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.

POST FRAME BUILDINGS
24x24x8 1-16x7 garage door
1-3' door, Concrete Floor $13,900
30x40x10 1-16x8 garage door
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We manufacture Premium Metal Roofing and Trim
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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 11, 2026 at 5 p.m.Doors open at 4 p.m.
Garage and shop items; large selection of household items from an estate. 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.

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.
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How Can We Help Your Business Thrive?
Call Michelle at 812-689-6364 or 812-651-8516 for an appointment today.
RIPLEY PUBLISHING
HOME OF THE VERSAILLES REPUBLICAN AND OSGOOD JOURNAL

LEGALS

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

TOWN OF VERSAILLES ORDINANCE

AN ORDINANCE FOR THE CREATION OF A RENTAL REGISTRATION AND INSPECTION PROGRAM

WHEREAS, the Town has a vested and continued interest in (1) benefiting the general public by minimizing adverse impacts on established residential neighborhoods in the Town and the owners and residents of properties in these neighborhoods resulting from the conversion of residential properties to transient use; (2) ensuring public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises used as a residential rental dwelling; (3) assisting in the elimination of blight and to promote maintenance of homes; and (4) encouraging home ownership in established residential neighborhoods in the Town; and

WHEREAS, the Town recognizes the need for a rental registration program for residential rental dwellings within the Town to provide an efficient and timely system of communication regarding code enforcement, fire and safety, and law enforcement for the health, safety, and welfare of all residents of the Town; and

WHEREAS, the adoption of a rental dwelling registration and permit system advances a legitimate public purpose in order to protect the public health, safety and welfare of the Town; and

WHEREAS, the Town is authorized under Ind. Code §36-1-20-1 et seq. and now wishes to adopt requirements regarding registration and permitting of rental housing; and

WHEREAS the Town of Versailles finds that for the promotion of public health and safety that the regulation and inspection of rental properties is necessary and desirable;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Versailles, Indiana, that new Chapter 6, Article III of the Town of Versailles Code of Ordinances is established to read as follows:

"RENTAL REGISTRATION AND INSPECTION PROGRAM

Sections:
6-101 Title, Purpose, and Applicability
6-102 Definitions
6-103 Safe and habitable premises
6-104 Annual Registration
6-105 Inspection
6-106 Penalties for violation

6-101 Title, Purpose, and Applicability

This chapter shall be known as the "Rental Registration and Inspection Program" of the Town of Versailles, Indiana.

(A) The Residential Registration and Inspection Program is hereby established for the following purposes:

1. To benefit the general public by minimizing adverse impacts on established residential neighborhoods in the Town and the owners and residents of properties in these neighborhoods resulting from the conversion of residential properties to transient use;
2. To ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises used as a residential rental dwelling;
3. To assist in the elimination of blight and to promote maintenance of homes; and
4. To encourage home ownership in established residential neighborhoods in the Town.

(B) The Residential Registration and Inspection Program applies to all residential rental dwellings located within the corporate boundaries of the Town of Versailles.

6-102 Definitions

The following definitions shall apply in the interpretation and enforcement of this chapter. Words in the singular shall include the plural, and words in the plural shall include the singular.

"Inspection certificate" means a certificate issued by the Town which documents that a rental unit has passed inspection and the owner is permitted to rent or lease the unit.

"Inspection officers" shall mean the following persons, working separately or together, who shall enforce the provisions of this chapter:

1. Town Manager or his/her designee.
2. Fire inspector, fire chief or other designated officer.
3. County health officer or his / her designee.

"Occupant" means any person, living, sleeping, cooking, or having physical or actual possession of a rental unit.

"Owner" means one or more persons in whom is vested all or part of the legal title to property. The term includes a mortgagee or contract purchaser in possession.

"Person" means an individual, a corporation, an association, a partnership, a governmental entity, a trust, an estate, or any other legal or commercial entity.

"Registration fee" means the amount paid when registering a rental unit with the town.

Rental Unit. As used in this chapter, "rental unit" means:

1. A structure, or the part of a structure, that is used as a home, residence, or sleeping unit by:

a. One individual who maintains a household; or
b. Two or more individuals who maintain a common household; or

2. Any grounds, facilities, or area promised for the use of a residential tenant, including the following:

a. An apartment unit.
b. A boarding house.
c. A rooming house.
d. A mobile home space.
e. A single- or two- or more family dwelling.

Rental Unit Community. As used in this chapter, "rental unit community" means one or more parcels of contiguous real property upon which are located one or more structures containing rental units, if:

1. The combined total of all rental units in all of the structures is five or more rental units; and
2. The rental units are not occupied solely by the owner or the owner's family.

"Unsafe building" means a building or structure, or any part of a building or structure, that is:

1. In an impaired structural condition that makes it unsafe to a person or property;
2. A fire hazard;
3. A hazard to the public health;
4. A public nuisance;
5. Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance;
6. Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance; or
7. Otherwise in violation of state or town unsafe building laws.

"Unsafe premises" means the tract of real estate on which an unsafe building is located.

