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.

WANTED

Regenerative Grazer in Versailles looking for pasture for rent. Call Jared Day. 812-344-3888

56p

POST FRAME BUILDINGS
24x30x10 2-9x7 garage doors
1-3' door, Concrete Floor $15,900
30x50x12 2-9x8 garage doors
1-3' door, Concrete Floor $31,900
40x60x14 2-10x10 garage doors
1-3' door, Concrete Floor $43,900
(812) 265-5290
Built on your lot! Over 60 years experience. Large selection of colors & sizes. Material packages available.
GOSMAN INC.
gosmanbuildings.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

ABERDEEN-PATE WATER CO.
is seeking a **full-time outside laborer**. Must be willing to get water certification license and pass a drug/alcohol screening. Applicant must have a valid driver's license and high school diploma or equivalent.
Applications can be picked up at 6124 Hartford Ridge, Aurora

Town of Versailles is accepting applications for a Full-time
Street and Utility Superintendent
Water or Wastewater operator license required or must be willing to obtain license.
Submit completed job application and resume to the Clerk-Treasurer's office at 128 N Main St. (812)689-6181.
Application deadline is Thursday, November 5, 2026.
It is the policy of the Town to fill position openings through promotion or consideration of applications on file with the Town. Individual position openings are not normally advertised, but the Town invites persons interested in employment with the Town to apply at the office of the Clerk-Treasurer during regular business hours for positions that may become available during the year. The Town of Versailles is an equal opportunity employer.

LEGALS

NOTICE OF HEARING ON PETITION FOR AUTHORITY TO SELL REAL ESTATE

STATE OF INDIANA
IN THE RIPLEY CIRCUIT COURT
CAUSE NO. 69C01-2511-ES-000005

IN THE MATTER OF
THE ESTATE OF
DAVID G. KLAAS,
Deceased

TO: Michael Klaas, Mary Elliott, and all heirs, creditors, and other persons interested in the Estate of David G. Klaas, deceased:

Notice is hereby given that Patsy Neace, as personal representative of the Estate of David G. Klaas, deceased, has filed in the Ripley Circuit Court, under Cause No. 69C01-2511-ES-000005, a verified Petition for Authority to Sell Real Estate. The Petition asks the Court to determine that the present fair market value of the real estate is $105,000.00 and to authorize the personal representative to sell the real estate at private sale for cash in the amount of $105,000.00. The real estate is located in Ripley County, Indiana, is commonly known as 6066 E. State Road 48, Sunman, Indiana 47041, and is more particularly described as follows:

A part of the West half of the Northwest Quarter of Section 25, Township 9 North, Range 12 East, Franklin Township, Ripley County, Indiana, described as follows: Commencing at a railroad spike at the Northwest Quarter of Section; thence South 00 degrees 19 minutes West 274.00 feet along the centerline of County Road 600W to a P.K. Nail in the centerline of State Road 48; thence North 76 degrees 33 minutes West 161.52 feet along the centerline of Route 45 to a P.K. Nail and the true point of beginning of the tract herein described; thence continuing North 76 degrees 33 minutes East 185.48 feet to a P.K. Nail; thence South 02 degrees 06 minutes West 278.64 feet to an iron pin; thence South 90 degrees 00 minutes West 171.48 feet to a P.K. Nail; thence 00 degrees 19 minutes East 235.29 feet to the point of beginning, containing 1.035 acres, more or less. ALSO: An Easement for roadway purposes being 25.0 feet in width and which West line is described as follows: Beginning at the Northeast corner of the heretofore described 1.035 acre tract; thence South 02 degrees 06 minutes West 220.00 feet and there terminate.

The Petition is set for hearing before the Ripley Circuit Court, Ripley County Courthouse, 115 N. Main Street, Versailles, Indiana 47042, on **December 10, 2026, at 10:00 a.m.** Any person interested in the estate may appear at the hearing and show cause, if any, why the Petition should not be granted.

Dated: 10/20/2026

Liz Baumgartner
Clerk of the
Ripley Circuit Court

Ruthann E. M. Stenger
Attorney No. 35831-15
Stenger Law, LLC
210 W. High St.
Lawrenceburg, Indiana 47025
(812) 577-0378

52, 54, 56x
L108

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 Superior Court of Ripley County, Indiana, in Cause No. 69D01-2605-MF-000017 wherein 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 was Plaintiff, and Jamie Laker a/k/a Jami Laker; Crystal Laker; Dustin Laker; Derek Laker; Portfolio Recovery Associates, L.L.C.; Holly Hurst; Foursight Capital LLC were Defendants, requiring me to make the sum as provided for in said Decree with interest and cost, I will expose at public sale to the highest bidder, on the 1 day of December, 2026, at the hour of 1:00 PM or as soon thereafter as is possible, at www.zeusauction.com, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

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.

More commonly known as: 25290 Underpass Road, Batesville, IN 47006

State Parcel No.: 69-03-25-200-006.005-015; 69-03-25-200-006.006-015

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

Plaintiff Attorney
ATTORNEY NO. 15-23-00266
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
Rob Bradley,
Sheriff of Ripley County
LAUGHERY TOWNSHIP
25290 Underpass Road, Batesville, IN 47006
Street Address

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

NOTICE

NOTE: This law firm is a debt collector.

