

LEGALS

Notice of Tax Sale, Expiration of Redemption Period, Right of Redemption, and Notice of Intent to Apply for Tax Deed

TO: JoAnn McGuire; Heirs of JoAnn McGuire, Kelly Svabta, Crusty Royce
(Persons with Substantial Interest of Public Record)
NOTICE

1. YOU ARE HEREBY notified that Jerry Branham intends to file a Verified Petition for Tax Deed on or after October 30, 2026 for the following described tract of real estate located in Ripley County, Indiana, to-wit:

Key #/Property I.D. #: 014-100436-00

Brief Legal Description: Orig Pt Lot 87

Street Address: 401 Wood St.

NAME OF OWNER: McGuire, JoAnn

The information contained in Tax Sale Certificate No. 692500032 signed by AMY COPELAND, Auditor of Ripley County, Indiana and LISA VESTAL, Treasurer of Ripley County, Indiana, certifying that the following described land in Ripley County, Indiana was offered for tax sale on October 30, 2025, and was purchased at that sale on that date by Jerry Branham, which "Real Estate" is described above.

2. Date of Sale: October 30, 2025 was the date of the sale of the "Real Estate" by tax sale, as is set forth above, and is referred to herein as the "Date of Sale".

3. Redemption Period Expiration: Pursuant to I.C. 6-1.1-25-4, if the "Real Estate" is not redeemed within one (1) year after the "Date of Sale" and as extended by compliance with the Notice provisions of I.C. 6-1.1-25-4.5, the purchasers or their assignee may apply for and the County Auditor shall, after all limitations and conditions required by law have been met, execute and deliver a Deed for the real estate to the purchasers.

4. The date, on or after which, your purchasers as Petitioners intend to file a Petition for a Tax Deed to be issued, is October 30, 2026.

5. That a Petition for a Tax Deed will be filed on or after October 30, 2026.

6. Any person may redeem the tract of real property described as the "Real Estate" in this Notice.

7. The amount of the judgment for taxes, special assessments, penalties, and costs under I.C. 6-1.1-25-2 to redeem the real property is one hundred ten percent (110%) of the minimum bid for which the tract was offered at the time of sale if the tract is redeemed not more than six (6) months after the date of sale or one hundred fifteen percent (115%) of the minimum bid for which the tract was offered at time of sale if the tract is redeemed more than six (6) months but not more than one (1) year after the date of sale as required by I.C. 6-1.1-25-2. In addition, the amount required for redemption includes the amount by which the purchase price at sale, exceeds the minimum bid on the real property plus five percent (5%) per annum on the amount by which the purchase price exceeds the minimum bid on the property, and the total amount required for redemption includes all taxes and special assessments upon the property paid by the purchaser after sale plus five percent (5%) per annum on those taxes and special assessments, and in addition thereto, the attorney's fees and costs of giving notice under I.C. 6-1.1-25-4.5, and the costs of title search for the tract of real estate, if certified before redemption and not earlier than thirty (30) days after the date of the sale of the property being redeemed by the payor to the County Auditor on a form approved by the State Board of Accounts that were incurred and paid by the purchaser, the purchaser's assignee, or the County, before redemption. The purchaser is entitled to reimbursement of costs described in IC 6-1.1-25-2(e), which amounts are the attorney's fees, costs of giving notice and title search expenses described herein.

8. The purchaser or the purchaser's successors or assignees are entitled to reimbursement for additional taxes or special assessments on the tract or real property, (the "Real Estate"), that have been paid by the purchaser, subsequent to the tax sale, lien acquisition, or purchase of the certificate of sale, and before redemption, plus interest.

9. The tract or real property, the "Real Estate", has not been

redeemed.

10. As you were notified above, the purchaser or the purchaser's assignee is entitled to receive a deed for the tract or real property if it is not redeemed before the expiration of the period of redemption specified in I.C. 6-1.1-25-4.

11. The Period of Redemption expires at the end of October 30, 2026 except as it may be extended by 6-1.1-25-4.5.

12. If the property is not redeemed, the owner of record at the time the tax deed is issued may have the right to the tax sale surplus, if any.

Contact the Ripley County Auditor at 812-689-5656 to determine the amount necessary to redeem the property.

