LEGALS

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.

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
(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
TDD # 800-743-3333
EQUAL HOUSING OPPORTUNITY

PUBLIC AUCTION
At Lutz Auction Center
25980 Auction Ln. Guilford, IN 47022
Tuesday Evening August 4, 2026 at 5 p.m.Doors open at 4 p.m.
Allis Chalmers 5050 tractor with front wheel assist; Ford 3000 gas tractor; 2001 Ford Ranger XLT, 4-wheel drive with step side bed; Polaris Ranger; 3 pt. mowers; grader blade; utility trailer; Cub Cadet lawn mower; scaffolding; overhead garage doors; selection of antique furniture; selection of household items and decorations. 2 buildings full.
AUCTIONEERS NOTE: This is a Tuesday evening auction. Check lutzauctions.com for details, pictures, sale order, and late additions.
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.

FOR SALE
2012 33" Cub Cadet Self-Propelled Mower with 40 hours, Sold "As Is"
BID DEADLINE IS 2:00PM AUGUST 21, 2026
Call the Transportation Office at 812-689-5383 x705 for details and viewing times. Please drop off your bid at South Ripley Central Office at 207 W Tyson Street, Versailles, Indiana.
The highest bidder will be notified and the mower must be picked up by August 28, 2026.
SOUTH RIPLEY COMMUNITY SCHOOL CORPORATION

JOIN OUR TEAM
FIBER SERVICE & CONSTRUCTION MANAGER
We're seeking a strong leader with excellent organizational, communication, and problem-solving skills to oversee fiber construction, service operations, and project coordination.
REMC SOUTHEASTERN INDIANA
ELECTRIC | FIBER
View job requirements, responsibilities, and apply today at seiremc.com/employment.

Look Locally

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 the Superior Court of Ripley County, Indiana, in Cause No. 69D01-2408-MF-000013, wherein Carrington Mortgage Services, LLC successor to Pennymac Loan Services, LLC was the Plaintiff and Danielle Bailey, et al. 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 1st of September, 2026, at 1:00 PM at www.zeusauction.com with the Ripley County Sheriff's Office, the fee simple of the whole body of Real Estate in Ripley, Indiana:

REAL ESTATE IN BROWN TOWNSHIP, RIPLEY COUNTY, STATE OF INDIANA, TO-WIT:

A PART OF THE SOUTHEAST PART OF SECTION 4 AND A PART OF THE NORTHEAST PART OF SECTION 9, BOTH IN TOWNSHIP 6 NORTH, RANGE 12 EAST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE RUNNING ALONG THE SECTION LINE NORTH 00 DEGREES 19' 42" EAST 180.18 FEET TO A RAILROAD SPIKE, THENCE NORTH 31 DEGREES 54' WEST 185.58 FEET TO A PK NAIL, THENCE SOUTH 20 DEGREES 05' WEST 749.15 FEET TO A 5/8 INCH REBAR, THENCE SOUTH 19 DEGREES 20' WEST 354.02 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 19 DEGREES 35' WEST 104.00 FEET TO A 5/8 INCH REBAR; THENCE WEST 68.86 FEET TO A 5/8 INCH REBAR; THENCE NORTH 09 DEGREES 25' 03" EAST 861.10 FEET TO JEFFERY OWENS SOUTHEAST CORNER, THENCE NORTH 21 DEGREES 02' 549.49 FEET TO A PK NAIL IN THE CENTERLINE OF OLEAN ROAD, THENCE ALONG SAID CENTERLINE SOUTH 31 DEGREES 54' EAST 265.83 FEET TO THE TRUE POINT OF BEGINNING. THIS TRACT CONTAINS 2.585 ACRES IN SECTION 4 AND 2.421 ACRES IN SECTION 9 FROM THE LAND OF PATRICK LENGERICH (D.R. 208, PG. 1074) AND IS SUBJECT TO THE RIGHT OF WAY OF OLEAN ROAD AND ALL OTHER EASEMENTS OF RECORD.

