

Prepared by:  
Jacob A. Hill, Attorney at Law  
NORTON & WOOD, L.L.P.  
315 Main Street, Texarkana, Texas 75501-5604

After recording, return to:  
Jacob A. Hill, Attorney at Law  
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**NOTICE OF RESCISSION OF PUBLIC FORECLOSURE SALE**

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Pursuant to Section 51.016 of the Texas Property Code, notice is hereby given of the cancellation of the following non-judicial foreclosure sale (the "Sale"):

I. PROPERTY FOR SALE. The property for sale (the "Property") is commonly known as 302 & 304 Polk Street, Atlanta, Texas 75551, and is further described in the Real Property Records of Cass County, Texas as follows:

All that certain tract or parcel of land being a part of the Jane Richey Headright Survey, A-877, Cass County, Texas and being all of a 0.386 Acre tract (Tract One) as described in Warranty Deed from Atlanta Funeral Home, Inc. to Calvin Jerome Coleman dated September 21, 2001, recorded in Volume 1146, Page 868 of the Real Property Records of Cass County, Texas and being more particularly described as follows:

**BEGINNING:** At a found Railroad Spike for corner on the East Right of Way line of Polk Street at the Southwest corner of the above described 0.386 Acre tract of land, same being the Northwest corner of a 0.486 Acre tract as described in Warranty Deed to Doyle R. Willford, et ux recorded in Volume 1234, Page 94 of the Official Public Records of Cass County, Texas;

**THENCE:** N 17°29'28" W, with the West boundary line of the above described 0.386 Acre tract, same being the East Right-of-Way line of Polk Street, 130.87 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner;

**THENCE:** N 81°23'18" E, with the North boundary line of the above described 0.386 Acre tract, same being the South boundary line of a Access Easement to a 3.63 Acre tract as described in a Warranty Deed to Preston R. Cunningham, et ux recorded in Volume 307, Page 208 of the Deed Records of Cass County, Texas, 151.09 feet to a set 5/8" rebar with plastic cap for corner;

**THENCE:** S 01°38'56" W, with the East boundary line of the above described 0.386 Acre tract, same being the West boundary line of a 0.537 Acre tract as described in Warranty Deed to Donna A. Trussell recorded in Document No. 2011004548 of the Official Public Records of Cass County, Texas, 130.95 feet to a found 3" metal pipe for corner;

**THENCE:** S 81°08'58" W, with the South boundary line of the above described 0.386 Acre tract, same being the North boundary line of the above described 0.486 Acre tract, 107.57 feet to the POINT OF BEGINNING, containing 0.3832 of an Acre of land, more or less.

II. DATE, TIME, & VENUE OF THE SALE. The Sale was to be held at the North Entrance of the Cass County Courthouse in Linden, Texas, on **Tuesday, February 7, 2023**. The Sale was to begin no earlier than 10:00 a.m., or no later than three (3) hours thereafter, and was to be completed by no later than 4:00 p.m.

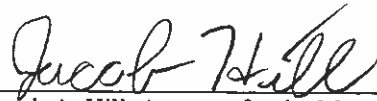
III. APPOINTMENT OF SUBSTITUTE TRUSTEE(S). THE SUBSTITUTE TRUSTEE(S) APPOINTED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF RESCISSION OF SALE ARE LISTED BELOW. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The Substitute Trustees shall be: Jacob A. Hill, Richard J. Kroll, Fred R. Norton, Jr., and Marshall C. Wood, or any one of them. All said individuals are attorneys of NORTON & WOOD, L.L.P., 315 Main Street, Texarkana, Texas 75501-5604.

IV. RESCISSION OF SALE. Pursuant to Section 51.016(b)(2), the default leading to the sale was cured before the sale. Therefore, TEXAR Federal Credit Union (the "Lender") rescinds its power of sale conferred by that one certain Texas Deed of Trust - Commercial Real Estate executed on June 3, 2019, and recorded in Instrument Number 2019002541, of the Official Public Records of Cass County, Texas on June 4, 2019 (the "Security Instrument"), wherein Calvin Jerome Coleman and Beverly A. Coleman (the "Borrower") conveyed the Property to Kelly D. Mitchell (the "Trustee") to be held in trust.

Date: January 27, 2023

Submitted by:

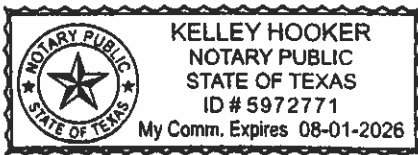
  
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Jacob A. Hill, Attorney for the Mortgagee

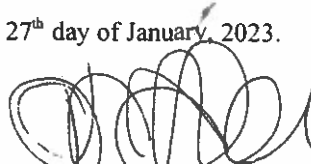
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STATE OF TEXAS     §  
                                   §  
COUNTY OF BOWIE   §

BEFORE ME, the undersigned Notary Public, on this day came Jacob A. Hill, known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that he has the authority to execute this instrument and that he executed this instrument for the purposes and consideration stated herein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27<sup>th</sup> day of January, 2023.



  
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NOTARY PUBLIC - STATE OF TEXAS