Ruthann E. M. Stenger
Stenger Law, LLC
210 W. High St.
Lawrenceburg, Indiana 47025
(812) 577-0378

Attorney for the Purchaser

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hspaxlp L185

SUMMONS- SERVICE BY PUBLICATION

STATE OF INDIANA
COUNTY OF RIPLEY

IN THE RIPLEY SUPERIOR COURT
CAUSE NO. 69D01-2511-MF-000035
PENNYMAC LOAN SERVICES, LLC,

Plaintiff,

vs.

AMBER DESRAE GULLEMAN and ARIZONA M. GULLEMAN,

Defendants.

NOTICE OF SUIT

The State of Indiana to the Defendant(s) above named, and any other person who may be concerned.

You are hereby notified that you have been sued in the Court above named.

The nature of the suit against you is:

Complaint on Note and to Foreclose Mortgage on Real Estate

Against the property commonly known as 226 Maple St, Sunman, IN 47041-8927 and described as follows:

Lot Numbered Six (6) as marked, laid out, and designated on the MAPLEWOOD SUBDIVISION of the Town of Sunman, Ripley County, Indiana, which is of record on Plat Book 2, at page 28, of the records of Ripley County, Indiana.

This summons by publication is specifically directed to the following named defendant(s): Amber Desrae Gulleman

This summons by publication is specifically directed to the following named defendant(s) whose whereabouts are unknown: Arizona M. Gulleman

If you have a claim for relief against the plaintiff arising from the same transaction or occurrence, you must assert it in your written answer or response.

You must answer the Complaint in writing, by you or your attorney, within thirty (30) days after the Third Notice of Suit, and if you fail to do so a judgment by default may be entered against you for the relief demanded, by the Plaintiff.

FEIWELL & HANNOY, P.C.

By /s/ Barry T. Barnes

BARRY T. BARNES

Attorney No. 19657-49

Attorney for Plaintiff

BARRY T. BARNES

FEIWELL & HANNOY, P.C.

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Indianapolis, IN 46250

(317) 237-2727

NOTICE

FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR

Publication Point

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Applicant's Legal Notice of Public Hearing

BOARD OF ZONING APPEALS

Notice is hereby given that the undersigned has filed with the Board of Zoning Appeals of the County of Ripley, Indiana, and an application for variation in the regulations of the zoning ordinance to wit: Fee Schedule
Description of action requested:
Setting of the fee schedule for applications and permits for Solar Farms.

The application and file on this matter are available for public inspection during regular working hours at the Area Plan Commission office in the Ripley County Courthouse Annex in Versailles, Indiana, prior to the hearing date.

A public hearing will be held by said Board on March 3, 2026, at 7:00 P.M., or after the Plan Commission meeting, in the meeting room in the Ripley County Courthouse Annex, Versailles, Indiana, at which time all interested persons will be given the opportunity to be heard in reference to the matters set out in the application. In the event that said item is tabled or postponed, or the meeting is cancelled or postponed, the application will be heard at the next regularly scheduled meeting. No further notification will be sent by certified mail or by publication.

Tad Brinson

Applicant

Tad Brinson

Executive Director for the Ripley County Area Board of Zoning Appeals

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Applicant's Legal Notice of Public Hearing

BOARD OF ZONING APPEALS

Notice is hereby given that the undersigned has filed with the Board of Zoning Appeals of the County of Ripley, Indiana, and an application for variation in the regulations of the zoning ordinance to wit: Variance

Description of premises affected: Part of Section 13, Township 9 North, Range 11 East, Laughery Twp. 2.4038 ac.

185 E Salem Rd.

Batesville, In.

Description of action requested:

Variance from the minimum sideline setback of 20ft. to 10 ft. to permit construction of an accessory building in the A-2 district.

The application and file on this matter are available for public inspection during regular working hours at the Area Plan Commission office in the Ripley County Courthouse Annex in Versailles, Indiana, prior to the hearing date.

A public hearing will be held by said Board on March 3, 2026, at 7:00 P.M., or after the Plan Commission meeting, in the meeting room in the Ripley County Courthouse Annex, Versailles, Indiana, at which time all interested persons will be given the opportunity to be heard in reference to the matters set out in the application. In the event that said item is tabled or postponed, or the meeting is cancelled or postponed, the application will be heard at the next regularly scheduled meeting. No further notification will be sent by certified mail or by publication.

