

## Notice of Foreclosure Sale

December 16, 2025

### DEED OF TRUST ("Deed of Trust"):

Dated: August 29, 2022

Grantor: Norman Bataclan Torres and Lisa C. Farmer Torres

Trustee: Tyler Rockafellow

Lender: Dendro Holdings, LLC

Recorded in: Document Nos. 2022009253 and 2022009254 of the real property records of Medina County, Texas

Legal Description: TRACT I: BEING AN 1.46 ACRES TRACT OF LAND, OUT OF A CERTAIN 398.93 ACRES OF LAND OUT OF THE NEPOMUCINO FLORES SURVEY NO. 518-3/4, ABSTRACT NO. 382, AND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN WARRANTY DEED DATED AUGUST 29, 2022, AND RECORDED AS DOCUMENT 2022009253, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS. TRACT II: BEING A 60 FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2022003020, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

Secures: Promissory Note ("Note") in the original principal amount of \$144,415.00, executed by Norman Bataclan Torres and Lisa C. Farmer Torres ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, February 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Medina County, Texas at the following location: THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861, NEAR THE FRONT ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE/COURT.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Dendro Holdings, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Dendro Holdings, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Dendro Holdings, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Dendro Holdings, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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Tyler Rockafellow  
117 E. Jackson St.  
Burnet, Texas 78611  
Telephone (512) 756-4100  
Telecopier (512) 756-2900



\*VG-42-2025-25-000224\*

Medina County  
Gina Champion  
Medina County Clerk

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Instrument Number: 25-000224

Foreclosure Posting

Recorded On: December 17, 2025 02:24 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$2.00

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

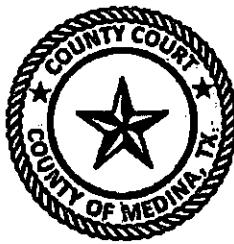
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 25-000224  
Receipt Number: 20251217000028  
Recorded Date/Time: December 17, 2025 02:24 PM  
User: Diamantina D  
Station: CCFRONTWINDOW

**Record and Return To:**

ROCKAFELLOW



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