EXCEPTING THEREFROM: PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 12 EAST, BROWN TOWNSHIP, RIPLEY COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREE 32' 05" EAST A DISTANCE OF 179.34 FEET TO A RAILROAD SPIKE FOUND IN THE CENTER OF OLEAN ROAD; THENCE NORTH 39 DEGREES 23' 31" WEST, ALONG THE CENTER OF OLEAN ROAD, 80.24 FEET TO A P.K. NAIL FOUND IN PLACE; THENCE NORTH 33 DEGREES 16' 54" WEST, ALONG THE CENTER OF SAID ROAD, 146.28 FEET TO A RAILROAD SPIKE SET THIS SURVEY; THENCE NORTH 33 DEGREES 16' 54" WEST, ALONG THE CENTER OF SAID ROAD, 39.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 38' 19" WEST, ALONG PART OF THE WEST LINE OF LENGRICH (D.R. 208, PG. 1074), 361.51 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 81 DEGREES 05' 21" WEST A DISTANCE OF 81.59 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 64 DEGREES 08' 40" WEST A DISTANCE OF 121.12 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 19 DEGREES 52' 15" EAST A DISTANCE OF 526.15 FEET TO A RAILROAD SPIKE SET IN THE CENTER OF OLEAN ROAD; THENCE SOUTH 33 DEGREES 16' 27" EAST, ALONG THE CENTER OF SAID ROAD 230.20 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 1.9758 ACRES FROM THE LAND OF RICHARD A. LENGERICH AND RUTH B. LENGERICH (D.R. 209, PG. 1085) AND IS SUBJECT TO THE RIGHT-OF-WAY OF OLEAN ROAD AND ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

Commonly known as 3976 E Olean Rd, Versailles, IN 47042

Parcel No. 69-17-09-100-001.002-005; 69-17-04-400-007.002-005

THE SHERIFF'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE STREET ADDRESS PUBLISHED HEREIN

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisement laws. All sales are subject to any first and prior liens, taxes and assessments legally levied and assessed thereon.

Rob Bradley
Sheriff of Ripley County, Indiana
/s/ Brian K. Tekulve
Brian Tekulve
Lender Legal PLLC

PLEASE SERVE BY:
? Sheriff
Danielle Bailey
3976 E Olean Rd
Versailles, IN 47042

Matthew Bailey
3976 E Olean Rd
Versailles, IN 47042

? By Mail
Chad S. Dickerson
320 N. Meridian St., Suite 1022
Indianapolis, IN 46204
Attorney for IHCDA

26, 28, 30xpp
L191

Notice of Administration

IN THE RIPLEY COUNTY CIRCUIT COURT
STATE OF INDIANA

In the Matter of the Estate of: KITTY BUSTEED
Deceased
CAUSE NO.
69C01-2607-EU-000024

Notice is hereby given that Tammy Johnson was on the 24th day of July, 2026 appointed Personal Representative of the Estate of Kitty Busteed, deceased, who died on the 9th day of July, 2026.

All persons who have claims against this 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 July 28, 2026.

Liz Baumgartner, Clerk
Ripley Circuit Court
Douglas C. Wilson #1282-69
Attorney for the Personal Representative
130 S. Walnut Street
Batesville, IN 47006
812-934-2173
28, 30x
L41

Legal Notice of Public Hearing

Alcohol & Tobacco Commission

The Alcohol Beverage Board of Ripley County, will hold a public hearing at 3:00 pm on August 10, 2026 at the Ripley County Courthouse Annex, Commissioner's Room, 102 W 1st N St in the city of Versailles, to investigate the propriety of holding an alcoholic beverage permit by the applicants listed herein.
To watch the hearing, visit
https://www.in.gov/atc/public-meetings/local-board-hearings

Appointed Board Members:
2 David R Fischmer 07/18/2025
1 Richard J Block 07/14/2025
Members serve for one year and until a successor is appointed and qualified.
Board member one is appointed by the county commissioners.
Board member two is appointed by the largest city or town's executive.
Board member three is appointed by the county council.

RC6903040 Beer Wine & Liquor - Social Club RENEWAL
HILLCREST GOLF AND COUNTRY CLUB OF BATESVILLE IND 850 N. Walnut Batesville IN
D/B/A HILLCREST GOLF & COUNTRY CLUB
Seth Shields 3001 State Road 229 Batesville, President
Judy Wilhelm 314 Hillcrest Avenue Batesville, Secretary

RC6997293 Beer Wine & Liquor - Fraternal Club RENEWAL
BATESVILLE AREA COLUMBIANS, INC. 624 DELAWARE RD Batesville IN
D/B/A BATESVILLE AREA COLUMBIANS

DL6987316 Beer & Wine Dealer - Grocery Store RENEWAL
HOOK-SUPERX LLC 221 S HIGH ST Versailles IN
D/B/A CVS PHARMACY #6814
THOMAS MOFFATT 29 HOMESTEAD CIR Kingston, Predisent
MELANIE LUKER 45 SUSAN DR Cranston, Secretary.

