b>Total All Funds</b>		<b>\$106,412.89</b>	<b>\$30,653.02</b>	<b>\$26,950.07</b>	<b>\$110,115.84</b>

I, Annette Pindell, Trustee of JACKSON TOWNSHIP, Ripley County, Indiana, do solemnly affirm under the penalty of perjury that the preceding report contains the information required by Indiana code 36-6-4-13, and is true and correct; that the amounts with which I am charged in this report are all of the amounts received by me; and that the various items of expenditures credited have been fully paid in the amounts stated; that such payments were made without express or implied agreement that any portion thereof shall be retained by or repaid to me or to any other person. A complete abstract that contains the statements required under Indiana Code 36-6-4-13(a)(5) and (a)(6) is available for inspection in the county auditor's office.

I further affirm that a complete and detailed annual report, together with all accompanying vouchers showing the names of persons having been paid money by the township, have been filed as required by law in the office of the County Auditor, and that copies of such annual report are in custody of the Township Board and the State Board of Accounts. Said report is subject to inspection by any taxpayer of the township.

Annette Pindell, Jackson Township Trustee  
Telephone 812-852-5225

Date this report was published: Feb. 3, 2026

Subscribed and sworn (or affirmed) to before me, the Chairman of the Township Board of Jackson Township at its annual meeting, this 23rd day of January, 2026.

Denise Schmalz, Jackson Township Board Chairman

This report was received, accepted, and approved by the Township Board at its annual meeting, this 23rd day of January, 2026.

JACKSON TOWNSHIP BOARD: Denise Schmalz, Jane Ann Vankirk, Larry J. Abplanalp

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## NOTICE OF PUBLIC HEARING ON PROPOSED RATES AND CHARGES

Property owners, ratepayers and other interested parties in or served or to be served by the waterworks of the Town of Osgood, Indiana ("Town") are hereby notified that an ordinance amending rates and charges for the waterworks of the Town ("Rate Ordinance"), was introduced at a meeting of the Town Council held on January 20, 2026. At a meeting of the Town Council to be held at 7:00 p.m. on February 17, 2026 at Town Hall, 147 West Ripley Street, Osgood, Indiana, there will be a public hearing on the matter of the rates and charges and consideration of adoption of the Rate Ordinance which provides as follows:

Article V, Chapter 51, Sections 51.22, 51.23, 51.24, 51.25 and 51.26 of the Town Code are hereby amended to the rates and charges set forth as follows:

Metered Rates Per Month (per 1,000 gallons)	Phase I	Phase II	Phase III
First 5,000 gallons	\$9.59	\$10.26	\$10.97
Next 10,000 gallons	8.98	9.61	10.27
Next 15,000 gallons	8.15	8.72	9.32
Over 30,000 gallons	7.45	7.97	8.52

Service Charge Per Month: Meter Size	Phase I	Phase II	Phase III
5/8"	\$5.35	\$5.72	\$6.11
1"	13.38	14.32	15.31
1 1/4"	21.40	22.90	24.48
1 1/2"	26.75	28.62	30.59
2"	42.80	45.80	48.96
3"	80.25	85.87	91.80
4"	133.75	143.11	152.98
6"	267.50	286.23	305.98

Minimum Charge Per Month	Meter Size	Gallons Allowed	Phase I	Phase II	Phase III
5/8"	2,500	\$29.33	\$31.37	\$33.54	
1"	5,000	61.33	65.62	70.16	
1 1/4"	10,950	122.78	131.38	140.44	
1 1/2"	15,000	164.50	176.02	188.14	
2"	40,140	378.34	404.82	432.70	
3"	60,280	565.84	605.40	647.14	
4"	80,380	769.08	822.84	879.57	
6"	100,830	1,055.18	1,128.95	1,206.80	

Wholesale Users (rate per 1,000 gallons):	Phase I	Phase II	Phase III
Non-contractual wholesale rate	\$7.56	\$8.09	\$8.65
Contractual wholesale rate	5.53	5.92	6.33

