

NOTICE OF TRUSTEE'S SALE

FILED

July 8, 2025

2025 JUL -8 AM 8:03

Mr. Brian Ingram and Mrs. Tiffany Ingram
c/o Leigh Thompson, attorney of record for Brian and Tiffany Ingram in title matters
Thompson & Holz
409 JD Franklin Drive
Sulphur Springs, Texas 75482

Brook Burrell
COUNTY CLERK
FRANKLIN COUNTY, TX

Mr. Brian Ingram and Mrs. Tiffany Ingram
257 Hwy 67 East
Mt. Vernon, Texas 75457

Mr. Brian Ingram and Mrs. Tiffany Ingram
3506 Rupe Huffman Road
Longview, Texas 75606

CERTIFIED MAIL: RETURN RECEIPT REQUESTED
COPY BY FIRST CLASS MAIL

Re: Foreclosure Action. Notice of Trustee's Sale as herein set forth based on Default under Real Estate Lien Note dated June 10, 2022, in original principal sum of \$190,000.00, payable to the order of Della-Back Oil Co., executed by Brian Ingram and Tiffany Ingram, secured by Deed of Trust on tract of 2.133 acres of land, more or less, with improvements, in Franklin County, Texas (known as 257 Highway 67 E, Mt. Vernon, Texas 75457), said Deed of Trust executed by Brian Ingram and Tiffany Ingram, recorded in Vol. 431, Page 370, Official Public Records of Franklin County, Texas.

To the Above Addressed:

You are hereby notified that the entire unpaid balance of the above-described Note, plus accrued interest and attorney's fees is now due and payable. You now owe the sum of \$206,750.29 as of July 8, 2025, which includes attorney's fees of \$18,200.00.00, principal balance of \$182,000.00 and accrued interest through this date in the amount of \$6,550.29.

You must pay the full balance of \$206,750.29 (principal, accrued interest and attorney's fees) plus \$29.91 per day in additional interest for each additional day after July 8, 2025, until the date the debt is paid in full. If you do not pay this amount (\$206,750.29 plus daily interest from this date) by 10:00 a.m. on August 5, 2025 (first Tuesday of the month of August), your property will be sold to satisfy the debt. If the amount is not paid by 10:00 a.m. or such period of time thereafter until the trustee sale is commenced (at any time between 10:00 a.m. and 1:00 p.m. on August 5, 2025), the sale will be held and the property sold pursuant to the authority vested in the trustee designated in the Deed of Trust referenced above.

Demand for payment has previously been made and the demand was not satisfied. Therefore, the note balance has been accelerated and this Notice of Trustee's Sale is given. The note is in default and full payment of all amounts owing under the note as set forth above must be made prior to August 5, 2025, (first Tuesday of month), at 10:00 a.m. or the property will be sold pursuant to this notice.

As beneficiary under said Deed of Trust, Della-Back Oil Co. has requested B. F. Hicks, as Trustee, to enforce the terms of said Deed of Trust. Notice of said Trustee's Sale is hereby posted.

On the 10th day of June, 2022, Brian Ingram and Tiffany Ingram did execute a Deed of Trust conveying to B.F. Hicks, as Trustee, the real estate herein described to secure Della-Back Oil Co., in payment of the debt therein described, said Deed of Trust being recorded in Vol. 431, page 370, of the Official Public Records of Franklin County, Texas.

Default has occurred in the payment of said indebtedness and same is now wholly due and the owner and holder of said debt has requested the undersigned Trustee to sell the property described in the Deed of Trust pursuant to the terms and provisions of the above referenced Deed of Trust.

DATE; TIME; and PLACE OF SALE: NOTICE IS HEREBY GIVEN that on August 5, 2025, at 10:00 a.m. (or within three hours thereafter), The undersigned, acting as Trustee, will sell said real estate on the steps on the south side of the Franklin County Courthouse, located at 200 N. Kaufman Street, Mount Vernon, Texas 75457, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property, and making no further warranty.

