

FILED FOR RECORD
at 11:07 o'clock A M

JUN 15 2026

Notice of Trustee's Sale

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

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7th DAY OF JULY, 2026.

Date: June 12, 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
(also known as 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

Special Warranty Deed With Vendors' Lien To Secure Performance

Date: May 4, 2026

Assignor: Kelvie Deenise Hamlin and Clifford Miller, A
Married Couple

Assignee: Iron Cross Homes, LLC, a Texas Limited Liability
Company

Original Payee: Linda Wells Bronze

Recording Information: 2026-08190

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, July 7, 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 July 7, 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 COMISSIONERS., 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.

A handwritten signature in cursive script, appearing to read "Susan Mills", written over a horizontal line.

Substitute Trustee, Susan Mills