

FILED
at 10:44 o'clock AM

JUL 11 2025

Nancy E. Ritten
County Clerk, Williamson Co., TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 11, 2025

NOTE: Real Estate Lien Note described as follows:

Date: April 26, 2024

Maker: Brian Westgard

Payee: USAM Fund 3, LLC,
A Texas Limited Liability Company

Original
Principal
Amount: \$224,250.00

DEED OF TRUST: Deed of Trust described as follows:

Date: April 26, 2024

Grantor: Brian Westgard

Trustee: Steven S. Newsom, Trustee

Beneficiary: USAM Fund 3, LLC,
A Texas Limited Liability Company

Recorded: Document Number **2024034010**, in the Official Public Records of
Williamson County, Texas.

LENDER: USAM Fund 3, LLC,
A Texas Limited Liability Company

BORROWER: Brian Westgard

PROPERTY: The real property described as follows:

Lot 11, Block E, REMINGTON HEIGHTS, PHASE 2, SECTION A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet P, Slide 258, of the map and/or plat records, Williamson County, Texas.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

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

August 5, 2025, the first Tuesday of the month, to commence at **10:00 AM**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **AT THE NORTHEAST SIDE OF THE JUSTICE CENTER ANNEX AT 405 MARTIN LUTHER KING, GEORGETOWN, TEXAS, 78626 IN WILLIAMSON COUNTY, TEXAS, OR, IF THE PRECEDING AREA(S) IS/ARE NO LONGER THE AREA(S) DESIGNATED BY THE WILLIAMSON COUNTY COMMISSIONER'S COURT, AT THE AREA MOST RECENTLY DESIGNATED BY THE WILLIAMSON COUNTY COMMISSIONER'S COURT.**

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.

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

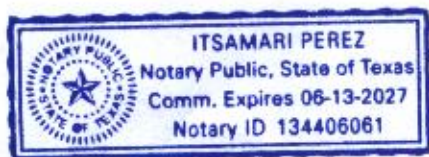
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS**.

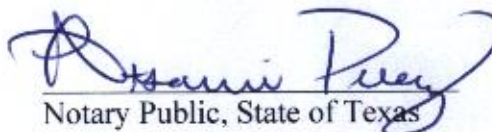
EXECUTED as of **July 11, 2025**.


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **11th** day of **July 2025**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.




Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731