

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF VAN ZANDT §

KNOW ALL BY THESE PRESENTS:

FILE FOR RECORD
AUG 11 2025
SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
DEP

DATE: August 8, 2025

NOTE: Promissory Note(s) described as follows:

Date: December 14, 2023
Maker: Cody Jo Mitchell
Original Payee: FM 1651 Trust dated September 11, 2023, Michael Bruce, Trustee
Payee assigned to: Medi-Infusion, LLC, a Texas Limited Liability Company
Original Principal Amount: \$181,900.00

DEED OF TRUST: Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: December 14, 2023
Grantor: Cody Jo Mitchell
Original Trustee: James L. Williams, Jr., Attorney at Law
Original Beneficiary: FM 1651 Trust dated September 11, 2023, Michael Bruce, Trustee
Recorded: Deed of Trust recorded under Instrument #2024-000251 in the Real Property Records of Van Zandt County, Texas
Beneficiary assigned to: Medi-Infusion, LLC, a Texas Limited Liability Company recorded under Instrument #2024-000257 in the Real Property Records of Van Zandt County, Texas.

LENDER: Medi-Infusion, LLC, a Texas Limited Liability Company

BORROWER: Cody Jo Mitchell

PROPERTY: The real property described in the attached Exhibit "A," together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE(S): Malinda Wilson, Sierra Procita, David Wilson, Jennifer Gibson, and Jared Wilson

Substitute Trustee's Mailing Address:
P.O. Box 2396
Burleson, TX 76097

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

September 2, 2025, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Van Zandt County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Van Zandt County, Texas, in instrument(s) recorded in the Official Public Records of Van Zandt County, Texas.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

(Balance of Page Intentionally left blank)

EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

SUBSTITUTE TRUSTEE:

David Wilson

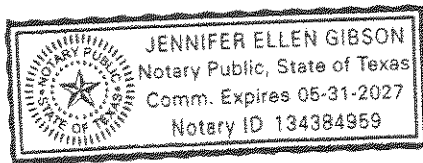
David Wilson

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

This instrument was acknowledged before me on this the 8th day of August, 2025, by David Wilson as Substitute Trustee.



Jennifer Ellen Gibson
Notary Public in and for the State of Texas

Exhibit A

Being all that certain lot, parcel, or tract of land located in the M. Finley Survey, Abstract No. 272, Van Zandt County Texas, being known as that tract of land describes in deed to Thomas and Courtney Turner, Recorded in Volume 2129, Page 329, Real Property Records, Van Zandt County, Texas and being described by metes and bounds as follows:

BEGINNING at a $\frac{3}{8}$ inch iron rod found in the recognized northwest right of way line of F.M. Highway 1651, said point being the recognized southeast corner of said turner tract, and the apparent southwest corner of a tract of land described in deed to William T. and Penelope Stinson, recorded in Volume 1612, Page 561, Real Property Records, Van Zandt County, Texas;

THENCE South 50 degrees 33 minutes 06 seconds west, along the recognized northwest right of way line of said F.M. Highway 1651, and along the recognized south line of said turner tract, a distance of 189.34 feet to a $\frac{1}{2}$ inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner, said point being the recognized southwest corner of said Turner tract, and the apparent east line of a tract of land described in deed to William Thomas Stinson, recorded in Volume 2112, Page 59 Real Property Records, Van Zandt County, Texas;

THENCE North 03 degrees 55 minutes 41 seconds west, along the recognized west line of said Turner tract, and the apparent east line of said Stinson tract (Volume 2112, PG.59), a distance of 681.54 feet to a $\frac{3}{8}$ inch iron rod found for corner in the south line of a tract of land described in deed to Bret A. and Elvira M. Mccoy, recorded in Volume 1503, Page 52, Real Property Records, Van Zandt County, Texas, said point being the recognized northwest corner of said Turner tract , and the apparent northeast corner of said Stinson tract (Vol.2112, PG.59);

THENCE, South 86 degrees 10 minutes 43 seconds east, along the recognized north line of said Turner tract, and the apparent south line of said Mccoy tract, a distance of 205.43 feet to a $\frac{1}{2}$ inch iron rod found for corner, said point being the recognized northeast corner of said Turner tract, and the apparent northwest corner of said Stinson tract (Vol.1612, PG.561);

THENCE, South 01 degrees 16 minutes 03 seconds west, along the recognized east line of said Turner tract, and the apparent west line of said Stinson tract (Vol. 1612 PG. 561), a distance of 546.08 feet to the place of beginning and containing 108,548.69 SQ FT. or 2.491 acres of land.

The address of the property is more commonly known as 6564 FM 1651, Canton TX 75103.