FILED 10/22/2026 03:17:20 PM FRCL-2026-8002 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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NOTICE OF SUBSTITUTE TRUSTEE'S 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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of December, 2026
Time: 10am or not later than three hours after that time
Place: AT The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER S OFFICE in Harris County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTURMENT TO BE FORECLOSED:

Date:	February 14, 2023
Grantor(s):	TARPON WISEMAN AND CHARLSIE WISEMAN, HUSBAND AND WIFE
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Envoy Mortgage, LTD., its successors and assigns
Original Principal:	$1,360,000.00
Recording Information:	Deed Inst.# RP-2023-54815,
Current Mortgagee/Beneficiary:	NewRez LLC
Secures:	The Promissory Note (the "Note") in the original principal amount of $1,360,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County:	Harris
Property Description:	(See Attached Exhibit "A")
Property Address:	14123 Bluebird Lane, Houston, TX 77079
Condition and Important Recitals:	Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer:	NewRez, LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address:	75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 25-02045TX

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit https://fincen.foreclosurehotline.net/. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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.

/s/ Maisyn Oliver
Maisyn Oliver - Bar #: 24130719
Attorney for NewRez LLC

Maisyn.Oliver@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 1320 Greenway Drive, Suite 780 Irving, TX 75038. I declare under penalty perjury that October 22, 2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, **1320 Greenway Drive, Suite 780 Irving, TX 75038**

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EXHIBIT "A"

ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NICHOLAS JAMES POTTER AND JACQUELINE ANN POTTER RECORDED IN COUNTY CLERK'S FILE NO. 20100478265 OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, BEING TWO TRACTS OF LAND CONTAINING 0.3575 ACRE (15,572 SQUARE FEET) KNOWN AS TRACTS I AND II, BEING OUT OF CERTAIN TRACT FOUR OF THE A.J. BAUER PARTITION OF 180.78 ACRE TRACT RECORDED IN VOLUME 1905, PAGE 106 OF THE HARRIS COUNTY DEED (H.C.D.R.) SITUATED IN THE W.G. PERKINSON SURVEY, ABSTRACT NO. 623, IN HARRIS COUNTY TEXAS. SAID TRACTS I AND II, BEING THOSE SAME TRACTS RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBERS (H.C.C.F. NO.) K701468 AND M020232 RESPECTIVELY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA ON BOTH TRACTS I AND II. SAID 0.3575 ACRE (TRACTS I AND II) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN H.C.C.F. NO(S). K701468 AND M020232)

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID TRACT FOUR:

THENCE S 00° 28' 00" E, ALONG WITH THE EAST LINE OF SAID TRACT FOUR, A DISTANCE OF 746.53 FEET TO A ½" IRON ROD WITH CAP STAMPED "TRI-TECH SURVEYING" FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF BLUEBIRD LANE (60 FEET R.O.W.) MARKING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF SAID TRACT I AND THE NORTHWEST CORNER OF NAGER'S TRACT RECORDED IN COUNTY CLERK'S FILE NO. D233701, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS;

THENCE S 00° 28' 00" E, ALONG THE EAST LINE OF SAID TRACT FOUR, TRACT I, II, AT 86.00 FEET PASS THE SOUTHEAST CORNER OF SAID TRACT I AND THE NORTHEAST CORNER OF SAID TRACT II AND CONTINUING A TOTAL DISTANCE OF 163.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT II, FROM WHICH A FENCE CORNER POST BEARS N 32° 49' W, 0.6 FEET;

THENCE S 89° 27' 50" W, ALONG THE SOUTH LINE OF SAID TRACT II, A DISTANCE OF 107.81 FEET TO A FENCE CORNER POST MARKING THE SOUTHWEST CORNER OF SAID TRACT II AND THE SOUTHEAST CORNER OF REID'S TRACT RECORDED IN H.C.C.F. NO. P724463;

THENCE N 00° 34' 48" W, ALONG THE COMMON LINE OF SAID REID'S TRACT II, A DISTANCE OF 50.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 4052532444" SET ON THE SOUTH LINE OF A CERTAIN CALLED COMMON AREA RECORDED IN H.C.C.F. NOS. K701468 AND M020232 MARKING THE WESTERLY NORTHWEST CORNER OF SAID TRACT II AND THE EASTERLY NORTHEAST CORNER OF SAID REID'S TRACT;

