

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of the Order issued by the Circuit Court of Monroe County, Tennessee in Albert Forsythe, et ux, v. Cassandra Nowotnik, et vir, Circuit Court for Monroe County, Tennessee No. V250168J directing the Monroe County Sheriff, and/or his designee to conduct an execution sale of real property entered on September 12, 2025 (the "Sale Order") the Monroe County Sheriff's Department will offer to the highest bidder, for cash, the interest of Cassandra Nowotnik and husband, Joseph Nowotnik in the following described premises to-wit:

Legal description: The real property described in Warranty Deed dated April 28, 2023, of record in WD 452, p. 172 in the Register's Office for Monroe County, Tennessee.

Street address: The street address of the property is believed to be 400 Shadden Road, Tellico Plains, Tennessee 37385, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Other interested parties receiving legal notice: Arlin Hamby, 401 Shadden Road, Tellico Plains, TN 37385.

At 11:00 a.m. on the 12th day of January, 2026 on the steps of the historic Monroe County Courthouse, 105 College Street, S., Madisonville, TN 37354, the Sheriff and/or his designee will sell the above property for payment toward said judgment together with all expenses and legal costs accruing.

Terms of sale: Cash, certified check, receipt on judgment from the Plaintiff, or credit of not less than six months. Pursuant to T.C.A. § 26-5-115 the high bidder will be required to execute a written Sales Agreement at the conclusion of the bidding. Plaintiff is allowed to credit bid. Redemption rights and equity of redemption are waived pursuant to T.C.A. § 66-8-101(2). The sale shall be approved and confirmed by the Circuit Court of Monroe County, Tennessee, which issued the Order directing this sale. The Sheriff shall provide a deed described in T.C.A. § 66-8-111 after entry of the Order confirming the sale and after confirmation of payment to the Plaintiff. The property is sold "as is". No warranties or guarantees are made, express or implied.

Questions relating to the sale or underlying debt can be addressed to: John Carson III, Attorney for Judgement Creditor, White, Carson & Alliman Attorneys at Law, P.C., 138 College Street, South, Madisonville, Tennessee 37354; 423-442-9000.

This the 9th day of December, 2025.

MONROE COUNTY SHERIFF

**DEWAYNA MARTIN, Circuit Court Clerk,
His designee**

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