

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2026-0002 <b>RECORDED DATE:</b> 01/09/2026 03:12:58 PM 
<b>OFFICIAL RECORDING COVER PAGE</b>	
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 1012605 - 1 Doc(s) <b>Document Page Count:</b> 7 <b>Operator Id:</b> Clerk
<b>RETURN TO:</b> () DANIEL RAY DILLON 2323 CALMONT DR ARLINGTON, TX 76001	<b>SUBMITTED BY:</b> DANIEL RAY DILLON 2323 CALMONT DR ARLINGTON, TX 76001
DOCUMENT # : FC-2026-0002 RECORDED DATE: 01/09/2026 03:12:58 PM	
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.	
  Kerrie Cobb Limestone County Clerk	

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FILED FOR RECORD  
JAN 9 2026 PM8:14  
KERRIE COBB-CO. CLERK  
LIMESTONE COUNTY, TX.

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**NOTE:** Promissory Note (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the "Note") described as follows:

Date: August 11, 2023

Maker: House of Tiki Enterprises LLC ("Borrower") and Rodney Darrell Leonard and Brenda Lou Elizarraraz Leonard ("Guarantors")

Payee: SpiritBank, an Oklahoma bank ("Lender")

Original Principal Amount: \$396,100.00

**DEED OF TRUST:** Deed of Trust (the "Deed of Trust") described as follows:

Date: August 11, 2023

Grantor: Rodney Darrell Leonard and Brenda Lou Elizarraraz Leonard as Husband and Wife

Substitute Trustees: Jason Kathman  
Spencer Fane LLP  
5700 Granite Parkway, Suite 650  
Plano, Texas 75024

Caleb Rush  
Spencer Fane LLP  
5700 Granite Parkway, Suite 650  
Plano, Texas 75024

Laurie Patton  
Spencer Fane LLP  
5700 Granite Parkway, Suite 650  
Plano, Texas 75024

Alex Anderson  
Spencer Fane LLP  
5700 Granite Parkway, Suite 650  
Plano, Texas 75024

Beneficiary: SpiritBank, an Oklahoma bank

Recorded: Document number 2023-0003028 in the Official Public Records of Limestone County, Texas recorded on August 30, 2023

**LENDER:** SpiritBank, an Oklahoma bank

**BORROWER:** House of Tiki Enterprises, LLC

**PROPERTY:** The real property located in Limestone County, Texas, more particularly described in Exhibit A (the "Property") attached hereto and incorporated herein by reference, and commonly known as Unassigned Land LCR 723, Thornton, TX 76687, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal and similar matters (collectively, the "Other Collateral") described in the Deed of Trust.

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

February 3, 2026, the first Tuesday of the month, to commence at 10:00 a.m., or within three hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In Limestone County, Texas, at the following location: The front door of the Courthouse, 200 W. State Street, Groesbeck, Texas 76642, or as designated by the County Commissioner's Office.

If such sale or sales do not result in full satisfaction of all of the indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the mortgaged property not so sold and any and all other types of real and personal property, including the Other Collateral, covered by the Deed of Trust.

The conveyance of the Property shall be made and accepted subject to unpaid ad valorem taxes on the Property and all leases, liens, restrictions, covenants, conditions and easements, if any, relating to said Property, to the extent that the same are still in effect and shown of record in the Official Public Records of Real Property of Limestone County, Texas. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust, and at the purchaser's own risk.

**NOTICE:**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

*[The remainder of this page is intentionally left blank]*

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of January 9, 2026.

**SUBSTITUTE TRUSTEE:**



Jason Kathman  
Caleb Rush  
Laurie Patton  
Alex Anderson  
Spencer Fane LLP  
5700 Granite Parkway, Suite 650  
Plano, Texas 75024  
Tel: 972.324.0371  
Fax: 972.324.0301  
Email: [jkathman@spencerfane.com](mailto:jkathman@spencerfane.com)

STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was ACKNOWLEDGED before me on January 9, 2026, by  
Amanda Martin, in the capacity therein stated.

