**IN THE CHANCERY COURT OF SHELBY COUNTY, TENNESSEE, FOR THE THIRTIETH JUDICIAL DISTRICT AT MEMPHIS**

PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.,

Plaintiff,

vs.

Case No. CH-25-0813-III

DANIEL CHAVEZ CEJA, THE HOUSING FUND, INC., and THE UNITED STATES OF AMERICA,

Defendants

FILED
SHELBY COUNTY
CHANCERY COURT
OCT 29 2026
W. AARON HALL, C & M
TIME: 14:17 BY: DMH

# NOTICE OF JUDICIAL FORECLOSURE

By virtue of the Order on Plaintiff's Motion for Default Judgment and Order for Publication of Foreclosure entered in the above-captioned cause on September 25, 2026, I will sell at public auction at the Adams Avenue and Second Street entrance of the Shelby County Courthouse, Memphis, Tennessee, on Friday, December 4, 2026, at 12:00 noon, to the highest and best bidder, subject to confirmation by the Court, the following described real property situated in Shelby County, Tennessee:

PROPERTY DESCRIPTION

LOT 20, HICKORY GREENE P.D., AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 132, PAGE 91, IN THE REGISTER'S OFFICE, SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DANIEL CHAVEZ CEJA BY WARRANTY DEED RECORDED AT INSTRUMENT NUMBER 21126002 IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE.

The following information is believed to be accurate but is provided solely for identification purposes and without warranty or representation:

| | |
|---|---|
| Property Address: | 5825 Hickory Greene Drive, Memphis, TN 38141 |
| Parcel Number: | 093-4010-F-00020-0 |
| Record Owner: | Daniel C. Ceja |

Pursuant to Order entered in Minute Book 245, Page 629 and Minute Book 252, Page 258, all sales of real estate, unless otherwise expressly ordered, will be sold, pursuant to T.C.A. § 26-5-108, subject to State, County, and Municipal taxes which are not due, though any such unpaid taxes may be a lien upon the real estate.

Terms of Sale: to the highest and best bidder for cash or certified funds fully payable to the Clerk and Master not later than the close of the business day following said sale.

Minimum bid for the property at auction shall be $160,570.50. By terms of the Order on Plaintiff's Motion for Default Judgment and Order for Publication of Foreclosure entered September 25th, 2026, Plaintiff has been permitted a credit bid for the amount due and owing to it.

The following parties are identified by Plaintiff and Plaintiff's counsel as having or as potentially having an interest in the above-described property:

- Paramount Residential Mortgage Group, Inc., c/o Zachary B. Johnson, Esq., 5100 Poplar Avenue, Ste. 2208, Memphis, TN 38137
- Daniel Chavez Ceja, 5825 Hickory Greene Drive, Memphis, TN 38141
- Occupant, 5825 Hickory Greene Drive, Memphis, TN 38141
- The Housing Fund, Inc., 50 Vantage Way, Suite 201, Nashville, TN 37228
- The United States of America c/o the Attorney General of The United States of America, 950 Pennsylvania Ave. NW, Washington, DC 20530
- The United States of America, c/o the U.S. Attorney for the Western District of Tennessee, Attn: Jennifer H. Collins, AUSA, 167 N. Main Street, Ste. 800, Memphis, TN 38103

The sale shall be subject to all matters shown on any applicable recorded plat or plan; all unpaid taxes and assessments; all restrictive covenants, easements, setback lines, and governmental regulations; all rights of redemption, whether statutory, equitable, or otherwise, not waived; including, without limitation, any redemption rights of governmental entities under 26 U.S.C. § 7425(d)(1), 28 U.S.C. § 2410(c), and/or Tenn. Code Ann. § 67-4-1433(c)(1), where applicable; and all prior deeds of trust, liens, assessments, encumbrances, defects, adverse claims, and other matters having priority over, or not extinguished by, the Deed of Trust being foreclosed.

The Deed of Trust being foreclosed was executed by Daniel Chavez Ceja to Closetrak LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Paramount Residential Mortgage Group, Inc., dated September 29, 2021, and recorded October 7, 2021, as Instrument No. 21126003 in the Register's Office for Shelby County, Tennessee.

Pursuant to Tenn. Code Ann. § 35-5-104, a copy of this notice has been provided this day to the United States and the State of Tennessee, as applicable, if any lien or claim of lien of the United States or the State of Tennessee requires notice under 26 U.S.C. § 7425(b) or Tenn. Code Ann. § 67-4-1433(b).

In compliance with Tenn. Code Ann. §§ 35-5-101(a)(2) and 35-5-104(a)(7), this Notice shall be posted for twenty (20) consecutive days on the website of the following third-party internet posting company selected from the list promulgated by the Tennessee Secretary of State:

www.capitalcitypostings.com

This the 29th day of October, 2026

W. AARON HALL, CLERK AND MASTER

By: D. Holzemer, Deputy Clerk

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing Notice has been mailed via U.S. Certified Mail, return receipt requested, to the following parties or potential interested parties as identified by Plaintiff's counsel, this 29th day of October, 2026:

- Paramount Residential Mortgage Group, Inc., c/o Zachary B. Johnson, Esq., 5100 Poplar Avenue, Ste. 2208, Memphis, TN 38137
- Daniel Chavez Ceja, 5825 Hickory Greene Drive, Memphis, TN 38141
- The Housing Fund, Inc., 50 Vantage Way, Suite 201, Nashville, TN 37228
- The United States of America c/o the Attorney General of The United States of America, 950 Pennsylvania Ave. NW, Washington, DC 20530
- The United States of America, c/o the U.S. Attorney for the Western District of Tennessee, Attn: Jennifer H. Collins, AUSA, 167 N. Main Street, Ste. 800, Memphis, TN 38103
- Occupant, 5825 Hickory Greene Drive, Memphis, TN 38141

D.C. & M.