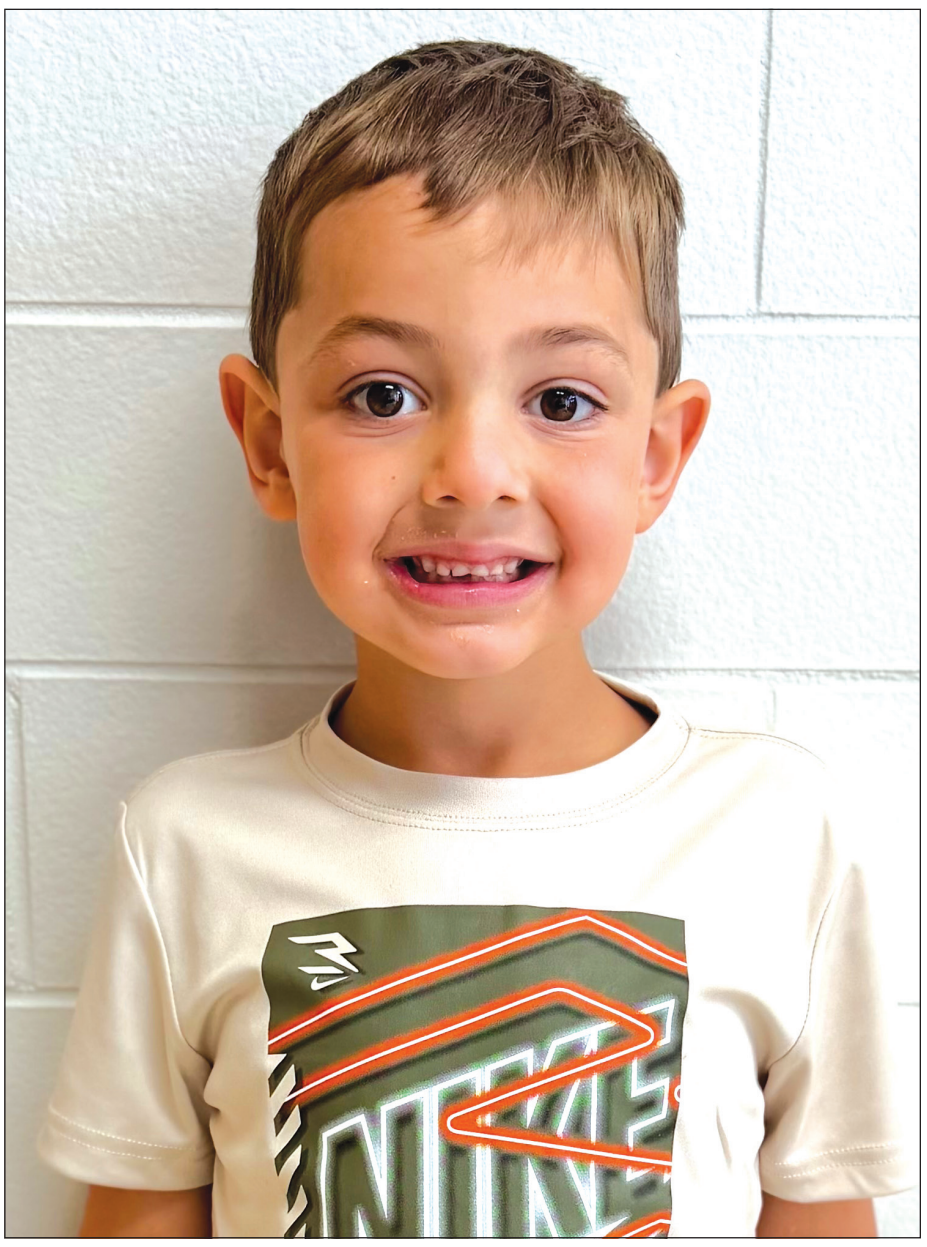


RIBBON CUTTING CELEBRATES THE FOOD WAGON'S OPENING IN RUSSELL SPRINGS

A ribbon cutting was held Tuesday, November 17, at The Food Wagon, located at 1032 W. Steve Wariner Drive in Russell Springs. The locally-owned business offers home-cooked meals with a menu that changes daily, dine-in options and catering services.

Salem Kindergarten STAR Student



The Star student in Ms. Lindsay's kindergarten class at Salem Elementary for this week(11/16 to 11/20) is Ashton Evans.

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NOTICE OF MASTER COMMISSIONER SALE

In order to comply with the orders of the Russell Circuit Court, the Master Commissioner of the Russell Circuit Court shall proceed to offer for sale to the highest and best bidder at public auction the below properties on **Friday, December 11, 2026, at the hour of 10:00 a.m., CT, Russell District Courtroom, Russell County Judicial Center, Jamestown, Kentucky**.

Said properties shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and upon *(unless otherwise indicated)* the following terms and conditions:

A) For the purchase price, the Purchaser(s) must pay in full by cash or good check on the date of sale or the Purchaser(s) may pay ten (10%) down on the day of sale and shall execute a good and sufficient purchase money bond, with approved surety thereon, equal to the balance of the purchase price payable to the Master Commissioner within thirty (30) days. Any such purchase money bond shall have the force and effect of a Judgment and shall be a lien upon the property sold as additional security for the payment of the balance of the purchase price. The Master Commissioner's bond shall bear interest at the rate the judgment bears from the date of sale until paid in full. **In the event the successful bidder is not paying the full amount of the purchase price on the date of sale, purchaser will be required to post bond and furnish an acceptable surety thereon**. In the event the successful bidder is the Plaintiff, then in lieu of the deposit the Plaintiff shall be allowed to bid on credit up to the Judgment amount.

B) Purchaser shall be required to pay property taxes for current tax year and all taxes thereafter, for which the Purchaser(s) shall receive no credit against the purchase price.

C) The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Russell County Court Clerk's Office and such right of redemption as may exist in favor of the United States of America or the Defendant(s).

The Master Commissioner Sale/Deed is not a warranty of good title. Possession shall be given to the Purchaser(s) with the delivery of the Master Commissioner's Deed thereto. Purchaser(s) will assume and be responsible for all risks of loss to the premises upon acceptance of their bid by the Master Commissioner at the Master Commissioner's Sale.

Bidder should examine the records of the Russell Circuit Clerk and the Russell County Clerk prior to the sale for further information. Any statements made the day of the sale shall take precedence over advertised material. Bidder shall be prepared to comply promptly with these terms.

(Sale bonds will bear interest at the rate of Judgment entered in each separate action)

SALE NO. 1

Property: 134 Shepherd Dr., Russell Springs, KY 42642 **Map ID: 020-90-10-027.00**

PENNYMAC LOAN SERVICES, LLC vs. COURTNEY STEPHENS AKA COURTNEY ELIZABETH WILSON; JEREMY STEPHENS AKA JEREMY CHIRSTOPHER LEE STEPHENS; RUSSELL COUNTY; UNKNOWN SPOUSE OF COURTNEY STEPHENS AKA COURTNEY ELIZABETH WILSON; AND UNKNOWN SPOUSE OF JEREMY STEPHENS AKA JEREMY CHRISTOPHER LEE STEPHENS CASE NO. 25-CI-00357 AMOUNT TO BE RAISED: $174,511.57

M GAIL WILSON, MASTER COMMISSIONER, RUSSELL CIRCUIT COURT