

THE DISTRICT COURT, 2<sup>ND</sup> JUDICIAL DISTRICT  
BECKHAM COUNTY, OKLAHOMA  
COURTHOUSE, SAYRE, OKLAHOMA

First National Bank and Trust of Elk City,	:	
	:	
	:	
Plaintiff,	:	
	:	
v.	:	No. CJ-2025-136
	:	
Dennis Ferguson; Jennifer Ferguson; and County Treasurer of Beckham County, Oklahoma,	:	
	:	
	:	
Defendants.	:	

NOTICE OF SHERIFF'S SALE

TO THE GENERAL PUBLIC AND TO ALL PERSONS OR OTHER ENTITIES AND THEIR UNKNOWN SUCCESSORS HAVING OR CLAIMING AN INTEREST IN THE HERINAFTER DESCRIBED PROPERTY, WHICH SPECIFICALLY INCLUDES, WITHOUT LIMITATION, THE ABOVE NAMED DEFENDANTS:

Notice is hereby given that on July 7, 2026, at 10:00 A.M. at the West front door of the Courthouse of Beckham County at Sayre, Oklahoma, the undersigned Sheriff of Beckham County will offer for sale and sell for cash to the highest bidder the following described real estate located in Beckham County, Oklahoma, to-wit:

Lot 9 in Block 3 of the Bellaire Addition to the City of Elk City, Oklahoma; less and except all of the oil, gas and other minerals, ("Mortgaged Property No. 1"),

together with all improvements located thereon and appurtenances thereto, subject to delinquent ad valorem taxes, if any, said property having been duly appraised at \$146,000. This Notice of Sheriff's Sale supersedes the Notice of Sheriff's Sale filed in the above entitled cause on March 19, 2026, which sale was recalled.

Said sale will be held pursuant to Second Special Execution and Order of Sale in Foreclosure issued in accordance with the Order of the District Court of Beckham County directing that the above described real estate be readvertised and sold to satisfy judgments and mortgage liens in favor of the plaintiff totaling \$101,065.07 with interest as set forth in such judgment entered on February 25, 2026, by the Court in the above entitled cause; and for all costs of said action, including attorney fees and other costs in connection therewith.

Dated this June 2, 2026.

DEREK MANNING, SHERIFF,  
BECKHAM COUNTY, OKLAHOMA

By: Morgan Combs  
Deputy

ATTORNEY FOR PLAINTIFF:

Scott Meacham, OBA#13216  
CROWE & DUNLEVY  
324 N. Robinson, Suite 100  
Oklahoma City, OK 73102  
(405)235-7747