Fire Projection (per annum):	Phase I	Phase II	Phase III
Public hydrant rental	\$616.49	\$659.64	\$705.16
Private hydrant rental	616.40	659.64	705.16

Automatic sprinklers:	Phase I	Phase II	Phase III
4 inch connection	\$308.23	\$329.81	\$352.57
6 inch connection	616.49	659.64	705.16
8 inch connection	1,232.86	1,319.16	1,410.18
10 inch connection	1,849.36	1,978.82	2,115.36
12 inch connection	2,465.73	2,638.33	2,820.37

The Phase I rates shall be effective for services provided from the passage of the Rate Ordinance and each month thereafter. The Phase II rates shall be effective for services provided beginning January 1, 2027 and each month thereafter. The Phase III rates shall be effective for services provided beginning January 1, 2028 and each month thereafter.

At such hearing and prior to final adoption of the Rate Ordinance all interested parties may appear and be heard. A copy of the Rate Ordinance may be examined at the office of the Clerk-Treasurer.

Dated February 3, 2026.  
/s/ Tamara Wilhoit, Clerk-Treasurer

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## RECORD.....CON'T FROM PAGE 8

Laub to Joseph Mehne, Reyna Mcintosh, property located in Milan, filed January 21.

Clayton M Anderson, Shelby A Wullenweber, Shelby A Anderson to Emily Hardin, property in Batesville, filed January 21.

Emily Hardin to Emily Hardin, Denver W Steele, property in Batesville, filed Jan. 21.

Nicholas P Doll, Sharon A Doll to Craig N Doll, Christopher T Doll, Property in Batesville, filed January 22.

JTO Properties LLC, Toby Oesterling to James A Oesterling, Toby Oesterling, property in Batesville, filed January 22.

Dixon Farms LLC, Steven E Dixon to Justin Dixon, Heidi V Dixon, property in Milan, filed January 22.

Nathan Krieg, Bridget Krieg to William Deller, property in Versailles, filed Jan. 22.

Randal A Federle, Keith Edward Federle, Dorothy L Gutapfel Federle to Tommy Edward Ison, property in Batesville, filed Jan. 22.

Linda Denny, Estate of Oliver C Maki, Oliver C Maki to Bieler Properties LLC, property in Milan, filed January 22.

Andrew J Shane, Erin Shane to Edward M Lecout, property in Osgood, filed Jan. 22.

Samuel Girod to Jesse Cooper, Lizzie Ann Cooper, property in Versailles, filed Jan. 23.

Jesse Cooper, Lizzie Ann Cooper, LizzieAnn W Cooper to Jesse Cooper, LizzieAnn W Cooper, property in Versailles, filed January 23.

Linda Vincent, Linda J Vincent, Gary Vincent, Gary T Vincent to Gary Vincent, property in Batesville, filed January 23.

Scott Rinear to Deborah M Holman, property in Osgood, filed January 23.

Travis and Toya Neal Rental Properties LLC to Gilmore & Golda Reynolds Foundation INC, property in Osgood, filed Jan. 23.

## Criminal

State of Indiana vs. Shannon M Strassel, Milan, has been charged with Possession of Marijuana, filed January 21.

State of Indiana vs. Caleb Leo Searcy, Cedar Grove, has been charged with Driving While Suspended; Knowing Violation and Prior Conviction w/in 10 years, filed Jan. 21.

State of Indiana vs. Marron Elizabeth Potter, Milan, has been charged with Driving While Suspended; Knowing Violation and Prior Conviction w/in 10 years, filed Jan. 22.

State of Indiana vs. Samantha Conn, Sunman, has been charged with Domestic Battery, filed January 23.

State of Indiana vs. Angel Wright, Holton, has been charged with Contributing to the Delinquency of a Minor, Possession of Marijuana, Possession of Paraphernalia Introducing a Controlled Substance into Body, filed Jan. 23.

