

FILED FOR RECORD
at 12:09 o'clock P M

APR 13 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 5th DAY OF MAY, 2026.

Date: April 10, 2026

Trustee: Daniel W. Schreimann

Mortgagee: BoRain Capital Fund – IV, LLC

Note: Real Estate Lien Note dated JANUARY 3, 2012

Deed of Trust

Date: January 3, 2012
Grantor: KELVIE D. HAMLIN
Lender: LINDA WELLS BRONZE
Recording information: Document Number 2012-175
Property: SEE EXHIBIT "A"

Also more commonly known as: 4210 Templeton Street, Greenville, TX 75401

Assignment of Note and Lien and Deed of Trust

Date: July 16, 2013
Assignor: LINDA WELLS BRONZE
Assignee: BORAIN CAPITAL FUND-II, LTD.
Original Payee: LINDA WELLS BRONZE
Recording information: Document Number 2013-8469
Property: SEE EXHIBIT "A"

Also more commonly known as: 4210 Templeton Street, Greenville, TX 75401

Assignment of Note and Lien and Deed of Trust

Date: MARCH 21, 2019
Assignor: BORAIN CAPITAL FUND-II, LTD
Assignee: BORAIN CAPITAL FUND-III, LLC
Original Payee: LINDA WELLS BRONZE

Recording information: Document Number 2019-03881

Property: SEE EXHIBIT "A"

Also more commonly known as: 4210 Templeton Street, Greenville, TX 75401

Assignment of Note, Lien and Loan Document

Date: October 23, 2020
Assignor: BORAIN CAPITAL FUND- III, LLC
Assignee: BORAIN CAPITAL FUND – IV, LLC

Original Payee: LINDA WELLS BRONZE

Recording information: Document Number 2020-18786

Property:
Property: SEE EXHIBIT "A"

Also more commonly known as: 4210 Templeton Street, Greenville, TX 75401

County: Hunt County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS, LLC.

Substitute Trustee's Address: c/o Schreimann & Associates, P.C., 8445 Freeport
Parkway, Suite 175, Irving, Texas 75063

Date of Sale (first Tuesday of month): Tuesday, May 5, 2026

Time of Sale: 10:00 a.m.

Place of Sale: THE COUNTY COURTHOUSE IN HUNT COUNTY, TEXAS, 2500 LEE STREET, GREENVILLE, TEXAS 75401, SECOND FLOOR, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

DANIEL W. SCHREIMANN, ABSTRACT/TRUSTEES OF TEXAS, LLC OR ANY TO ACT as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on MAY 5, 2026, Trustee will offer the Property for sale at public auction at THE COUNTY COURTHOUSE IN HUNT COUNTY, TEXAS, 2500 LEE STREET, GREENVILLE, TEXAS 75401, SECOND FLOOR, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS., to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

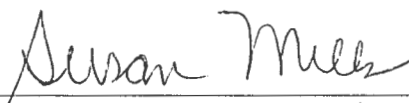

Substitute Trustee, SUSAN MILLS

Exhibit "A"

Property (including any improvements): All those lots, tracts or parcels of land situated in the City of Greenville, Hunt County, Texas being Lot 1 and part of Lot 2 of Western Acres, Section 2, an Addition in the City of Greenville, Hunt County, Texas, according to the plat filed of record in the Plat Records of Hunt County, Texas.