

# 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 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**

**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**

**FLEDDERMAN RETIREMENT AUCTION Saturday, Feb. 21 @ 10:30 AM**  
 Located at: 2550 W County Road 500 S Greensburg, IN 47240.  
 Combine/Heads: JD 9500 w/ 2814/1529 hrs., 10 series update; JD 920F 20' full finger, poly skids; JD 693 6R30"; 2-Unverferth HT 25 head carts, one cut down; **Tractor/Planters:** JD 8235R MFW, 16F/4R Powershift, 1620 hrs., 3pt. w/ quick hitch, 4-svc outlets; Kinze 3500 8R NT, liquid, single disc, red ball system; Kinze 3500 8/16 NT; **Equipment:** JD 2620 20' 9" disk, 3 bar coil harrow; Case IH Tiger-Mate II 24' field cultivator w/ 5-bar harrow; Case IH 2500 Ecolo-Til 5-shank in-line ripper; Brillion X-108 25' optimizer; Rhino 890 9-shank disc chisel; J&M 540 SD, roll tarp; J&M 385 SD; Killbros 350 seed wagon on JD 720 gear, roll tarp, Killbros 114 fill auger, Honda eng.; AGI Westfield MKX 10-63 w/ hyd. swing away; Westfield MK 100-61 w/ hyd. swing away; Hutchinson 10" x 61" w/ hyd. swing away; Hutchinson 8" x 33' pto auger; Ag Systems Inc 1000 gal. tandem axle nurse trailer; Blue Jet 9 knife NH3 applicator, Raven super cooler w/ Raven SCS440 monitor; Farm King BFS270H 9' cycle bar mower; Sidewinder RD16 3pt. ditcher; JD 175 front loader; **Globes/Monitors/Misc:** JD StarFire 7000 & 3000; 2-JD 2630 monitors; JD Autotrac Universal Steering Kit 200; 2-Motorola CDM750 CB radios; Motorola PM400 CB radio; Shore Model 920 w/ scale, Case IH, & New Holland moisture testers; quick hitch; 7- NH3 knives; 6- 1/2" x 3" x 21" right hand & 6- left hand twisted v chisel plow points; 30-7 & 1/2" knock on & 4- 9 & 1/2" bolt on sweeps; 34- 5" disc. blade scrapers; 2- Blitzer 8574 ele. fence chargers; 28- Lutco hex shaft bearings for Kinze planter & misc. planter parts; 17-JD composite auger fingers, 15- drive guards; 11- auger finger holders; JD cycle guards & cycle sections w/ hardware; JD 9500 filters; grease; platform grain divider points; Greenstar yield monitor & yield mapping system w/o moisture sensor; OVA 55 gal. poly tank w/ pump; CIH cultivator bracket w/ shank, 8" ripper point, & auto reset shank mount; Lincoln Linwelder; 5 gal. portable air tank; 3/4" drive socket set; Blackstone; other items; **Truck/Trailer:** Mack CH600, Rockwell 9 sp., shows 42k (tach replaced between 800-900K), tandem axle, 350 Mack eng.; 2002 Wilson 34' hopper bottom w/ power tarp, spring ride; 2005 United Express Inc. 14' enclosed trailer w/ drop ramp.

**Daniel & Jo Ellen Fledderman**  
 Auction Preview Friday, Feb. 20 from 12-4 pm  
 Very nice offering of equipment.  
 TERMS: Cash/Check Lunch Served  
 Not Responsible for Accidents  
**OWENS AUCTION SERVICE, INC.**  
 PH. 812-528-7021  
 Brian Owens- AU19300185;  
 Steve Fortner, Chad Carder,  
 Brayton Owens, Josh Kuntz  
 Auctionzip.com/23153 for complete listing & pictures.  
 All Merchandise Sold As-Is  
 Online bidding on equipmentfacts.com or follow link on owensauctionserviceinc.com

### 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 Svatah, 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

84, 86, 88x  
 hspaxlp L185

**Southeastern Career Center**  
 is now accepting applications for the **2026-2027 school year** for the following certified teaching positions:  
 • **Fire and Rescue** • **Health Science**  
 • **Criminal Justice** • **Cosmetology II**  
 Qualified candidates must submit a completed certified application, credentials, transcripts, three letters of recommendation, and a résumé.  
 Applications are available online at: <https://www.sccusa.org/page/employment>  
 Completed application materials should be submitted to **Ashley Powers** at [arpowers@sccusa.org](mailto:arpowers@sccusa.org).  
 For questions, please call **812-689-5253 ext. 222**.

