

Courts desk

Muskogee County · OK

Trustee / foreclosure sale notice



Muskogee County Sheriff's Foreclosure Sale: Muskogee County Section 4 — Auction November 5, 2026

Public paper · October 4, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Muskogee County sheriff's foreclosure sale under a court judgment scheduled November 5, 2026 at 10:00 AM — Muskogee County Section 4. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published sheriff's foreclosure sale under a court judgment notice schedules a foreclosure auction for real property in Muskogee County, OK. The sale is set for November 5, 2026 at 10:00 AM at 2nd floor, Courtroom 3, Muskogee County Courthouse, Muskogee, Oklahoma.

Property and parties named in the notice

- Street address believed: Muskogee County Section 4, Township 15 North, Range 15 East (Lot Four / NW/4 NW/4, less excepted tracts; 2019 manufactured home; no street address in the notice) (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Muskogee County, OK.
- Grantor / borrower of record (as named): William Jackson Ladd and Kristi Leann Ladd.
- Current mortgagee / judgment creditor (as named): MidFirst Bank.
- File / TS / case reference: CJ-2025-39.

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.

- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

Sources

1. Muskogee Phoenix alias notice of sheriff's sale (published September 10 and 17, 2026) — sale November 5, 2026, 2nd floor, Courtroom 3, Muskogee County Courthouse, Muskogee, Oklahoma; property Muskogee County Section 4, Township 15 North, Range 15 East (Lot Four / NW/4 NW/4, less excepted tracts; 2019 manufactured home; no street address in the notice). <https://marketplace.muskogee-phoenix.com/muskogee-ok/public-notices/published-in-the-muskogee-pho/AC1E05691639202B7BgUMyCC2008>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

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Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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