Mark Steinkamp

Applicant

Mark Steinkamp

185 E Salem Rd.

Batesville, In. 47006

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Notice of Administration

IN THE RIPLEY COUNTY
CIRCUIT COURT
PROBATE DIVISION
CAUSE NO:

69C01-2601-EU-000003

STATE OF INDIANA

COUNTY OF RIPLEY

IN THE MATTER OF THE UNSUPERVISED
ADMINISTRATION OF THE ESTATE OF RITA JO ESTER,
DECEASED.

IN THE CIRCUIT COURT OF RIPLEY COUNTY, INDIANA

In the matter of the Estate of Rita Jo Ester, deceased.

Estate Docket: 69C01-2601-EU-000003

Notice is hereby given that Gretchen Hooker and Eric Ester were, on January 28, 2026, appointed co-personal representatives of the estate of Rita Jo Ester, deceased, who died on December 19th, 2025.

All persons having claims against said 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 02/02/2026.

Liz Baumgartner
Clerk of the Circuit Court
of Ripley County

Prepared by:
Ethan Runnebohm,
Atty #36217-49
Moore Law, LLC
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Batesville, Indiana 47006
(812) 932-1227

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and The Versailles Republican

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Tab Rate Chart for the year 2025 payable 2026

Notice is hereby given that the Tax Duplicates for the Taxing Units of Ripley County, for the year 2025 payable 2026, are now in the hands of the Ripley County Auditor, who is ready to receive the Taxes charged thereon. The following table shows the rate of taxation on each \$100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 11, 2026. Second installment will be delinquent after November 10, 2026. Amy Copeland, Auditor of Ripley County.

Fund	Fund Name	69 001	69 002	69 003	69 004	69 005	69 006	69 007	69 008	69 009	69 010	69 011	69 012	69 013	69 014	69 015	69 016	69 017	69 018	69 019	69 020	69 021	69 022
		Adams Twp.	Batesville Schl. in Adams	Batesville in Adams Twp.	Town of Sunman	Brown Twp.	Center Twp.	Town of Osgood	Delaware Twp.	Franklin Twp.	Town of Milan	Jackson Twp.	Town of Napoleon	Johnson Twp.	Town of Versailles	Laughery Twp.	Jac-Cen-Del in Laughery Twp.	City of Batesville	Otter Creek Twp.	Town of Holton	Shelby Twp.	Washington Twp.	Town of Milan in Wash. Twp.
101	County General	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130	0.2130
124	2015 Reassessment	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085
702	Highway																						
706	LR & S																						
790	Cumulated Bridge	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400
801	County Health Department	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142
1201	Co. School Distribution	0.0264			0.0264																		
1303	County Park & Recreation	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171	0.0171
2391	Co. Cum. Cap. Dev.	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170	0.0170
69 1	Total COUNTY	0.3362	0.3098	0.3098	0.3362	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098	0.3098
101	Township General	0.0034	0.0034	0.0034	0.0034	0.0225			0.0222	0.0106	0.0106	0.0062	0.0062	0.0293	0.0293				0.0198	0.0198	0.0152	0.0159	0.0159
840	Township Assistance						0.0301	0.0301	0.0085	0.0027	0.0027	0.0062	0.0062			0.0062	0.0062	0.0062	0.0114	0.0114	0.0060	0.0070	0.0070
1111	Township Firefighting	0.0241	0.0241			0.0168				0.0135				0.0125		0.0249	0.0249		0.0251		0.0246	0.0259	
1312	Township Recreation Tax	0.0099	0.0099																				
2120	Cemetery																						
8604	Fire Territory						0.0457		0.0457			0.0457											
69 2	Total TOWNSHIP	0.0374	0.0374	0.0034	0.0034	0.0393	0.0758	0.0301	0.0764	0.0268	0.0133	0.0581	0.0124	0.0418	0.0293	0.0311	0.0311	0.0062	0.0563	0.0312	0.0458	0.0488	0.0229
61	Rainy Day - City/Town																						
101	Corporation Tax			0.4093	0.3287			0.5462			0.3508		0.1461		0.4368			0.4093		0.9001			0.3508
342	Police Pension																						
706	LR & S-City/Town																						
708	MVH-Street Tax			0.1553	0.0155			0.0532			0.0501												