The property will be sold subject to any liability owing for ad valorem taxes and any purchaser will assume the obligation of paying such ad valorem taxes and fees and penalties owing in relation to such ad valorem taxes.

The property will be sold in an "as is/where is" condition.

The purchase price payable for any property sold pursuant to this Notice of Trustee's Sale shall be due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the purchaser and the trustee if the purchaser makes such request for additional time to deliver the purchase price. The trustee shall disburse the proceeds of the sale as provided by law.

Said real estate is located in Franklin County, Texas and it is described as follows:

That real property located at 257 Highway 67 E, Mt. Vernon, Franklin County, Texas 75457, to-wit:

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the W.S. Keith Survey, A-270, and being all of that certain tract of land conveyed from Tom Scott, et ux, Ottie Scott to Tom Scott Lumber Yard, and recorded in Volume 74, Page 561, and being a portion of that 2.83 acre tract conveyed from Tom Scott to Joe W. Scott, and recorded in Volume 90, Page 160, and being a portion of that 1.86 acre tract conveyed from D. T. Bruce to Tom Scott and recorded in Volume 56, Page 316, all of Deed Records of Franklin County, Texas and bounded as follows:

Beginning at a 1/2 inch steel rod found in the north right-of-way line of U.S. Highway No. 67, same being the southeast corner of the above-mentioned tract (Volume 74, Page 561) same also being the southwest corner of a tract of land conveyed from Glendon Ross to M.L. Edwards, and recorded in Volume 54, Page 243 of the Deed Records of said county;

Thence North 86 degrees 23 minutes 11 seconds West, along said highway right-of-way line, passing the southwest corner of the said tract (Volume 74, Page 561), same being the southwest

corner of the above-mentioned 2.83 acre tract, and continuing along same course for a total distance of 204.35 feet to a 1/2 inch steel rod found for a corner;

Thence North 1 degrees 07 minutes 30 seconds West, 137.60 feet to a 1/2 inch steel rod set for a corner near the south boundary line of the above-mentioned 1.86 acre tract;

Thence North 88 degrees 52 minutes 30 seconds East, 35.50 feet to a 1/2 inch steel rod set for a corner;

Thence North 4 degrees 48 minutes 53 seconds West, 341.52 feet to a 1/2 inch steel rod set in the north boundary line of the 1.86 acre tract, and being in the south boundary line of a 70 acre (less exceptions) tract conveyed from A.J. Petty, et ux to Roy Ramsay, and recorded in Volume 70, Page 269, of the Deed Records of said county;

Thence North 82 degrees 05 minutes 10 seconds East, with said fence line, 176.42 feet to a 1/2 inch steel rod found at an "ell" corner of the Ramsay tract;

Thence South 6 degrees 54 minutes 29 seconds East, with a fence line and along the occupied boundary line of the Ramsay tract, 206.27 feet to a 1/2 inch steel rod found;

Thence South 5 degrees 05 minutes 58 seconds East, continuing with said fence line, 153.99 feet to a 1/2 inch steel rod set at the lower southwest corner of the Ramsay tract, and being the northwest corner of the above-mentioned M. L. Edwards tract;

Thence South, 156.99 feet to the place of beginning and containing 2.133 acres of land, more or less.

Being the same land described in deed from Wholesale Merchandise Recovery and Auction Company to Della-Back Oil Co., dated May 11, 2015, filed May 14, 2015, and recorded in Volume 309, Page 647, Official Public Records of Franklin County, Texas.

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust.

V. Statutory Notice Provided Pursuant to
Section 51.002(i) of the Texas Property Code

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 of 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.

WITNESS MY HAND this 4 day of July, 2025.



B.F. Hicks, Trustee
P O Box 985
205 N. Kaufman St.
Mt. Vernon, Texas 75457
903-537-2264
bfhicks@peoplescom.net