DL6991251 Beer & Wine Dealer - Grocery Store RENEWAL
HOOK-SUPERX LLC 907 ST RD 229 Batesville IN
D/B/A CVS/ PHARMACY #6787
THOMAS MOFFATT 29 HOMESTEAD CIR Kingston, Predisent
MELANIE LUKER 45 SUSAN DR Cranston, Secretary.

RR6940441 Beer Wine & Liquor - Restaurant (210-1) RENEWAL
MILAN VFD POST #6234 100 N. WARPATH DR Milan IN
D/B/A MILAN VFW POST #6234

RR6942846 Beer Wine & Liquor - Restaurant (210-1) RENEWAL
Tacos 2Go LLC 80 State Road 46 East Batesville IN
D/B/A Tacos 2GO

RR6944069 Beer & Wine Retailer - Restaurant NEW
DCE Enterprize Inc 8782 S US 421 Madison IN
D/B/A The Honey Jug

28x
L109

Notice of Administration

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO. 69C01-2606-EU-000020
IN THE MATTER OF THE UNSUPERVISED ESTATE OF ANN M. BLACK

Notice is hereby given that Karen E. Black, of 1941 W. County Road 450 N., Osgood, Indiana 47037, was on the 2nd day of July, 2026, was appointed Personal Representative of the Estate of Ann M. Black, deceased, who died on the 3rd day of June, 2026.

All persons who have claims against this 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: 7/2/2026
Liz Baumgartner, Clerk
RIPLEY CIRCUIT COURT
ATTORNEY FOR ESTATE:
NEIL R. COMER
Comer & Ertel Law Offices
115 West Ripley Street
Osgood, Indiana 47037
Phone (812) 689-4444

26, 28x
L45

Notice of Administration

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO. 69C01-2606-EU-000022
IN THE MATTER OF THE UNSUPERVISED ESTATE OF SIERRA NICOLE WALTERS

Notice is hereby given that Robin Stearns, of 659 South Tanglewood Road, Versailles, Indiana 47042, was on the 1st day of July, 2026, was appointed Personal Representative of the Estate of Sierra Nicole Walters, deceased, of 506 Josephine Street, Milan, IN 47031, who died on the 12th day of June, 2026.

All persons who have claims against this 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: 7/2/2026
Liz Baumgartner, Clerk
RIPLEY CIRCUIT COURT
ATTORNEY FOR ESTATE:
NEIL R. COMER
Comer & Ertel Law Offices
115 West Ripley Street
Osgood, Indiana 47037
Phone (812) 689-4444

26, 28x
L48

Summons - Service by Publication

IN THE SUPERIOR COURT OF RIPLEY COUNTY
VERSAILLES INDIANA
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO: 69D01-2605-MF-000017
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATON, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE5, MORTGAGE PASS-THORUGH CERTIFICATES, SERIES 2006-HE5 PLAINTIFF,
vs.
JAMIE LAKER A/K/A JAMI LAKER; CRYSTAL LAKER; DUSTIN LAKER; DEREK LAKER; PORTFOLIO RECOVERY ASSOCIATES, L.L.C.; HOLLY HURST; FOURSIGHT CAPITAL LLC
Defendents.

NOTICE OF SUIT

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 the foreclosure of a mortgage upon the property legally described as follows:

A certain tract or parcel of land in Ripley County, in the State of Indiana, described as follows:

A part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 10 North, Range 11 East, Laughery Township, Ripley County, Indiana, described as follows:

Commencing on the West line of said Section 25 at its intersection with the center of County Line Road, said road being the boundary line between Ripley and Franklin Counties, Thence North 57 degrees 22 minutes 02 seconds 71.30 feet along said centerline to a P.K. Nail and the true point of beginning of the tract herein described; Thence continuing North 57 degrees 22 minutes 02 seconds East 24.27 feet to a P.K. Nail; Thence South 11 degrees 23 minutes 31 seconds East 161.55 feet to an iron pin; Thence South 86 degrees 18 minutes 10 seconds East 250.14 feet to an iron pin; Thence South 13 degrees 22 minutes 51 seconds East 72.83 feet to an iron pin; Thence South 89 degrees 52 minutes 03 seconds West 319.40 feet to an iron pin; Thence North 00 degrees 08 minutes 31 seconds East 233.00 feet to the point of beginning, containing 0.704 acres, more or less.