52, 54, 56x
L148

Applicant's Legal Notice of Public Hearing

AREA PLAN COMMISSION

Notice is hereby given that the undersigned has filed with the Area Plan Commission of the County of Ripley, Indiana, and an application for variation in the regulations of the Subdivision Control Section 81.5 (D)(1) ordinance to wit: Variance.

Description of premises affected: Part of Section 11, Township 8 North, Range 11 East. Center Township.

3.14+2.73+201.89=207.76 acres.

5510 N US Highway 421
Osgood, 47037

Description of action requested:

Variance from the required width to depth ratio of 4:1. Seeking to permit a survey in the district A2 to be divided as follows:

Tract 1 proposal of 4.9:1
Tract 2 proposal of 5.1:1
Tract 3 proposal of 5.2:1

The application and file on this matter are available for public inspection during regular working hours at the Area Plan Commission office in the Ripley County Courthouse Annex in Versailles, Indiana, prior to the hearing date.

A public hearing will be held by said Board on November 4, 2026, at 7:00 P.M. or after the Plan Commission meeting, in the meeting room in the Ripley County Courthouse Annex, Versailles, Indiana, at which time all interested persons will be given the opportunity to be heard in reference to the matters set out in the application. In the event that said item is tabled or postponed, or the meeting is cancelled or postponed, the application will be heard at the next regularly scheduled meeting. No further notification will be sent by certified mail or by publication.

Jeff French
Applicant
Jeffery French, Agent for
Michael Busch and Douglas & Gloria Holland
5510 N US Highway 421
Osgood, In. 47037
French & Assoc. Land Surveying
244 N Main Street
Versailles, In. 47042

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L74

PUBLIC NOTICE OF PUBLIC HEARINGS

Ripley County Area Planning Commission

Notice is hereby given that the Ripley County Area Planning Commission will hold public hearings on Wednesday, November 4, 2026, at 7:00 p.m., or as soon thereafter as possible following the conclusion of the Board of Zoning Appeals meeting, at the Ripley County Courthouse Annex Building, 102 W. First North Street, Versailles, Indiana 47042, concerning the following matters:

1. Proposed Battery Energy Storage Systems (BESS) Ordinance

The Commission will conduct a public hearing to consider a proposed ordinance establishing regulations for battery energy storage systems within the participating jurisdictions of the Ripley County Area Planning Commission. The proposed ordinance establishes permitting procedures and development standards for battery energy storage systems, including setbacks, screening, emergency access, drainage and containment, financial assurances, and construction road protection standards.

The proposed ordinance is on file and available for public examination at the Ripley County Area Planning Office, 102 W. First North Street, Versailles, Indiana 47042, during normal business hours. Written objections to the proposed ordinance filed with the Secretary of the Commission before the hearing will be considered. Oral comments concerning the proposal will be heard. The hearing may be continued from time to time as necessary.

2. Public Hearing on Housing Development Review Pursuant to House Enrolled Act 1001 (HEA 1001)

The Commission will conduct a public hearing to review local zoning regulations, subdivision regulations, and land development rules and consider opportunities to increase housing development in accordance with Indiana House Enrolled Act 1001 (2026).

All interested persons are invited to attend and provide questions, concerns, or comments regarding either matter. Questions, comments, and requests to inspect the proposed BESS ordinance may be directed to the Director of the Ripley County Area Planning Commission, Derek Walker, by visiting or contacting the Area Planning Office during normal business hours at 102 W. First North Street, Versailles, Indiana 47042; by telephone at 812-689-6068; or by email at planningdirector@ripleycounty.in.gov.

52x
L91

PUBLIC AUCTION
At Lutz Auction Center
25980 Auction Ln. Guilford, IN 47022
Saturday October 24, 2026 at 9 a.m.
Doors open at 8 a.m.

2021 Bobcat E32i mini excavator, clean low hour machine; 2005 F150 XLT 4 wheel drive pickup, one owner, some bed damage with 91,551 miles; 2015 Pioneer DS 310 travel trailer; Farmall B tractor; pull rotary cutter; 25 firearms mostly long guns; Arlin Blair Jager style 54 caliber muzzleloader; ammunition; black powder and horns; Native American buck skin clothing; new ladder hunting stands; horse drawn buggy; horse drawn wagon; garage & shop items; dinner bell; ladders; smoker; selection of barrel style furniture; lift massage chair; new area rugs; collector stamps; antiques and collectibles; household items; Bengals clothing and more. 2 buildings full

AUCTIONEERS NOTE: 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.

U.S. Postal Service Says It's Business as Usual for the 2026 Election

The U.S. Postal Service recently held a briefing on its Election Mail processes and procedures to reiterate its commitment to the secure and timely delivery of ballots.

"The Postal Service is confident and ready to deliver a successful Election Mail season," said Postmaster General David Steiner. "[W]e share a common goal: instilling confidence in all Americans that their Election Mail will be handled securely – and delivered reliably."

