

# LEGALS

## Notice of Sheriff Sale

By virtue of a certified copy of a decree directed to me from the Clerk of Ripley Superior Court of Ripley County, Indiana, in Cause No. 69D01-2509-MF-000033, wherein U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2020- R7 Mortgage-Backed Notes, Series 2020-R7 was the Plaintiff, and Shawn T. Cochran; Brian S. Vogt; Indiana Housing and Community Development Authority; Midland Credit Management, Inc.; State of Indiana - Department of Revenue; and United States of America, Department of the Treasury - Internal Revenue Service were the Defendants, requiring me to make the sum as provided for in said Decree, with interest and costs, I will expose at public sale to the highest bidder on the 2nd day of June, 2026, at the hour of 1:00 p.m., 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.

A PART OF LOT NO. 8 OF SYCAMORE HILLS ADDITION TO THE CITY OF BATESVILLE, AND LOT NO. 23 OF THE JOHN H. HUNEKE SUBDIVISION TO THE CITY OF BATESVILLE, AND A PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 10 NORTH, RANGE 12 EAST, RIPLEY COUNTY, IN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 19; THENCE NORTH 00 DEGREES 08 MINUTES EAST 1,379.9 FEET TO A P.K. NAIL AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 37 MINUTES EAST 276.95 FEET TO AN IRON PIN; THENCE NORTH 22 DEGREES 25 MINUTES EAST 39.61 FEET TO A POINT ON THE WEST LINE OF CEDAR LANE; THENCE NORTH 89 DEGREES 23 MINUTES WEST 14.9 FEET TO THE NORTHWEST CORNER OF A CONCRETE SLAB; THENCE NORTH 22 DEGREES 13 MINUTES WEST 40.9 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 23 MINUTES WEST 24.1 FEET TO AN IRON PIN; THENCE NORTH 19 DEGREES 04 MINUTES WEST 81.6 FEET TO A POINT; THENCE NORTH 27 DEGREES 46 MINUTES WEST 56.55 FEET TO A POINT; THENCE NORTH 55 DEGREES 38 MINUTES WEST 10.49 FEET TO A POINT; THENCE SOUTH 79 DEGREES 05 MINUTES WEST 184.09 FEET TO A P.K. NAIL IN THE CENTER OF A COUNTY ROAD; THENCE SOUTH 04 DEGREES 12 MINUTES EAST 69.3 FEET TO A POINT; THENCE SOUTH 00 DEGREES 08 MINUTES WEST 103.6 FEET TO THE POINT OF BEGINNING, CONTAINING 1.063 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD ON THE WEST LINES OF THE TRACT. SURVEYED MAY 10, 1984, BY DANIEL K. WALLPE.

More commonly known as 534 Cedar Ln, Batesville, IN 47006-1308

Parcel No. 69-02-19-441-059.000-017

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws.

/s/ MICHAEL J. FEIWELL  
MICHAEL J. FEIWELL, Plaintiff Attorney

Attorney # 18626-49  
FEIWELL & HANNOY, P.C.  
8415 Allison Pointe Blvd., Suite 400  
Indianapolis, IN 46250  
(317) 237-2727

Rob Bradley, Sheriff  
Lauhery Township  
The Sheriff's Department does not warrant the accuracy of the street address published herein.

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

104, 2, 4x  
PP L130

## Summons for Service by Publication

IN THE RIPLEY CIRCUIT COURT  
STATE OF INDIANA  
COUNTY OF RIPLEY  
69C01-2510-JC-000054  
IN THE MATTER OF :  
AY - DOB 4/13/2022  
A CHILD ALLEGED TO BE A CHILD IN NEED OF SERVICES  
AND  
PATIENCE LYNN YOUNG (MOTHER) AND ANY UNKNOWN ALLEGED FATHERS

**SUMMONS FOR SERVICE BY PUBLICATION & NOTICE OF CHILD IN NEED OF SERVICES HEARING TO:** Any Unknown Alleged Father  
Whereabouts unknown

**NOTICE IS HEREBY GIVEN** to Any Unknown Alleged Fathers, whose whereabouts are unknown, that the Indiana Department of Child Services has filed its Verified Petition Alleging the child to be in Need of Services, in accordance with I.C. 31-34-9-3, and that an adjudication hearing has been scheduled with the Court..

**YOU ARE HEREBY COMMANDED** to appear before the Judge of the Ripley Circuit Court, P.O. Box 445, Versailles, IN 47042 - 812-689-6226 for a(n) Initial/Detention Hearing on 7/13/2026 at 9:00 AM..

At said hearing, the Court will consider the Petition and evidence thereon and will render its decision as to whether the above named minor child is child in need of services and shall enter adjudication accordingly. Your failure to appear after lawful notice will be deemed as your default and waiver to be present at said hearing.

