

LEGALS

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.

PUBLIC AUCTION

At Lutz Auction Center
25980 Auction Ln. Guilford, IN 47022
Saturday February 28, 2026 at 9 a.m.
Doors open at 8 a.m.

Tractors: New Holland 5030 front wheel assist diesel tractor with New Holland loader; Massey Ferguson 275 diesel tractor; Massey Ferguson 451 diesel tractor with loader; International 424 diesel tractor; 1935 Allis Chalmers WC tractor. **Trailers:** 2018 Force lightly used 14 ft. dump trailer; small utility trailer. **Work truck:** 2006 Ford F-350 diesel, crew cab, with utility bed. **Police cars:** 2013 Dodge Charger, 2011 Dodge Charger, 2009 Crown Vic, 2007 Crown Vic. **Lawn Mowers and Quad:** Scag Tiger Cub zero turn; Kubota ZD 28 diesel zero turn; Polaris 250 quad. **Farm Equipment:** New Holland 165 manure spreader; 5 ft. 3 pt. tiller; 7 ft. grader blade; one shank subsoiler; 3 pt. post hole digger; FHM model BRM180 Boom Arm Brush mower; hay wagon; Hardee 6 ft. 3 pt. rotary cutter; Allis Chalmers 5 ft. pull rotary cutter. **Silver Coins:** Eagle and Morgan silver coins, some paper money. **7 firearms and gun safes;** 7 rifles and shotguns; Stack On Sentinel safe; 2 small safe cabinets. **Misc. items:** Farm gates; ladders and walk board; 2 overhead fuel tanks and stands; fencing supplies and chargers; Jazzy powerchair; baseball cards; antiques and collectibles include floor model Victrola; clocks; fruit press; farmstead primitives and tools; wood working and shop power tools; hardware, wrenches and garage items; cattle grooming items; 13,000 lb. winch; portable generators; chainsaws; lawn maintenance items; new surface mount lights; chest freezer; set of used kitchen cabinets; roll top desk and few furniture pieces, household items and more.

AUCTIONEERS NOTE: Check lutzuctions.com for details, pictures, sale order, and late additions. Doug & Mary Distler, City of Greendale, Lawrenceburg Community School Corp. & Various Consignors – Owners Dale & Randy Lutz – Auctioneers AU01030327, AU10100126 513-266-1859 / 513-266-1860
TERMS: Cash or check with ID. No Buyers Premium. Indiana sales tax collected.

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

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**.

For questions, please call **812-689-5253 ext. 222**.

REPORT.....CON'T FROM PG 11

5:36 p.m. Attempt-Locate. 400 N / SR 129. Milan.
6:14 p.m. Susp Vehicle. Industrial Pk Rd / Quality Ln. Versailles.
6:49 p.m. Traffic Stop. 476 W US 50; Quickpix. Versailles.
6:52 p.m. Veh Disabled. US 421 Jefferson County Line. Holton.
7:46 p.m. Traffic Stop. N SR 129 & E 300 N. Milan.
8:18 p.m. Traffic Stop. N SR 129 & E 300 N. Milan.
8:51 p.m. Traffic Stop. SR 129 / 200 N. Milan.
8:54 p.m. Traffic Hazard. Lookout. Sunman.
9:07 p.m. Traffic Stop. 450 S / US 421. Versailles.
9:18 p.m. Traffic Stop. 450 S / US 421. Versailles.
9:29 p.m. Traffic Stop. 9757 S US 421. Madison.
10:16 p.m. Veh Disabled. Lemon Rd / 700 S. Versailles.

Tuesday February 17

4:14 a.m. 911 Hangup. 958 Brickyard Dr. Sunman.
7:22 a.m. Accident Pd. 806 S Buckeye St; Manderly Health Care. Osgood.
8:59 a.m. Citizen Assist. 5649 W Hopewell Rd. Holton.
11:25 a.m. Radio Program. 5452 N SR 129; Delaware Fire Dept. Osgood.
11:56 a.m. Traffic Stop. 1119 S Main St; Pollards Bowl. Versailles.
11:59 a.m. 911 Hangup. 901 W US 50; Southeastern Indiana Career Center. Versailles.
12:35 p.m. Emotional Dist. 1217 Doe Springs Dr. Sunman.
12:52 p.m. Spillman Admin. 102 W First North St; Ripley County Sheriffs Office. Versailles.
1:00 p.m. Administrative. 102 W First North St; Ripley County Sheriffs Office. Versailles.
2:17 p.m. Illegal Dumping. 9044 S SR 129. Cross Plains.
3:37 p.m. Spillman Admin. 112 Franklin St; Milan Police Dept. Milan.
3:51 p.m. Spillman Admin. 102 W First North St. Ripley County Annex Building. Versailles.
4:14 p.m. Traffic Stop. 500 N / US 421. Osgood.
4:24 p.m. Spillman Admin. 112 Franklin St. Milan Police Dept. Milan.

