

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 13 day of March, 2026 at 9:50 a/m
Stephanie M. Sanders, Robertson County Clerk
by: Lacy Fechner

Filed for Record in:
Robertson County
On: Mar 13, 2026 at 09:50A
By: Lacy Fechner

702 E KEZEE ST
CALVERT, TX 77837

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: April 07, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 2023 and recorded in Document INSTRUMENT NO. 20231158; AS AFFECTED BY LOAN MODIFICATION AGREEMENT DOCUMENT NO. 20250505 real property records of ROBERTSON County, Texas, with SHAWN L ROBEY II AND JENNY BENIVIDES, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHAWN L ROBEY II AND JENNY BENIVIDES, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$285,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.


6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the ROBERTSON County Clerk and caused to be posted at the ROBERTSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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ROBERTSON

EXHIBIT "A"

BEING ALL OF LOTS NUMBERED ONE (1), TWO (2), AND THE WEST TWENTY FIVE FEET OF LOT NUMBERED THREE (W 25' OF 3), IN BLOCK NUMBERED ONE HUNDRED SEVENTY (170), IN THE CITY OF CALVERT, IN ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID CITY OF RECORD IN VOLUME 3, PAGE 285 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS; AND BEING THAT SAME PROPERTY DESCRIBED IN A DEED FROM WESLEY ANDERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF NORVELL WARD HARRIS, DECEASED TO JOHN D. BURNITT AND WIFE, DENISE D. BURNITT, DATED NOVEMBER 10, 1995 AND RECORDED IN VOLUME 642, PAGE 155 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS.