

FILED  
AT 12:02 O'CLOCK P.M.

MAR 10 2026

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By SA

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: March 30, 2020

Grantor(s): Robert Dwayne Wankan and Laura Wankan

Beneficiary: Austin Bank, Texas N.A.

Substitute Trustee: Drew Gillen

Recording Information: Deed of Trust recorded in Document No. 2020-393049, of the Official Public Records of Angelina County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All of that certain lot, tract or parcel of land situated in Angelina County, Texas which is more particularly described on what is attached hereto as Exhibit "A" and incorporated therein for all purposes.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: April 7, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Angelina County Courthouse Annex in Lufkin, Texas, at the following location:  
  
211 E. Shepherd Ave., Lufkin, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at

the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property “AS IS” without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Robert Dwayne Wankan and Laura Wankan. The deed of trust is dated March 30, 2020, and is recorded in the office of the County Clerk of Angelina County, Texas, in Document No. 2020-393049, of the Official Public Records of Angelina County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the March 30, 2020 promissory note in the original principal amount of \$700,000.00, executed by Robert Dwayne Wankan and Laura Wankan, and payable to the order of Austin Bank, N.A.; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Austin Bank, N.A. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Austin Bank, N.A., Attention: Todd Harris, telephone 903-381-9537.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 5, 2026



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Drew Gillen, Substitute Trustee  
2381 Oak Alley  
Tyler, Texas 75703  
Tel: (903) 535-2900  
Fax: (903) 533-8646  
drew@gillenandgillen.com

**Notice to Members of the Armed Forces of the United States:**

**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.**

Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the T. CRAWFORD SURVEY, ABSTRACT NO. 154 and being a part or portion of that certain 21.07 acre tract described in a Deed from Mamie Russell to Clem O. Strange, et ux dated October 1, 1891 and recorded in Volume 906 on Page 645 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to 21.07 acre tract, a ½" pipe found for corner in the South boundary line of that certain 40.397 acre tract described in a Deed from W. E. Alexander, et al to M. T. Alexander, Jr. dated March 12, 1979 and recorded in Volume 487 on Page 311 of the Deed Records of Angelina County, Texas, and the East boundary line of that certain 13.75 acre tract described in a Deed from Loyd Finch, et ux to Clint Alexander dated May 21, 1992 and recorded in Volume 876 on Page 801 of the Real Property Records of Angelina County, Texas, said pipe witnessed by a 7" Post Oak (old) bearing S 76° E 28.3 feet and a 10" Post Oak (old) bearing N 89° E 30.5 feet;

THENCE N 89° 53' 30" E with the North boundary line of the said 21.07 acre tract and the South boundary line of the said 40.397 acre tract, at 1460.63 feet the Northeast corner of the said 21.07 acre tract, a ½" pipe found for corner in the West right-of-way line of F.M. Highway No. 2021, said pipe witnessed by a 12" Pine (old) bearing N 14° W 19.0 feet and a 14" Red Oak (old) bearing S 60° W 17.8 feet;

THENCE Southwesterly with a 05° 45' 30" curve to the left (Central Angle = 36° 27' 29" Radius = 995.02 feet with Long Chord bearing and Distance = S 52° 44' 11" W 822.52 feet) with the East boundary line of the said 21.07 acre tract and the West right-of-way line of the said F.M. Highway No. 2021 (80 feet right-of-way), at 833.15 feet a ½" pipe set for corner witnessed by a 12" Pine bearing N 17° E 7.1 feet and a 16" Post Oak bearing N 48° E 31.9 feet;

THENCE S 89° 53' 30" W, at 967.32 feet intersect the West boundary line of the said 21.07 acre tract and the East boundary line of the aforesaid 13.75 acre tract, a ½" pipe set for corner in a branch, said pipe witnessed by a 6" Water Oak bearing N 15° E 9.5 feet and a 5" Humbeam bearing N 83° W 6.6 feet;

THENCE N 00° 19' 28" E with the West boundary line of the said 21.07 acre tract and the East boundary line of the said 13.75 acre tract, at 376.00 feet the point and place of beginning and containing 10.00 acres of land, more or less.