Also:

A part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 10 North, Range 11 East, Laughery Township, Ripley County, Indiana, described as follows: Beginning on the West line of said Section 25 at its intersection with the center of County Line Road, said road being the boundary line between Ripley and Franklin Counties; Thence North 57 degrees 22 minutes 02 seconds East 71.30 feet along said Centerline to a P.K. Nail; Thence South 00 degrees 08 minutes 31 seconds West 233.00 feet to an iron pin; Thence South 89 degrees 52 minutes 03 seconds West 60.87 feet to an iron pin on the West line of said Section 25 and the centerline of Base Road; Thence North 00 degrees 24 minutes 54 seconds East 194.70 feet to the point of beginning, containing 0.296 acres, more or less.

Commonly known as: 25290 Underpass Road Batesville, IN 47006

This summons by publication is specifically directed to the following defendant(s) whose whereabouts are unknown.

Jamie Laker a/k/a Jami Laker
Crystal Laker
Dustin Laker
Derek Laker

In addition to the above-named defendants being served by this summons, there may be other defendants who have an interest in this lawsuit.

An answer or other appropriate response in writing to the Complaint must be filed either by you or your attorney with the Clerk of the Court for Ripley County at:

Clerk of Ripley County
P.O. Box 177
Versailles, IN 47042

on or before the 29 day of August, 2026, (the same being thirty (30) days after the Third Notice of Suit), and if you fail to do so a judgment may be entered against you for what the plaintiff has demanded.

Codilis Law, LLC
Electronically Signed by:
/s/ Kristin L. Durianski
24866-64

ATTEST:
Liz Baumgartner (SEAL)
Clerk, Ripley Superior Court
Attorney for Plaintiff
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
15-23-00266

NOTE
This law firm is a debt collector.

24, 26 28x
L177

Notice of Administration

IN THE RIPLEY CIRCUIT COURT
STATE OF INDIANA
COUNTY OF RIPLEY
CAUSE NO. 69C01-2606-EU-000021
IN THE MATTER OF THE UNSUPERVISED ESTATE OF JORDAN MICHAEL WALTERS

Notice is hereby given that Robin Stearns, of 659 South Tanglewood Road, Versailles, Indiana 47042, was on the 1st day of July, 2026, was appointed Personal Representative of the Estate of Jordan Michael Walters, deceased, of 506 Josephine Street, Milan, IN 47031, who died on the 12th day of June, 2026.

All persons who have claims against this 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: 7/2/2026
Liz Baumgartner, Clerk
RIPLEY CIRCUIT COURT
ATTORNEY FOR ESTATE:
NEIL R. COMER
Comer & Ertel Law Offices
115 West Ripley Street
Osgood, Indiana 47037
Phone (812) 689-4444

26, 28x
L45

BVILLE.....Con't from front

can include physical violence, threats, intimidation, or other abusive behavior between current or former intimate partners or family members. Early intervention, education, and community support can help prevent violence and protect those at risk.

If you or someone you know is experiencing domestic violence or would like to report allegations of domestic battery, contact the Ripley County Sheriff's Office. If the situation is an emergency or someone is in immediate danger, call 911 immediately.

The Ripley County Sheriff's Office is committed to investigating all reports of domestic violence and helping connect victims with available resources and support services.

To the Osgood Journal and The Versailles Republican!

Ripley & Adjoining Counties:
Print Edition *Only* $65/year
e-edition *Only* $65/year
e-edition & Print $65/year

Elsewhere in Indiana:
Print Edition Only $68/year
e-edition Only $68/year
e-edition & Print $68/year

Out of State:
Print Edition Only $72/year
e-edition Only $72/year
e-edition & Print $72/year

Subscribe online at www.ripleynews.com, call 812-689-6364, or stop in the office at 115 South Washington Street in Versailles.

SUPPORT LOCAL BUSINESSES