

## Notice of Foreclosure Sale

1. *Date:* March 12, 2026
2. *Grantor:* Nathaniel Forbes and Amy Starr
3. *Original Trustee:* Andrew J. Hix
4. *Substitute Trustees:* Jack Eggleston and Natalie Edwards
5. *Substitute Trustees Address:* 102 Houston Ave., Suite 300, Weatherford, TX 76086
6. *Beneficiary:* John Montgomery and Carolyn Montgomery
7. *Property to Be Sold.* The property to be sold is described as follows:

LOT 8, 173 COUNTRY MEADOWS SUBDIVISION, SITUATED IN MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 5, OF THE DEED AND PLAT RECORDS OF MEDINA COUNTY, TEXAS.

AND 0.50 ACRE-FEET PER ANNUM OF PERMITTED EDWARDS AQUIFER GROUNDWATER OUT OF EDWARDS AQUIFER AUTHORITY'S ("EAA") PERMIT NUMBER P100-430 (2002-BE00174AH) (THE "PERMIT"), AUTHORIZING PERMITEE TO WITHDRAW FROM A DESIGNATED POINT OF WITHDRAWAL AND BENEFICIALLY USE ON THE PROPERTY 0.50 ACRE-FEET PER YEAR OF EDWARDS AQUIFER GROUNDWATER.

8. *Instrument to be Foreclosed.* Deed of Trust, dated January 29, 2016, in Instrument Number 2016000943 of the Official Public Records of Medina County, Texas.

9. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2026

Time: Between the hours of 10:00 a.m. and 4:00 p.m. and to begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter.

Place: Medina County in Hondo, Texas, at the following location: 1300 Avenue M, Hondo, TX 78861, in the area on the east side of the Medina County Courthouse Annex near the front entrance designated as the location for all foreclosure sales, or as designated by the County Commissioner's Office, or as designated by the County Commissioners Court.

10. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Following the sale, the property shall expressly remain subject to the lien(s) created by and through the Deed of Trust, in accordance with the express terms and conditions of both such instruments.

**Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition. Trustees make no representation or warranty of any kind whether express, implied, statutory, quasi-statutory, or otherwise. Any warranty of merchantability or fitness for a particular purpose is expressly disclaimed. Trustees make no representation or warranties with respect to the compliance with the laws, rules, agreements, specifications, condition, quality, capacity, design, operation, absence of any latent defects or any other warranty or representation whatsoever with respect to the property, all of which is expressly waived by the purchaser. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.**

Pursuant to section 51.0075 of the Texas Property Code, the trustees reserve the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustees or any substitute trustees.

11. *Type of Sale.* The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Nathaniel Forbes and Amy Starr.

12. *Obligations Secured.* The Deed of Trust secures Nathaniel Forbes and Amy Starr's performance to perform all covenants of the original Note, dated January 29, 2016, and Deed of Trust that was recorded on February 8, 2016, in Instrument Number 2016000943, of the Official Public Records of Medina County, Texas.

13. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested trustees, Jack Eggleston and Natalie Edwards, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

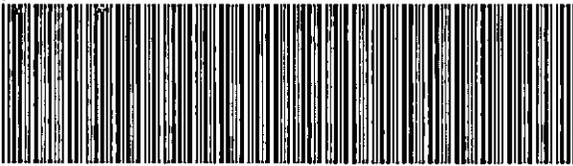
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: March 11, 2026



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Natalie Edwards, Substitute Trustee  
Attorney for Beneficiaries  
102 Houston Ave., Suite 300  
Weatherford, TX 76086



\*VG-42-2026-26-000042\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number: 26-000042**

Foreclosure Posting

Recorded On: March 12, 2026 02:05 PM

Number of Pages: 4

**" Examined and Charged as Follows: "**

Total Recording: \$2.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000042  
Receipt Number: 20260312000043  
Recorded Date/Time: March 12, 2026 02:05 PM  
User: Alexis M  
Station: cccivil1

**Record and Return To:**

EGGLESTON KING DAVIS LLP



**STATE OF TEXAS  
Medina County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas**

Gina Champion  
Medina County Clerk  
Medina County, TX