Adrienne Marshall, director of Election and Government Mail Services at the Postal Service added, "Our Postal Service employees are diligently working to process and deliver ballots on time, and we ask that voters do their part and mail early." The organization's long-standing recommendation is that domestic non-military voters mail their completed ballots BEFORE Election Day, and AT LEAST ONE WEEK before they must be received by their election office.

The nation's postal network is currently operating without any major reported disruptions, and service performance across the nation is strong. Through October 9, ballot mail delivery performance scores are high: 97.98 percent of ballot mail was delivered on time when compared with the Postal Service's service standard.

"The Postal Service has a long and strong record of successfully delivering Election Mail," said the Postal Service Board of Governor's Chair Amber McReynolds. "That record is not accidental, and it reflects extensive planning, close coordination with scores of stakeholders, and the training and commitment of hundreds of thousands of postal employees who understand the importance of this responsibility."

The U.S. Postal Inspection Service partners with the Postal Service to ensure a successful election season.

"In this election cycle, and every election cycle, the Postal Inspection Service is committed to ensuring the safe and secure delivery of Election Mail, the integrity of our elections, and the protection of election officials and election offices from threatening and dangerous mail." said Brendan Donahue, the organization's deputy chief inspector. "With more than 170 million delivery points nationwide, upholding the security of Election Mail, and all mail, is a team effort."

"Our processes and procedures for this year will be consistent with previous election cycles," Marshall said. The Postal Service is not implementing or enforcing the Ballot Mail for Federal Elections rule for the 2026 General Election.

In the briefing, Postal Service officials addressed the following:

Proven Track Record of Delivering the Nation's Election Mail

For the 2024 General Election, the Postal Service delivered 99.6% of ballots from voters to election officials within three days, as reported in this 2024 Post-Election Analysis.

Post-election analyses of the Postal Service's performance can be found in reports on 2022 and 2024.

Extraordinary Measures Start Oct. 24

The Postal Service deploys specific Election Mail processes and procedures all year long. In the final weeks of the election season, USPS also implements extraordinary measures to swiftly move ballot mail that is entered close to when it must be received by the local election office.

This year, extraordinary measures begin Saturday, Oct. 24, and will continue through the last day in each state that their boards of elections will accept completed mail-in ballots as timely.

The extraordinary measures are designed to accelerate and enhance the delivery of ballot mail, when the Postal Service is able to identify the mailpiece as a ballot. The Postal Service's extraordinary measures include but are not limited to:

· Extra deliveries and collections;
· Special pick-ups;
· Specialized sort plans at processing facilities to expedite delivery to boards of elections; and
· Localized handling and transportation of ballots.

These measures are consistent with the Postal Service's efforts in past elections.

Ongoing Engagement with Election Officials to Quickly Address Any Issues

The Postal Service meets regularly with stakeholders across the Election Mail landscape to educate them on postal procedures and guidance, including local, state and federal election officials; postal unions and management associations; federal agencies and Congress, the mailing industry; and non-governmental organizations.

USPS provides recommendations regarding mailpiece design, including barcodes and other visibility tools, and best practices for using the mail. USPS also issues an Official Election Mail Guide for election officials and regularly updates the Election Mail pages on usps.com with detailed information for voters and the general public.

In addition, local USPS Customer Relations teams nationwide meet regularly with state and municipal election administrators to understand individual jurisdictions' plans, share guidance from the Postal Service on effective mailing practices, and address local issues that arise.

Postmarking

The Postal Service has instructed employees throughout the country about the organization's ballot postmarking processes and procedures and reviewed the standard operating procedures for ballot postmarking.

USPS has not changed its postmarking practices, but adjustments to transportation operations result in some mailpieces not arriving at originating processing facilities on the same day that they are mailed. Because postmarks are generally applied at those facilities, the date on the postmarks may not necessarily match the date that the mailpiece was collected by a letter carrier, dropped off at a retail location, or placed in a collection box. The transportation adjustments are designed to eliminate inefficiencies and ensure a reliable integrated mail and package network for customers well into the future.

Voters can ensure that their completed ballot-return envelope receives a postmark, and that the date on the postmark aligns with the date of mailing, by bringing the ballot to a Postal Service retail location and requesting a manual postmark at the retail counter when dropping it off. Manual postmarks are applied free of charge.

Protecting the Security and Integrity of Election Mail

The Postal Inspection Service works with the U.S. departments of Justice and Homeland Security, the Cybersecurity and Infrastructure Security Agency, the FBI and the USPS Office of Inspector General, as well as state and local law enforcement, to secure Election Mail.

Postal Inspection Service personnel will physically observe Election Mail processing and delivery operations. They will review the physical security of Election Mail and the workplace and report their findings to Inspection Service and Postal Service leadership so that corrective action may be taken for any concerns that are identified.

The Postal Inspection Service asks the public to report suspicious mail and Election Mail-related security or criminal incidents by calling the Postal Inspection Service national hotline at 877-876-2455, or reporting it online at www.USPIS.gov/report. Those who want to learn more about the Postal Inspection Service and Election Mail security can visit https://www.uspis.gov/election-mail-security.