

NOV 10 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

NOTICE OF FORECLOSURE SALE

November 10, 2025

Deed of Trust: ("Deed of Trust"):

Dated: February 28, 2025

Grantor: M's on Main Street LLC

Trustee: Justin L. Beckham

Lender/Beneficiary: KALU Holdings LLC

Recorded in: Instrument No. 2025-001808, Official Public Records, Van Zandt
County, Texas

Secures: Promissory Note dated February 28, 2025, executed by M's on Main
Street LLC, payable to KALU Holdings LLC, in the original principal
amount of \$204,000.00

Substitute Trustee: Keller Herrin
Address: 1312 Caprock Dr. Forney, TX 75126
Phone: 713-248-7965

Property Address: 116 & 120 N. Main Street, Grand Saline, Texas 75140

Legal Description: TRACT ONE:

All that certain lot, tract or parcel of land within the S. Bell,
Survey, Abstract No. 46, Van Zandt County, Texas, and being a part of Lot
Nos. 12, 13, 14, and 15, in Block 15 in the Town of Grand Saline, Texas,
conveyed to Kalu Holdings LLC know as Tract 3, as described and
recorded in Document No. 2022-006000 of the Deed Records of Van
Zandt County, Texas. Said 0.067 acre tract being more particularly
described as follows:

Bearings are based on the Texas State Plane Coordinate System,
Texas North Central Zone 4202, N.A.D. 1983;

BEGINNING at the Northwest corner of a building, being the
Northwest corner of said Lot 15, being on the South Right-of-Way of an

alley, being on the East Right-of-Way of North Main Street, being the Northwest corner of herein described tract;

THENCE N 90°00'00" E with the North line of said Lots 15, 14, 13, and 12 a distance of 100.00 feet to a 1/2" iron rod set for the Northeast corner of herein described tract, same being the Northeast corner of said Lot 12, being on the South Right-of-Way of an alley;

THENCE S 00°00'00" E with the East line of said Lot 12 a distance of 29.23 feet to a 1/2" iron rod set for the Southeast corner of herein described tract;

THENCE N 89°58'23" W across said Lots 12, 13, 14, and 15 a distance of 100.20 feet to a building corner found for the Southwest corner of herein described tract, being on the West line of said Lot 15 and being on the East Right-of-Way of North Main Street;

THENCE N 00°23'06" E with the East Right-of-Way of North Main Street a distance of 29.18 feet to the POINT OF BEGINNING AND CONTAINING 0.067 ACRES OF LAND.

TRACT TWO:

All that certain lot, tract or parcel of land within the S. Bell, Survey, Abstract No. 46, Van Zandt County, Texas, and being a part of Lot Nos. 12, 13, 14, and 15, in Block 15 in the Town of Grand Saline, Texas, conveyed to Kalu Holdings LLC know as Tract 4, as described and recorded in Document No. 2022-006000 of the Deed Records of Van Zandt County, Texas. Said 0.048 acre tract being more particularly described as follows:

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983;

BEGINNING at the Northwest corner of a building, being on the West line of said Lot 15, being on the East Right-of-Way of North Main Street, being the Northwest corner of herein described tract, from which the Northwest corner of said Lot 15 bears N 00°23'06" E at a distance of 29.18 feet;

THENCE S 89°58'23" E across said Lots 15, 14, 13, and 12 a distance of 100.20 feet to a 1/2" iron rod set for the Northeast corner of herein described tract;

THENCE S 00°00'00" E with the East line of said Lot 12 a distance of 20.83 feet to a 1/2" iron rod set for the Southeast corner of herein described tract;

THENCE N 89°48'21" W across said Lots 12, 13, 14, and 15 a distance of 100.54 feet to a building corner found for the Southwest corner of herein described tract, being on the West line of said Lot 15 and being on the East Right-of-Way of North Main Street;

THENCE N 00°58'15" E with the East Right-of-Way of North Main Street a distance of 20.54 feet to the POINT OF BEGINNING AND CONTAINING 0.048 ACRES OF LAND.

Foreclosure Sale:

Date of Sale: Tuesday, December 2, 2025

Time of Sale: Beginning at 10:00 a.m. local time or within three hours thereafter.

Place of Sale: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, Texas, at the area designated for foreclosure sales.

Terms: 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.* The sale will be AS IS, WHERE IS, WITHOUT WARRANTY, EXPRESS OR IMPLIED. The Substitute Trustee reserves the right to set minimum bid increments and to announce additional terms before the sale.

Default: Borrower defaulted under the Note and Deed of Trust by failing to make the payment due August 14, 2025, and all subsequent payments, and by failing to maintain required insurance. Notice of default and opportunity to cure was mailed via certified mail on September 15, 2025. The defaults were not cured. The entire indebtedness was accelerated on September 15, 2025.

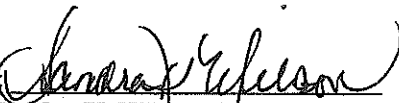
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

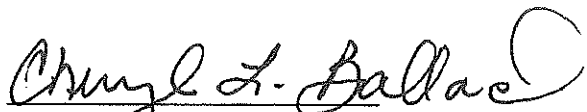
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Substitute Trustee will deliver a Trustee's Deed to the purchaser without warranty. Purchaser assumes all ad valorem taxes and other liabilities.

EXECUTED November 10, 2025.

KALU HOLDINGS LLC

By: 
Sandra K. Wilson, Manager

By: 
Cheryl L. Ballard, Manager

Keller Herrin

By: 
Keller Herrin
Substitute Trustee
1312 Caprock Dr. Forney, TX 75126
713-248-7965