Wednesday February 18

4:54 a.m. Traffic Stop. State Park Entrance. Versailles.
5:21 a.m. Reckless Driver. MM 157 I74 WB. Sunman.
5:25 a.m. Traffic Stop. The T. Versailles.
7:37 a.m. Citizen Assist. 113 N Ellsworth St. Milan.
7:50 a.m. Traffic Stop. 450 E / SR 350. Milan.
8:05 a.m. Radio Program. 1815 21st St. Columbus. Sunman.
8:22 a.m. Reckless Driver. MM161.5 WB.
9:18 a.m. Home Visit. 100 S High St; Tyson School Apartments; Apt 102. Versailles.
9:20 a.m. Veh Disabled. 300 E / US 50.
9:24 a.m. Accident Pi. 1865 N US 421. Osgood.
9:36 a.m. Home Visit. 667 S High St. Versailles.
9:40 a.m. Traffic Stop. 192 E US 50. Versailles.
10:00 a.m. Home Visit. 458 S 400 W. Holton.
10:19 a.m. Veh Disabled. W Millhousen Rd & N US 421. Osgood.
10:57 a.m. Home Visit. 919 Park Road. Greensburg.
12:55 p.m. Traffic Stop. 2051 W US 50. Holton.
1:25 p.m. Traffic Stop. N SR 129 & E 300 N. Milan.

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 Svata, Custy 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

Summons by Publication

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO. 69C01-2601-DN-000011
IN RE: MARRIAGE OF
JOYCE ANN (VANOSDOL) AMPIL,
Petitioner,
vs.
PEDRO E AMPIL,
Respondent.
The State of Indiana to Respondent
Name: Pedro E. Ampil
Address: Current Address: UNKNOWN
Possible Employer's Address:
120 MacArthur Highway
Marulas, Valenzuela City
1440 Metro Manila, Philippines
BE IT KNOWN, that on January 30, 2026, the above-named Petitioner filed in the office of the Clerk of Ripley County, Indiana, her Verified Petition for Dissolution of Marriage against the Respondent, Pedro E. Ampil. The Petitioner has also filed a Praecipe for Summons by Publication along with a supporting Affidavit, showing that diligent search has been made and the Respondent, Pedro E. Ampil, cannot be located. The Respondent, Pedro E. Ampil, is hereby notified of the filing of said Verified Petition for Dissolution of Marriage and the pendency of this action against him and that he must appear, answer, and respond thereto within thirty (30) days after the last notice of this action is published and if he fails to do so, judgment by default may be entered for the relief demanded in the Verified Petition for Dissolution of Marriage.
WITNESS my hand and seal of said Court hereunto affixed
this
2/19/2026
Liz Baumgartner
Clerk of Ripley County Circuit Court
Attorney for Petitioner:
James H. Drew, II,
Atty# 37954-69
Moore Law, LLC
104 Aspen Drive
Batesville, Indiana 47006
james@moorelawindiana.com
88.90.92x
hspaxlp L70

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CONSIGNMENT AUCTION

Saturday, March 1 @ 9:30 AM

Located at Decatur County Fairgrounds, 1645 W. Park Rd., Greensburg, IN.