**SUBSCRIBE TODAY!**

**To the Osgood Journal and The Versailles Republican!**

**Subscribe online at [www.ripleynews.com](http://www.ripleynews.com), call 812-689-6364, or stop in the office at 115 South Washington Street in Versailles.**

### 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.**  
 8415 Allison Pointe Blvd., Suite 400  
 Indianapolis, IN 46250  
 (317) 237-2727  
 NOTICE  
**FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR**  
**Publication Point**

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 hspaxlp L81

### Notice to Bidders

Notice is hereby given that the Board of School Trustees of the South Ripley Community School Corporation, Ripley County, Indiana, will receive sealed bids up to 2:00 p.m. prevailing Versailles time, on March 11, 2026. All bids will be opened and read aloud for the following:  
**3 Year Crop lease (2026-2028) of agriculture farm land located on Benham Road, Versailles Indiana**  
 Specifications may be secured from the Administration Office at 207 West Tyson Street, Versailles, Indiana, between the hours of 8:00 a.m. and 3:30 p.m. Monday through Friday, except legal holidays.  
 The Board of School Trustees reserves the right to reject any and all bids and to waive any informality. The bids shall be firm for 60 days following March 11, 2026.  
 This farm lease contract will begin in March 2026.  
 Dated this 16th day of February, 2026.  
 Kim Jolly, Secretary

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### 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 on March 5, 2026, in the Council Chamber of the Memorial Building 132 S. Main St. Batesville Indiana.  
 The Board will be discussing updating *Table 3.2 Permitted Use Table*, in the *City of Batesville Development Code* to allow more uses in the B4 zoning district. The proposed updated table and information can be found on the city's website.  
 Written comments or suggestions may be filed with the City Engineer at [jkuntz@batesville.in.gov](mailto:jkuntz@batesville.in.gov), 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

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### NOTICE OF INDUSTRIAL USER IN SIGNIFICANT NONCOMPLIANCE WITH APPLICABLE PRETREATMENT STANDARDS

NOTICE. Notice is hereby given by the City of Batesville, Indiana that the following industry discharging to the Batesville Publicly Owned Treatment Works was found to be in Significant Noncompliance (SNC) at some point during the 2025 calendar year. The industry was in SNC for exceeding applicable discharge limits based on statistical criteria established by the United States Environmental Protection Agency and set forth in 40 CFR 403.8(f)(2)(viii). For additional information, please contact Terry Nobbe, Batesville Pretreatment Coordinator, via phone at 812-934-5338.  
 INDUSTRY/ADDRESS/NATURE OF SNC. Woodmizer, LLC, 27 Enterprise Drive, Batesville, IN 47006. Exceedances of permit limit and Technical Review Criteria (TRC) for Copper in Quarter 3 and Quarter 4 of 2025.

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### PUBLIC NOTICE

On or about March 29, 2026, the Town of Versailles intends to apply to the Indiana Office of Community and Rural Affairs for a grant proposal from the State Community Development Block Grant (CDBG) Wastewater / Drinking Water Program, with final applications being due June 7, 2026. This program is funded by Title I of the Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development project that will include the following activities: Upgrades to the Town of Versailles water system includes: demolition of the 75,000-gallon tank, service line replacement, hydrant replacement, and meter pit/setter replacement. The total amount of CDBG funds to be requested is \$750,000.00. The amount of CDBG funds proposed to be used for activities that will benefit low to moderate-income persons is approximately \$417,375.00 which is 55.65% of the request. The Applicant also proposed to expend an estimated \$1,121,000.00 in non-CDBG funds on the project. These non-CDBG funds will be derived from the following sources: Town of Versailles Water Utility Operating Fund - \$281,000 - and Bank Bond - \$929,000.  
 Versailles Town Council will hold a public hearing on Tuesday, March 10, 2026, at 7:00 p.m. or at the Versailles Town Hall located at 128 North Main Street Versailles, IN 47042, during the regular scheduled council meeting to provide interested parties an opportunity to express their view on the proposed federally funded CDBG project. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and require assistance should contact Mary McCarty of the Southeastern Indiana Regional Planning Commission-405 W. US 50; PO Box 765, Versailles, IN 47042 (812) 689-5505 no later than March 3, 2026. Every effort will be made to make reasonable accommodations for these persons: Si necesita información en español, por favor de llamar al (812) 689-5505.

Information related to the proposed project will be available for review prior to the public hearing as of February 19, 2026, Versailles Town Hall located at 128 North Main Street Versailles, IN 47042 between the hours of 8:00am-4:00pm (Closed 12:00pm-1:00pm) Monday through Friday. Interested citizens are invited to provide comments regarding these issues either at the public hearing or by prior written statement. Written comments should be submitted to Mary McCarty Southeastern Indiana Regional Planning Commission, 405 W US 50, Versailles, IN 47042 no later than March 6, 2026, in order to ensure placement of such comments in the official record of the public hearing proceedings. A plan to minimize displacement and assist those displaced has been prepared by the Town of Versailles and is also available to the public. This project will result in no displacement of any persons or businesses. For additional information concerning the proposed water system improvements project, please contact Mary McCarty, at (812) 689-5505 M-F 8:00 - 5:00 or write to Mary McCarty, Southeastern Indiana Regional Planning Commission, 405 W US 50, PO Box 765, Versailles, IN 47042.  
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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**  
 Aspen Drive  
 Batesville, Indiana 47006  
 (812) 932-1227

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**SHOP LOCAL**

**Ripley & Adjoining Counties:**

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**Out of State:**

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 e-edition & Print .....\$72/year