THENCE N 89° 29' 00" E, ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID TRACT II, A DISTANCE OF 18.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 4052532444" SET FOR AN INTERIOR CORNER OF SAID TRACT II AND THE SOUTHEAST CORNER OF SAID COMMON AREA;

THENCE N 00° 34' 48" W, ALONG THE COMMON LINE OF SAID COMMON AREA, TRACT I AND II, AT 27.00 FEET PASS A 5/8" IRON ROD FOUND AT THE NORTHERLY NORTHWEST CORNER OF SAID TRACT II AND THE SOUTHWEST CORNER OF SAID TRACT I AND CONTINUING A TOTAL DISTANCE OF 113.00 FEET TO A 5/8" IRON ROD FOUND ON THE SOUTH R.O.W. LINE OF AFORESAID BLUEBIRD LANE MARKING THE NORTHWEST CORNER OF SAID TRACT I, SAME BEING THE NORTHEAST CORNER OF SAID COMMON AREA;

THENCE N 89° 29' 00" E, ALONG THE NORTH LINE OF SAID TRACT I AND SAID SOUTH R.O.W. LINE, A DISTANCE OF 90.13 FEET TO THE POINT OF BEGINNING CONTAINING 0.3575 ACRE OF LAND.

TRACT III: COMMON AREA (0.0934 ACRE) (Easement Interest)

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A TRACT OF LAND CONTAINING 0.0934 ACRE (4,068 SQUARE FEET) KNOWN AS COMMON AREA, BEING OUT OF THAT CERTAIN TRACT FOUR OF THE A.J. BAUER PARTITION OF 180.78 ACRE TRACT RECORDED IN VOLUME 1905, PAGE 106 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SITUATED IN THE W.G. PERKINSON SURVEY, ABSTRACT NO. 623, IN HARRIS COUNTY, TEXAS. SAID 0.934 ACRE TRACT, BEING THAT SAME TRACT RECORDED IN HARRIS COUNTY, TEXAS.SAID 0.0934 ACRE TRACT, BEING THAT SAME TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBERS (H.C.C.F NO.) K701468 AND N020232. SAID 0.0934 ACRE (COMMON AREA) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN H.C..C.F. NOS. K701468 AND M020232)

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID TRACT FOUR:

THENCE S 00° 28' 00" E, ALONG WITH THE EAST LINE OF SAID TRACT FOUR, A DISTANCE 746.53 FEET TO 1/2' IRON ROD WITH CAP STAMPED "TRI-TECH SURVEYING" FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF BLUEBIRD LAND (60 FEET R.O.W.) MARKING THE NORTHEAST CORNER OF AFORESAID TRACT I;

THENCE S 89° 29' 00" W, ALONG WITH THE NORTH LINE OF SAID TRACT 1 AND SAID SOUTH R.O.W. LINE, A DISTANCE OF 90.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED COMMON AREA, SAME BEING THE NORTHWEST CORNER OF SAID TRACT I;

THENCE S 00° 34' 48" E, ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED COMMON AREA AND TRACTS I AND II, AT 86.00 FEET PASS THE NORTHERLY NORTHWEST CORNER OF SAID TRACT II, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT I AND CONTINUING A TOTAL DISTANCE OF 113.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 405253244" SET FOR AN INTERIOR CORNER OF SAID TRACT II, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT II, SAME BEING THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED COMMON AREA TRACT;

THENCE S 89° 29' 00" W, ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED COMMON AREA, TRACT II AND REID'S TRACT RECORDED IN H.C.C.F. NO. P724463, A DISTANCE OF 36.00 FEET TO THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED COMMON AREA TRACT, SAME BEING AN INTERIOR OF SAID REID'S TRACT;

THENCE N 00° 34' 48" W, ALONG WITH THE WEST LINE OF SAID HEREIN DESCRIBED COMMON AREA TRACT, A DISTANCE OF 113.00 FEET TO THE SOUTH R.O.W. LINE OF AFORESAID BLUEBIRD LANE FOR THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED COMMON AREA TRACT;

THENCE N 89° 29' 00" E, ALONG WITH THE NORTH LINE OF SAID HEREIN DESCRIBED COMMON AREA TRACT AND SAID SOUTH R.O.W. LINE, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.0934 ACRES OF LAND.

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