6-103 Safe and Habitable Premises

An owner must maintain the rental unit in a safe and habitable manner. Accordingly, the owner must ensure that a rental unit:

A. Is not in an unsafe building.

B. Is in compliance with all rules, regulations, ordinances, statutes, or other laws including, but not limited to:

1. The Town of Versailles ordinances and unsafe building ordinance;
2. The state of Indiana Unsafe Building Law;
3. State and Town fire code;
4. State and Town building code;
5. National, state, and local electric code;
6. Any other rule, regulation, statute, or other law relating or pertaining to the safety or habitability of a residential or rental property.

C. Is safe and habitable with respect to:

1. Electrical supply and electrical systems;
2. Plumbing and plumbing systems;
3. Water supply, including hot water;
4. Heating, ventilation, and air conditioning equipment and systems;
5. Bathroom and toilet facilities;
6. Doors, windows, stairways, and hallways;
7. Functioning smoke detectors; and
8. The structure in which a rental unit is located.

6-104 Annual Registration

A. Registration Form. The planning director shall prepare a form for an owner of a rental unit to complete ("registration form"). The registration form shall require information including, but not be limited to:

1. Name of owner;
2. Address of rental unit;
3. Mailing address for owner or owner's representative;
4. Name of tenant;
5. E-mail address of owner;
6. Phone number of owner;
7. Number of units that owner rents;
8. Verification that the landlord will update any and all information within 30 days of any change;
9. Verification that a Homestead Property Tax Deduction is not being claimed on the property while in use as a rental unit or verification that owner is living with tenant;
10. Disclosure if owner or the rental unit:

(a) has been cited for violation of any requirement imposed by the Town Code, including this article;

(b) is current on all Town of Versailles utility invoices (including but not limited to water, sanitary sewer, trash, and stormwater); and

(c) has been the subject of more than three (3) civil citations or three substantiated police calls for service resulting in a citation or criminal charges within the preceding twenty-four (24) months.

The planning director may amend the registration form from time to time as appropriate and/or necessary.

B. Annual Registration and Fee. An owner of rental unit in the town shall complete a registration form and pay an annual $0.00 registration fee ("registration fee") for each parcel of real property on which a rental unit is located. The registration form and the registration fee shall be submitted to the town planning director. The registration forms for all existing rental properties in place the time of adoption of this ordinance shall be submitted on or before January 1, 2027. In all other cases, registration forms shall be submitted within 30 days of the establishment of the new rental property. In all other cases, the annual registration fee shall be due by January 1 of each year.

C. Rental Unit Community Exception. Notwithstanding the provisions of subsection B of this section, an owner of a rental unit community will only be obligated to complete one registration form and to submit a single registration fee per each rental unit community.

D. Obligation to Update Information. The owner of a rental unit will be required to update its registration form within 30 days of any change in address, change in ownership, change in occupant, or any other material changes thereto. Failure to do so will result in a violation of this chapter.

E. Initial Registration. All current owners shall submit an initial registration form and a registration fee for any and all existing rental units by January 1, 2027. Thereafter, any owner shall have 30 days from obtaining ownership in a rental unit and/or leasing a rental unit to register that rental unit with the town and to submit the registration fee. No owner shall let for occupancy a rental without first registering the rental unit and obtaining and maintaining the rental unit permit from the town of Versailles. Nothing contained herein shall be construed to limit or preempt the authority of a homeowners association, condominium association, or similar entity to adopt and enforce covenants, conditions, restrictions, or rules that are more restrictive than those set forth herein.

F. Rental Registration and Inspection Fund. The Town Council hereby establishes a special fund which shall be known as the "rental registration and inspection fund" dedicated solely to reimbursing the costs actually incurred by the town relating to the registration and inspection of rental units as provided in this chapter. All registration fees required hereunder shall be deposited in that special fund.

6-105 Inspection

A. Inspections Authorized. The inspection officers are authorized and directed to make inspections to determine the condition of rental units located within the Town of Versailles.

1. The inspection officers are authorized to enter, examine and survey, at all reasonable times, any and all rental units. The owner or the owner's representative, and/or occupant of every rental unit, shall give the inspection officer free access to such rental unit and its premises at all reasonable times for the purpose of such inspection, examination and survey, provided, however, that such inspection officer has, prior to entry thereof, positively identified himself or herself as a person authorized pursuant to this chapter to enter upon said premises. At the time of each inspection, all pets must be controlled so that the inspection officer can move about the dwelling and surrounding property.
2. The owner or the owner's representative and the occupant shall be entitled to 72 hours' written notice from the inspection officer prior to conducting the inspection, examination or survey. In the event that the owner, or the tenant if occupied, refuses to allow the inspection officer to conduct the inspection, the inspection officer shall apply for a warrant to make the inspection in accordance with IC 36-7-9-16.
3. This provision shall not be construed to limit or restrain the right of the inspection officer to make an inspection of any other building or premises pursuant to any of the provisions of IC 36-7-9-1 et al. or the town's ordinances concerning unsafe buildings or unsightly premises.