**UPON ENTRY OF SAID ADJUDICATION, A DISPOSITIONAL HEARING** will be held in which the Court will consider (1) Alternatives for the care, treatment, or rehabilitation for the child; (2) The necessity, nature, and extent of your participation in the program of care, treatment, or rehabilitation for the child; and (3) Your financial responsibility for any services provided for the parent, guardian or custodian of the child including child support.

**YOU MUST RESPOND** by appearing in person or by an attorney within thirty (30) days after the last publication of this notice, and in the event you fail to do so, an adjudication on said petition, judgment by default may be entered against you, or the court may proceed in your absence, without further notice.

3/24/2026  
Liz Baumgartner,  
Clerk

Jerry R. Howard, 22051-15  
Attorney, Indiana Department of Child Services

531 W. US Highway 50  
Versailles, IN 47042

100, 102, 104x  
L100

**POST FRAME BUILDINGS**  
24x24x8 1-16x7 garage door  
1-3' door, Concrete Floor \$13,900  
30x40x10 1-16x8 garage door  
1-3' door, Concrete Floor \$23,900  
40x80x14 1-16x10 garage door  
1-3' door, Concrete Floor \$49,900  
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Built on your lot! Over 60 years experience. Large selection of colors & sizes. Material packages available.  
**GOSMAN INC.**  
[www.gosmaninc.com](http://www.gosmaninc.com)

**Madison Metals**  
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• 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**

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## SUMMONS - SERVICE BY PUBLICATION

STATE OF INDIANA  
COUNTY OF RIPLEY  
IN THE RIPLEY CIRCUIT/SUPERIOR COURT  
CAUSE NUMBER:  
69D01-2509-MF-000031  
LAKEVIEW LOAN SERVICING, LLC,  
PLAINTIFF,  
VS.

ERIN MICHELLE ABBOTT  
STATE OF INDIANA, DEPARTMENT OF REVENUE  
STATE OF INDIANA, ATTORNEY GENERAL  
DEFENDANTS.

**NOTICE OF SUIT**  
The State of Indiana to the defendants above named, and any other person who may be concerned. You are notified that you have been sued in the Court above named. The nature of the suit against you is a foreclosure of the real estate mortgage, legally described as:

LOT NO. EIGHT (8) AS MARKED, LAID OUT AND DESIGNATED ON THE RECORDED PLAT OF GEORGE H. KOENIG'S ADDITION TO THE TOWN OF MILAN, RIPLEY COUNTY, INDIANA.

This property is commonly known as 506 Ellsworth St, Milan, IN 47031

This summons by publication is specifically directed to the following Defendants whose addresses are known:  
State of Indiana Department of Revenue  
Serve Highest Executive Officer Found  
100 N. Senate, N105  
Indianapolis, IN 46204

State of Indiana, Attorney General  
c/o Highest Executive Officer Present  
302 W. Washington Street, South 5th Floor  
Indianapolis, IN 46204

And to the following defendant whose addresses are unknown:  
Erin Michelle Abbott

In addition to the above named Defendants being served by this summons there may be other Defendants who have an interest in this lawsuit. 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. You must answer the Complaint in writing, by your attorney, on or before the 6th day of June, 2026, (the same being within thirty (30) days after the Third Notice of Suit), and if you fail to do so a judgment will be entered against you for what the Plaintiff has demanded.

Matthew C. Gladwell (30493-49)  
Christopher J. Arlinghaus (31680-15)  
Aaron Rodgers (28418-84)  
Attorney's for Plaintiff  
**Reisenfeld & Associates LLC**  
3962 Red Bank Road  
Cincinnati, OH 45227  
Voice: (513) 322-7000  
Facsimile: (513) 322-7099

104,2,4x  
hspaxlp L99

## Summons by Publication

IN THE RIPLEY SUPERIOR COURT  
STATE OF INDIANA  
COUNTY OF RIPLEY  
CAUSE NO. 69D01-2603-CC-000123  
THE NAPOLEON STATE BANK  
Plaintiff,  
vs.  
RONALD D. CARROLL, JR.,  
Defendant.

This Summons is to the Defendant, Ronald D. Carroll, Jr. 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. Ronald D. Carroll, Jr., Defendant, Cause Number 69D01-2603-CC-000123.

This Summons by Publication is specifically directed to the Defendant, Ronald D. Carroll, Jr., 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 July 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: 4/17/26

Liz Baumgartner  
Clerk of Ripley County  
Circuit Court  
104, 2, 4x  
L67

100, 102, 104x  
L100

Liz Baumgartner  
Clerk of Ripley County  
Circuit Court  
104, 2, 4x  
L67

NOTE: This law firm is a debt collector.

