

**IN THE CHANCERY COURT OF HAWKINS COUNTY, TENNESSEE**

**DOCKET NO. 2025-CH-5**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR THE CSMC 2017-FHA1 TRUST, MORTGAGE BACKED NOTES, SERIES 2017-FHA1 V. PAUL M DAVIS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND AMERICREDIT FINANCIAL SERVICES, INC D/B/A GM FINANCIAL**

**413 CYPRESS ST., MT. CARMEL, TENNESSEE 37645**

**SUBSTITUTE TRUSTEE'S SALE**

PURSUANT TO THE ORDER FOR DEFAULT JUDGMENT IN FAVOR OF Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, as Trustee for The CSMC 2017-FHA1 Trust, Mortgage Backed Notes, Series 2017-FHA1 entered October 16, 2025, in Case No. 2025-CH-5 in the Chancery Court of Hawkins County, Tennessee it was ordered and adjudged that the Deed of Trust shall be enforced and that the Trustee was authorized to make all necessary demands and accelerations and to sell the property to satisfy the indebtedness evidenced by the Deed of Trust and Note.

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Note dated November 7, 2007, and the Deed of Trust of even date securing the same, recorded November 27, 2007, in Book 886, at Pages 280-289, as instrument number 07009762, in Office of the Register of Deeds for Hawkins County, Tennessee, executed by Paul M Davis, conveying certain property therein described to Larry A. Weissman as Trustee for Mortgage Electronic Registration Systems, Inc., as Beneficiary, as a Nominee For Suntrust Mortgage, Inc., Its Successors And Assigns; and the undersigned, Mackie Wolf Zientz & Mann, P.C., having been appointed Successor Trustee by Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, as Trustee for The CSMC 2017-FHA1 Trust, Mortgage Backed Notes, Series 2017-FHA1.

FURTHER, by Order Appointing Special Commissioner for Foreclosure Sale on behalf of Successor Trustee filed on April 15, 2026, in Case No. 2025-CH-5 in the Chancery Court of Hawkins County, Tennessee, it was ordered and adjudged that Auction.com, LLC was appointed as the special commissioner to sell the property at foreclosure sale; that Mackie Wolf Zientz and Mann, P.C., as Successor Trustee, through its appointed special commissioner, Auction.com, LLC by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, shall offer for sale the subject property of this action; that said sale shall be conducted in accordance with Tennessee Code Annotated §35-5-101 et seq.; and that said sale will be conducted online at [www.auction.com](http://www.auction.com).

NOW, THEREFORE, PUBLIC NOTICE IS HEREBY GIVEN that the entire indebtedness has been declared due and payable; and that pursuant to said above-mentioned judicial orders, an agent of Auction.com, LLC will conduct the Online Only auction at [www.auction.com](http://www.auction.com), with the bidding window opening on June 30, 2026 at 11:00AM CDT and closing on July 2, 2026 at 11:00AM CDT subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. The winning bidder must wire purchase funds by 5:00 PM CDT on the day of the sale. The sale is free from all redemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Hawkins County, Tennessee, and being more particularly described as follows:

SITUATED AND LYING AND BEING in the 7th Civil District of Hawkins County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the northerly side of Cypress Street formerly Second Street corner to Lots 42 & 41, said pin being distant 950 feet from the Westerly side of Kaywood Avenue formerly Oak Avenue; thence continuing with the side of said Cypress Street S 74-49 W. 50.00 feet to an iron pin corner to Lots 42 & 43; thence leaving said Street and with the divisional line of Lots 42 & 43 N 15-40 W 160.00 feet to an iron pin corner to Lots 42, 43, 39 & 38; thence with the line of Lots 42 & 38 N 74-49 E. 50.00 feet to an iron pin corner to Lots 42, 38, 37 & 41; thence with the line of Lots 42 & 41 S 15-40 E 160.00 feet to the point of BEGINNING, being all of Lot 42, Block 4, West Ridge Addition as shown by plat of record in Book 1, page 402, in the said Register's Office.

Being the same property conveyed to Paul M. Davis by deed from Paula M. Lawson, dated November 7th 2007 and filed for record in Book 886, page 278 Register's Office for Hawkins County, Tennessee.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

**TENANTS OF**

Paul M Davis, Secretary of Housing and Urban Development, and AmeriCredit Financial Services, Inc D/B/A GM Financial

In the event the winning bidder fails to comply with the terms of sale, the Special Commissioner shall have the option to either (i) declare the next highest bidder as the winning bidder or (ii) immediately proceed with the resale of the property without renote or republication.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place, without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq. are posted online at [www.internetpostings.com](http://www.internetpostings.com) by a third-party internet posting company.

DATED May 21, 2026

Mackie Wolf Zientz & Mann, P.C., Successor Trustee