B. Inspection At Least Once Every Five Years. Every rental unit operated and maintained in the town shall be inspected by the planning director or his/her designee at least one time every five years ("routine inspection"). The routine inspection shall be made to ascertain that the facility conforms to all requirements of this chapter, any other ordinance of the town, and all statutes of the state of Indiana regarding such facilities.

C. Exemption to Routine Inspection. Pursuant to IC 36-1-20-4.1(c), except as provided in subsection D of this section, the town may not conduct a routine inspection of a rental unit or impose a fee pertaining to the inspection of a rental unit, if the rental unit satisfies all of the following:

1. The rental unit is:

a. Managed by a professional real estate manager; or
b. Part of a rental unit community that is managed by a professional real estate manager.

2. During the previous 12 months, the rental unit has been inspected or is part of a rental unit community that has been inspected by either of the following:

a. By or for:

i. The United States Department of Housing and Urban Development, the Indiana Housing and Community Development Authority, or another federal or state agency; or
ii. A financial institution or insurance company authorized to do business in Indiana.

b. By an inspector who:

i. Is a registered architect;
ii. Is a professional engineer; or
iii. Satisfies the qualifications of the town's Town such that the inspector would qualify as an inspection officer.

c. However, the inspector may not be an employee of the owner.

3. A written inspection report of the inspection under subsection (C)(2) of this section has been issued to the owner of the rental unit or rental unit community (as applicable) that verifies that the rental unit or rental unit community is safe and habitable with respect to:

a. Electrical supply and electrical systems;
b. Plumbing and plumbing systems;
c. Water supply, including hot water;
d. Heating, ventilation, and air conditioning equipment and systems;
e. Bathroom and toilet facilities;
f. Doors, windows, stairways, and hallways;
g. Functioning smoke detectors; and
h. The structure in which a rental unit is located.

4. The inspection report issued under subsection (C)(3) of this section is delivered to the town Town on or before the date of the scheduled inspection.

D. Additional Inspections. In addition to the routine inspection, the town may inspect any rental unit, if the political subdivision has reason to believe or receives a complaint that the rental unit does not comply with applicable code requirements, so long as the town provides 72 hours' written notice as provided in subsection (A)(2) of this section.

E. Access. Every occupant of a rental unit shall give the owner thereof or the owner's representative access to any part of such dwelling or rental unit or its premises at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter.

F. Inspection Fee. For any routine inspection or additional inspection, the town shall charge the owner of the rental unit a fee of $125.00 ("inspection fee") for each building, along with an additional $25.00 fee for each unit. Failure to pay the inspection fee within 30 days of receiving notice thereof shall result in a violation of this chapter. However, in the case of a rental unit that meets the requirements for an exemption under subsection C of this section, the town may not impose any inspection fee pertaining to the inspection of that rental unit.

G. Inspection Certificate. The Town shall issue to the owner of every registered and inspected rental unit an inspection certificate as proof that the unit passed inspection. The inspection certificate shall be valid until the next inspection.

H. Violation Notice. If an inspection officer finds that a rental unit or any part thereof fails to comply with any standard set forth in this chapter, any other ordinance of the town of Versailles, or any statute of the state of Indiana, he or she shall give notice of the alleged violation to the owner of the rental unit (the "violation notice"). The violation notice shall be in writing and shall reasonably describe the violation found. The violation notice shall further specify the date by which the violation must be corrected.

I. Service of Violation Notice. The violation notice shall be served upon the owner or the owner's representative, and the occupant of the rental unit. The violation notice may be served by any of the following methods:

1. Sending a copy of the violation notice by registered or certified mail to the address of the owner and/or occupant as reflected on the registration form;
2. Delivering a copy of the violation notice personally to the person to be notified; or
3. Leaving a copy of the violation notice at the address of the owner and/or occupant as reflected on the registration form.
4. In the event that service cannot be obtained by foregoing methods, the alternate means of service described in IC 36-7-9-25 may be used.

J. Curing Violations. A rental unit that the inspection officer finds to be unsafe or uninhabitable shall be repaired so that it meets acceptable standards within 15 days of the violation notice. Any other violations shall be repaired within 30 days of the violation notice. Failure to cure a violation shall result in a violation of this chapter. The town planning director may extend the period for cure for good cause.

K. Reinspection. Upon termination of the applicable notice period as provided in subsection J of this section, the town may reinspect the property and charge an inspection fee for any and all such reinspections.

L. In the event a property is in compliance, the inspection fee or reinspection fee may be waived by Town Council.

6-106 Penalties for Violation

Any violation of any provision of this chapter shall subject the violating party to a fine not to exceed $500.00. Each day that a violation continues or remains uncured shall constitute a separate offense."

This Ordinance shall be in full force and effect from and after the date of its passage and such publication as required by law.

Passed on first reading this June 9, 2026.

Finally adopted this July 4, 2026.

Ayes: 3
Nays: 0
Whole number of Board Members being three (3).
/s/ Roxanne Meyer
Council Member and President
/s/ Josh Combs
Council Member
/s/ Renee Hart
Council Member
Attest:
/s/ Sarah Bauman, Clerk-Treasurer

28,30x
L742