104, 2, 4x  
hspaxlp L68

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



**Ripley & Adjoining Counties:**  
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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.

## Notice of Sheriff Sale

By virtue of a certified copy of a decree directed to me from the Clerk of the Superior Court of Ripley County, Indiana, in Cause No. 69D01-2509-MF-000033, wherein U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2020- R7 Mortgage-Backed Notes, Series 2020-R7 was the Plaintiff, and Shawn T. Cochran; Brian S. Vogt; Indiana Housing and Community Development Authority; Midland Credit Management, Inc.; State of Indiana - Department of Revenue; and United States of America, Department of the Treasury - Internal Revenue Service were the Defendants, requiring me to make the sum as provided for in said Decree, with interest and costs, I will expose at public sale to the highest bidder on June 2, 2026, at the hour of 1:00 p.m. of said day on [www.zeusauction.com](http://www.zeusauction.com), the fee simple of the whole body of Real Estate in Ripley County, Indiana:

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 12 EAST ADAMS TOWNSHIP, RIPLEY COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0017'00" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION AND THE CENTER OF COONHUNTERS ROAD (COUNTY ROAD 300 EAST), 188.20 FEET TO A RAILROAD SPIKE SET AT THE POINT OF BEGINNING; THENCE NORTH 0017'00" EAST, ALONG SAID QUARTER SECTION LINE AND SAID ROAD, 839.87 FEET TO A RAILROAD SPIKE FOUND IN PLACE AT THE SOUTHWEST CORNER OF THE GOWAN PROPERTY (D.R. 2002 8698); THENCE NORTH 8417'15" EAST, ALONG THE SOUTH LINE OF SAID GOWAN PROPERTY, 308.65 FEET TO AN IRON PIN FOUND IN PLACE, THENCE SOUTH 7751'57" EAST, ALONG PART OF THE SOUTH LINE OF SAID GOWAN PROPERTY, 89.78 FEET TO AN IRON PIN FOUND IN PLACE; THENCE SOUTH 5510'20" EAST, ALONG THE SOUTH LINE OF SAID GOWAN PROPERTY, 266.23 FEET TO AN IRON PIN FOUND IN PLACE, THENCE SOUTH 8255'55" EAST, ALONG THE SOUTH LINE OF SAID GOWAN PROPERTY, 107.29 FEET TO AN IRON PIN FOUND IN PLACE, THENCE SOUTH 0030'44" WEST A DISTANCE OF 545.24 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 6130'50" WEST DISTANCE OF 240.13 FEET IN AN IRON PIN SET THIS SURVEY; THENCE SOUTH 8049'19" WEST A DISTANCE OF 300.60 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 8415'51" WEST A DISTANCE OF 212.44 FEET TO THE POINT OF BEGINNING, THIS TRACT CONTAINS 12.9702 ACRES FROM THE LAND OF EUGENE H. GUNTER AND ELEM M. GUNTER (D. R. 172, PG. 46).

AND IS SUBJECT TO THE RIGHT-OF-WAY OF COONHUNTERS ROAD (COUNTY ROAD 300 EAST) AND ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

EXCEPTING THEREFROM: PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 12 EAST, ADAMS TOWNSHIP, RIPLEY COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0017'00" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION AND THE CENTER OF COONHUNTERS ROAD (COUNTY ROAD 300 EAST), 263.55 FEET TO A RAILROAD SPIKE SET AT THE POINT OF BEGINNING; THENCE NORTH 00 17' 00" EAST, ALONG SAID QUARTER SECTION LINE AND SAID ROAD, 764.53 FEET TO A RAILROAD SPIKE FOUND IN PLACE AL THE SOUTHWEST CORNER OF THE GOWAN PROPERTY (D.R. 2002-8698); THENCE NORTH 84 17' 13" EAST, ALONG THE SOUTH LINE OF SAID GOWAN PROPERTY 308.65 FEET TO AN IRON PIN FOUND IN PLACE; THENCE SOUTH 77 51' 57" EAST, ALONG PART OF THE SOUTH LINE OF SAID GOWAN PROPERTY, 89.78 FEET TO AN IRON PIN FOUND IN PLACE; THENCE SOUTH 09 43' 38" EAST A DISTANCE OF 563.91 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 02 56' 10" EAST A DISTANCE OF 194.10 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 80 49' 19" WEST A DISTANCE OF 298.99 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 84 15' 51" WEST A DISTANCE OF 209.78 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 8.2643 ACRES FROM THE LAND OF ELEM M. GUNTER (D.R. 2003-1624) AND IS SUBJECT TO THE RIGHT-OFWAY OF COONHUNTERS ROAD (COUNTY ROAD 300 EAST) AND ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD THIS TRACT INCLUDES A NON-EXCLUSIVE EASEMENT, 75.00 FEET IN WIDTH, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITIES, INGRESS AND EGRESS -OVER, UNDER AND ACROSS THE LAND OF THE GRANTOR DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 17' 00" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION AND THE CENTER OF COONHUNTERS ROAD (COUNTY ROAD 300 EAST), 263.53 FEET TO A RAILROAD SPIKE SET AT THE POINT OF BEGINNING; THENCE SOUTH 84 15' 51" EAST A DISTANCE OF 209.78 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 80 49' 19" EAST A DISTANCE OF 298.99 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 02 56' 10" EAST A DISTANCE OF 75.45 FEET TO AN IRON PIN FOUND IN PLACE; THENCE SOUTH 80 49' 19" WEST A DISTANCE OF 300.60 FEET TO AN IRON PIN FOUND IN PLACE; THENCE NORTH 84 15' 51" WEST A DISTANCE OF 212.44 FEET TO A RAILROAD SPIKE FOUND ON THE WEST LINE OF SAID QUARTER SECTION IN THE CENTER OF COONHUNTERS ROAD, THENCE NORTH 00 17' 00" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION AND THE CENTER OF SAID ROAD. 75.34 FEET TO THE POINT OF BEGINNING.

