

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Sale at public auction will be on February 24, 2026 at 12:00 p.m., local time at the usual and customary location at the McNairy County Courthouse, 170 West Court Avenue, Room 105, Selmer, TN 38375, pursuant to the Deed of Trust executed by Bobby Haynes and Angela Haynes for the benefit of Wells Fargo Bank, N.A., as Beneficiary, dated January 31, 2006, of record in Book 379 at Page 2626, in the Registers Of Deeds Office for McNairy County, Tennessee, ("Deed of Trust"), conducted by James E. Albertelli, P.A. d/b/a ALAW, a Florida corporation duly authorized to conduct business in Tennessee, having been appointed Trustee, all of record in the Register of Deeds Office for McNairy County, Tennessee. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust, Home Equity Asset-Backed Certificates, Series 2006-1

Other Interested Parties: Occupants; unknown spouse, if any, of Bobby Haynes; Angela Haynes; John Dennis; Anna Dennis.

The hereinafter described real property located in McNairy County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN MCNAIRY COUNTY , TENNESSEE:

BEGINNING AT A STAKE IN THE NORTHEAST CORNER OF KELLY JONES PROPERTY ON THE SOUTH SIDE OF PERKINS ROAD BETWEEN PALMER DRIVE AND SHORT STREET; THENCE SOUTH 83 DEGREES 57 MINUTES 34 SECONDS EAST 140 FEET TO A STAKE; THENCE SOUTH 00 DEGREES 35 MINUTES 18 SECONDS EAST 200 FEET TO A STAKE; THENCE SOUTH 89 DEGREES 38 MINUTES 22 SECONDS WEST 140 FEET TO A STAKE AT THE SOUTHEAST CORNER OF KELLY JONES PROPERTY; THENCE NORTH 00 DEGREES 35 MINUTES 18 SECONDS WEST 200 FEET TO THE BEGINNING POINT AT THE NORTHEAST CORNER OF KELLY JONES PROPERTY, CONTAINING APPROXIMATELY 2/3 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BOBBY HAYNES AND WIFE, ANGELA HAYNES ON 01/31/2006, BY DEED FROM RAYMOND J. WOOD AND WIFE, CAROLYN L. WOOD, FILED FOR RECORD ON 02/06/2006 IN BOOK 198, PAGE 441, REGISTER'S OFFICE FOR MCNAIRY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BOBBY HAYNES ON 04/04/2015, BY DEED FROM ANGELA HAYNES, FILED FOR RECORD ON 02/11/2016 IN BOOK 237, PAGE 476, REGISTER'S OFFICE FOR MCNAIRY COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 637 Perkins Rd, Adamsville, TN 38310, 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.

Map/Parcel Number: 055 03204 000

Current owner(s) of the property: Bobby Haynes

This sale is subject to all matters shown on any applicable recorded Plat or Plan; and unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of trust, including right of redemption of any governmental agency, state or federal; and

any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Trustee.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

If you purchase the property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Albertelli Law Trust Account. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the Lender and any other bidders. Insufficient funds will not be accepted. Amounts received, in excess of the winning bid, will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the Lender or Trustee. This sale may be rescinded by the Trustee at any time.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

James E. Albertelli, P.A. d/b/a ALAW, Trustee
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