Combines/Heads: 2 002 JD 9650 STS w/ 3000/ 2200 hrs., 2wd, Big Top bin ext.; JD 893; JD 930F 30'; Unverferth HT30 & J&M HT8 head carts; **Tractors:** JD 8360R MFWD w/ 2,300 hrs. IVT/ILS trans.; JD 9430 w/ 780 hrs. power-shift, bareback, 710/70R42 like new tires w/ weights; JD 7215 R MFWD w/ 2965 hrs., Power Quad Plus; JD 6130D MFWD w/ 3388 hrs., power shift, loader ready; 2023 JD 5075M MFWD w/ 540M loader, 6 hrs., basic warranty through 10/27/2025; 2013 JD 6115R MFWD 2,942 hrs., loader ready, 3pt., pto., power quad trans.; JD 6330 w/ 673 M-SL front loader, 2748 hrs.; CIH 7140 MFWD w/ 10k hrs, 3pt., pto; JD 4640 w/ 4433 hrs, duals, weights, quick hitch; CIH 7140 MFWD 10k hrs., 3pt., pto.; Oliver 1750 D, WF; IH 656 G, WF; IH 574 D w/ loader; **Tillage:** Sunflower 6332 23' mulch finisher; Brillion HFC-24' field cultivator; Sunflower 6630 32' VT; DMI Tigermate 30' field cultivator; J&M TF212 24' & Unverferth 1225 22' double rolling harrows; JD 25' & DMI 32' crumblers; Krause 18' field cultivator; JD 960 37' field cultivator; GP 1300 5 shank & DMI Ecotill 500 4 shank in line rippers; Krause 11 shank chisel plow; **Planters/Drills:** Kinze 3650 16/32 split row planter; JD 1990 35' air seeder; JD 7200 Max Emerge 2 12R liquid fert; JD 1780 11R 15", 3bu boxes, liquid fert; 8- JD 7200 row units complete w/ insecticide boxes; JD 750 15'; Case IH 5200 15' w/ Marliss no-till caddy; **Augers:** Westfield WR 6-61 w/ 7.5hp variable speed motor & WR 80-31 w/ 5hp motor; Hutchison 10" X 72" w/ swing away; **Construction:** 2020 Cat 299D3 w/2,315 hrs., 2speed, high flow, pilot control, CHA; Gehl 6640 w/5k hrs.; 2-Bobcat MT55 w/ 1276 & 1999 hrs.; MT bucket & auger attach; **Vehicles/Trucks/Trailers:** 2012 Timpte 40' hopper bottom w/ 72" sides; 2017 MAC 40'x96"x66" half round frameless dump trailer; IH 9100 single axle 10 spd., 340K miles, M11 Cummins; Jet 22' Aluminum hopper bottom, single axle; 1994 Jet 26' hopper bottom; 2002 Tempte 40' hopper bottom, power tarp, air ride; 1993 Fruehauf single axle van spray trailer w/ 2- 1500 gal. poly tanks, Honda eng.; Kaufman 35' gooseneck tandem axle, 25.5k; Midwest 16' w/ 4' dove tandem axle; 1982 Chevy C60 w/ 100k, 350 eng., 4&2 trans, 16' B&H; 1996 Chevy k1500 271 4x4, 211k miles, 350 eng.; 2005 Dodge Dakota quad cab; 2008 Keystone Raptor 299R toy hauler, Onan 5500 generator, salvaged title; 2017 Polaris RZR XP1000 4k miles, 237 hrs. & RZR XP1000 940 miles; 2002 Harley Davidson Electa Glide 85K miles, 1,450cc eng.; **Misc Equipment:** Arts Way 425A grinder; Hardi 2200 pull type sprayer w/ 600 gal. tank, 60' booms; Nuhn Magnum 5000 w/ plow down; JD CX15 rotary mower; Woods 7' pull-type rotary mower; Bush Hog 256; DMI 4100 13 shank NH3 applicator; J&M 385 SD gravity wagon w/ dual compartment hyd. auger, tarp; J&M 250 bu. seed wagon, hyd. drive; 300 bu.; DMI 280 side dump; Top Cat Harley rake w/ controller, quick attach; Case IH L105 M-SL loader w/ 94" bucket; Woods 3pt. backhoe; 2- 2500 gal. flat bottom fert. tanks; C&B squeeze chute; 8' concrete J bunks & cattle waterers; portable livestock scales; 6'-1 & 3 ring bulk tanks w/ fill auger; AC 2000 5 btm. & Oliver 4 btm. plows; 3 btm. plow; 8' 3pt. grader blade & forklift; Hesston BP20 tilt tub processor; Gehl 100 grinder mixer; Martin row cleaners; Wood Master Model 5500 outdoor wood burner, pre-emissions; 100 gal. port. fuel tank w/pump; more items coming in daily.

TERMS: Cash/Check/Card Lunch Served Not Responsible for Accidents
OWENS AUCTION SERVICE, INC.
PH. 812-528-7021
Brian Owens- AU19300185;
Brayton Owens-812-662-4099;
Chad Carder-812-662-1098;
Steve Fortner-812-614-7200;
Frank Narwold-812-614-5300;
Josh Kuntz; Aaron Gault.
To consign call above numbers.
Auctionzip.com/23153 for complete listing & pictures.
Accepting merchandise weekdays 8-4, Sat. 8-2. Running 2 rings day of sale.
Online bidding on equipmentservices.com or follow link on owensauctionsinc.com.



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1:29 p.m. Harassment. 7888 E 1100 N. Sunman.
2:03 p.m. Home Visit. 960 Poppy Ln; Apt G18. Osgood.
2:44 Training. 210 N Monroe St; Ripley County Jail. Versailles.
3:14 p.m. Transport. 1100 S Adams St; Dollar General. Versailles.
4:02 p.m. Traffic Stop. Adams St & West St. Versailles.
4:26 p.m. Veh Disabled. 5452 N SR 129; Delaware Fire Department. Osgood.
4:38 p.m. Training. 102 W First North St; Ripley County Sheriff Office. Versailles.
5:04 p.m. Traffic Stop. SR 129 / 200 N. Milan.
9:41 p.m. Agency Assist. MM 153 I-74 WB. Batesville.
9:44 p.m. Traffic Stop. 700 S / US 421. Versailles.
10:04 p.m. Susp Vehicle. W Hopewell Rd & N 700 W. Holton.
10:09 p.m. Susp Person. 727 W Hopewell Rd; Ripley County EMS. Versailles.
10:35 p.m. Traffic Stop. 300 S / US 421. Versailles.
10:42 p.m. K9 Deployment. 300 S / US 421. Versailles.
11:03 p.m. Traffic Stop. Quality Ln / US 421. Versailles.
Thursday February 19
5:23 a.m. Traffic Hazard. S SR 129 & E Baseline Rd. Milan.