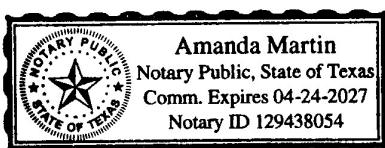
Notary Public in and for the State of Texas

My Commission Expires: 04/24/2027

Printed Name of Notary Public: Amanda Martin

Dated January 9, 2026

Amanda Maut  
Signature of Notary Public



**Exhibit A**

27.188 Acres, being the same tract called 19 acres conveyed to Davis & Carolyn Hughes Living Trust in Document No. 20171682 of Limestone County Official Public Records; situated in the R. Eaton Survey, Abstract No. 7 in Limestone County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" Iron Rod with plastic cap stamped "Garrett RPLS 6154" set in the West Right-of-Way of the Union Pacific Railroad, at the Southeast corner of a 122.49 acre tract conveyed to Ronald Walters & Barbara Coan in Volume 896, Page 923 of Limestone County Deed Records, and for the North corner of this herein described tract;

**THENCE:** S 09°50'41" W — 2,258.69 feet, along and with the West Right-of-Way of said Railroad, to a 1/2" Iron Rod with plastic cap stamped "Garrett RPLS 6154" set at the East corner of a 226.53 acre tract conveyed to Victor Kyle & Constance Graham Carrell in Document No. 20142972 of Limestone County Official Public Records and for the South corner of this herein described tract;

**THENCE:** along and with the meanders of the centerline of Steele Creek the following 38 (Thirty-Eight) courses:

1. N 72°05'44" W — 146.10 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
2. N 48°05'17" W — 65.45 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
3. N 01°10'33" W — 75.49 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
4. N 09°50'47" E — 62.81 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
5. N 31°19'15" E — 45.11 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
6. N 39°44'58" W — 56.72 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
7. N 62°27'44" W — 39.60 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;

8. S  $81^{\circ}39'03''$  W - 38.30 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
9. S  $31^{\circ}02'03''$  W - 118.38 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
10. S  $79^{\circ} 11'34''$  W 59.37 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
11. N  $53^{\circ}22'3''$  W — 62.32 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
12. N  $10^{\circ}28'33''$  W — 99.94 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
13. N  $14^{\circ}22'09''$  E - 37.85 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
14. N  $55^{\circ}29'43''$  E — 98.18 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
15. N  $61^{\circ}09'46''$  E — 53.56 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
16. N  $73^{\circ}11'15''$  E — 58.95 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
17. N  $57^{\circ}09'42''$  E — 95.23 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
18. N  $13^{\circ}26'31''$  W — 51.27 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
19. N  $34^{\circ}06'13''$  W 43.81 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
20. N  $85^{\circ}04'20''$  W — 111.75 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;

21. S  $35^{\circ}16'04''$  W — 65.09 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
22. N  $83^{\circ}08'15''$  W — 48.54 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
23. N  $32^{\circ}44'42''$  W — 82.73 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
24. N  $17^{\circ}50'14''$  E — 49.93 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
25. N  $15^{\circ}33'49''$  W 34.89 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
26. N  $81^{\circ}56'09''$  W - 57.08 feet, along and with the East line of said 226.53 acre tract, to an angle point of this herein described tract;
27. N  $33^{\circ}20'44''$  W, along and with the East line of said 226.53 acre tract, at 25.02 feet. continuing along and with the Southeast line of said 122.49 acre tract a total distance of 55.28 feet, to an angle point of this herein described tract;
28. N  $13^{\circ}21'02''$  W — 42.00 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
29. N  $31^{\circ}25'18''$  E — 23.62 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
30. N  $64^{\circ}19'29''$  E — 16.19 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
31. N  $23^{\circ}03'18''$  E - 68.55 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
32. N  $21^{\circ}45'06''$  W — 44.72 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
33. N  $36^{\circ}28'54''$  W - 116.50 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;

34. N 50°54'18" W - 40.08 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
35. N 82°55'35" W - 75.23 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
36. N 20°56'34" W — 87.80 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
37. N 28°42'22" W — 88.86 feet, along and with the Southeast line of said 122.49 acre tract, to an angle point of this herein described tract;
38. N 82°56'02" W - 96.34 feet, along and with the Southeast line of said 122.49 acre tract, to a point at an interior ell corner of said 122.49 acre tract and for the Northwest corner of this herein described tract;

**THENCE:** N 52°01'05" E — 1,574.41 feet, along and with the South line of said 122.49 acre tract and generally with a barbed wire fence, to the **POINT OF BEGINNING**, containing 27.118 acres, (1,181.250 SQ. FT.) of land more or less.