Parcel Number: 69-02-33-300-018.004-002  
Commonly known as 13044 N. Coonhunters Rd., Batesville, IN 47006

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws. This is an attempt by a debt collector to collect a debt, and any information obtained will be used for that purpose.

Rob Bradley, Sheriff of Ripley County  
Adams Township  
13044 N. Coonhunters Rd., Batesville, IN 47006  
Property Address

John B. Flatt, Attorney No. 20883-45  
NELSON & FRANKENBERGER, LLC  
11350 North Meridian Street, Suite 320  
Carmel, Indiana 46032  
Attorney for Plaintiff

The Sheriff's Department does not warrant the accuracy of the street address published herein.

Serve by Sheriff:  
Brian S. Vogt  
13044 N. Coonhunters Rd.  
Batesville, IN 47006

Shawn T. Cochran  
13044 N. Coonhunters Rd.  
Batesville, IN 47006

Serve by First Class Mail:  
Gina M. Shields, Assistant United States Attorney  
Office of the United States Attorney  
Southern District of Indiana  
135 N. Pennsylvania St., Suite 2100  
Indianapolis, IN 46204

Nelson & Frankenberg, LLC is a debt collector and this is an attempt to collect a debt; any information obtained will be used for that purpose.

104, 2, 4x  
L302

**Southeastern Career Center**  
is now accepting applications for the 2026-2027 school year for the following **certified teaching positions:**

- Heavy Equipment Instructor
- Welding I Instructor

Qualified candidates must submit a completed certified application, credentials, transcripts, three letters of recommendation, and a resumé.

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.**

# 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

## Wanted

Local collector paying cash for your unwanted sports cards, comic books, and vintage toys. Call or text 812-212-5677 to discuss. 100-13p

## For Sale

John Deere 7000 Planter, 430s 151 No-till Great Plains Planter. 812-912-0504 104-2p

## 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**  
**TDD # 800-743-3333**

## Southeastern Career Center

is seeking to hire an **Assistant Director/Principal.**  
Apply online at <https://www.sccusa.org/page/employment>. Applicants must submit a certified application, three letters of recommendation, and a resume to Ashley Powers at [arpowers@sccusa.org](mailto:arpowers@sccusa.org). For questions, please call 812-689-5253 ext. 222.

## 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 resumé.

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.**

## PUBLIC AUCTION

**At Lutz Auction Center**  
25980 Auction Ln. Guilford, IN 47022  
**Saturday April 25, 2026 at 9 a.m.**  
**Doors open at 8 a.m.**

John Deere Z 355E like new zero turn mower; 2 post car lift; 2 bottom 3 pt. plow; lawn roller; lawn cart; Cub LoBoy 154 tractor; Cub Cadet mowers include models LT1045, 1200 and a 125; 2 older boats on trailers; 22 firearms includes hand guns, rifles and shotguns; silver Eagle coins plus silver proof sets; 2018 pickup truck bed used 2 years, small contractor's camper shell; selection of antique wrought iron fencing; selection of floor and table models of hand crank phonographs; music cylinder reels; peddle car collection including airplane and fire truck; antiques and collectibles; antique furniture and showcases; fishing items; large selection of garage and shop tools; large selection of new items still boxed. 2 buildings full plus a hay wagon full.

**AUCTIONEERS NOTE: Check lutzauctions.com for details, pictures, sale order, and late additions.**  
Estate of James Macke, City of Lawrenceburg & 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.**