State of Indiana vs. Efrain Ibanez Regino, Lawrenceburg, has been charged with Reckless Driving Drive at unreasonable high or low speed so to endanger safety, Knowingly or Intentionally Operating Motor Vehicle w/o Ever receiving a License, filed Jan. 27.

State of Indiana vs. Robert W Friend Jr, Butlerville, has been charged with Dissemination of Matter Harmful to Minors, Contributing to the Delinquency of a Minor- Crime is a Misd and Child is under 16, Contributing to the Delinquency of a Minor, filed Jan. 21.

State of Indiana vs. Gage Charles Dawson, Osgood, has been charged with Possession of Methamphetamine, Possession of Marijuana, Possession of Paraphernalia Introducing a Controlled Substance into Body, filed Jan. 27.

## Civil

Kylee Wilson vs. Hayden Etnner, Arthur Goldman, United Farm Family Mutal Insurance Company, filed January 23.

Auto Sales and Service INC vs. Terrance Arney, Batesville, filed January 21.

Portfolio Recovery Associates LLC vs. Shay Roepke, Sunman, filed January 21.

Midland Credit Management INC vs. Dallas Turner, Sunman, filed January 23.

Finwise Bank vs. Hailey Holton, Milan, filed January 24.

Midland Credit Management INC, As Successor In Interest To Comenity Capital BA vs. Sara Krabbes, Cross Plains, filed January 24.

Velocity Investments LLC vs. Steven McCreary, Batesville, filed January 24.

Midland Credit Management INC, As Successor In Interest To Synchrony Bank vs. Kyle Weber, Batesville, filed January 26.

LVNV Funding LLC, As Successor In Interest To Of Missouri vs. Hershel Byrd, Milan, filed January 26.

Synchrony Bank vs. Carol Hyer, Batesville, filed January 26.

Fifth Third Bank N.A. vs Gregory Pigmon, Osgood, filed January 21.

NewRez LLC vs Jonathan JJJ Mounts, Osgood, Destiny M Thomas, Osgood, United States of America, filed January 21.

## Petition for Dissolution of Marriage

Leslie Smith, Osgood vs. Jason Smith, Osgood, filed January 27.

## Probate

Douglas R Schmidt, Cincinnati, OH, has filed in the matter of the Estate of Linda A Schmidt, filed January 21.



# 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

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**

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, stop by our office at 8977 N US 421, Napoleon, or call 812-852-4374.*

**Summons by Publication**  
IN THE RIPLEY SUPERIOR COURT  
STATE OF INDIANA  
COUNTY OF RIPLEY  
CAUSE NO. 69D01-2512-CC-000504  
NAPOLEON STATE BANK,  
Plaintiff,  
vs.  
JASON W. CLARKSON,  
Defendant.  
This Summons is to the Defendant, Jason W. Clarkson. You are hereby notified that you have been sued, by Plaintiff, in the Superior Court of Ripley County, Indiana, in an action entitled, Napoleon State Bank, Plaintiff, vs. Jason W. Clarkson, Defendant, Cause Number 69D01-2512-CC-000504.  
This Summons by Publication is specifically directed to the Defendant, Jason W. Clarkson, whose address and whereabouts are unknown, following an unsuccessful service attempt by certified mail at his last known address. Plaintiff is represented by John A. Ertel, Attorney, Comer & Ertel Law Office, 115 West Ripley Street, Osgood, Indiana 47037, (812) 689-4444. The nature of this lawsuit against you is for collection/complaint on a promissory note.  
An answer or other response in writing to the Complaint may be filed by you or your attorney, within thirty (30) days after the third notice of said lawsuit. The hearing on this matter is set for April 6, 2026, at 1:00 p.m. in the Ripley Superior Court. If you fail to respond or appear, Judgment by Default may be entered against you for the relief demanded by the Plaintiff. If you have a Claim for Relief against the Plaintiff arising from the same matter, you must assert it in your written answer or response.  
Dated: 1/20/2026  
Liz Baumgartner, Clerk  
Courts of Ripley County, Indiana  
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