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Life Estate**

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\$26,462.00
Texhoma OK 73949

319 North Third.
\$27,418.00
Texhoma OK 73949

Can be purchased
together or separately
580-817-0005

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Northridge Shopping Center Guymon, OK
(580) 338-8898
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Wed 10 AM - 6 PM

Published in the Guymon Daily Herald, Thursdays,
July 3, July 10, & July 17, 2025. 3th

TS No. NR-53325-OK
U.S. Department Of Housing And Urban Development
Notice Of Default And Foreclosure Sale
Recorded in accordance with 12 USCA 3764 (c)
APN 6595 Whereas, on 3/2/2011, a certain Mortgage
was executed by Tony Roybal and Mary Ann
Roybal as mortgagor in favor of Mortgage Electronic
Registration Systems, Inc., (MERS) As
Nominee For Plaza Home Mortgage, Inc. Its
Successors And/Or Assigns as lender, and None
Shown as trustee, and was recorded on
4/12/2011, as Instrument No. I-2011-001086, in
Book 001228, Page 509, in the Office of the
County Recorder of Texas County, Oklahoma; and
Whereas, the Mortgage was insured by the United
States Secretary of Housing and Urban Development
(the Secretary) pursuant to the National
Housing Act for the purpose of providing single
family housing; and Whereas, the beneficial
interest in the Mortgage is now owned by the Secretary,
pursuant to an Assignment of Mortgage
dated 11/13/2018, recorded on 11/13/2018, as instrument
number I-2018-003191, book 1390, page
0792-0792, in the Office of the County Recorder,
Texas County, Oklahoma; and Whereas, a default
has been made in the covenants and conditions of
the Mortgage in that the payment due on
10/19/2024, was not made due to a borrower dies
and the property is not the principal residence of at
least one surviving borrower and remains wholly
unpaid as of the date of this notice, and no payment
has been made sufficient to restore the loan to
currency; and Whereas, the entire amount delinquent
as of 10/19/2024 is \$112,112.01; and Whereas,
by virtue of this default, the Secretary has declared
the entire amount of the indebtedness secured by
the Mortgage to be immediately due and payable;
Now Therefore, pursuant to powers vested in me
by the Single Family Mortgage Foreclosure Act of
1994, 12 U.S.C. 3751 et seq., by 24 CFR part
27, subpart B, and by the Secretary's designation
of Nationwide Reconveyance, LLC as Foreclosure
Commissioner (see attached), notice is hereby given
that on 7/30/2025 at 10:00 AM local time, all real and
personal property at or used in connection with the
following described property will be sold at public
auction to the highest bidder: Legal Description: All
of Lot Four (4) in Block Eight (8) in Baker Brothers
Northside Addition to the Town of Hooker, Texas
County, Oklahoma. Commonly known as: 207
Texas Street, Hooker, OK 73945 The sale will be
held Outside the County Courthouse located at
319 N Main Street, Guymon, OK 73942. The Secretary
of Housing and Urban Development will bid an
estimate of \$121,291.18. There will be no proration
of taxes, rents or other income or liabilities, except
that the purchaser will pay, at or before closing,
his prorata share of any real estate taxes that have
been paid by the Secretary to the date of the
foreclosure sale. When making their bids, all
bidders except the Secretary must submit a deposit
totaling \$12,129.12 [10% of the Secretary's bid]
in the form of a certified check or cashier's check
made out to the Secretary of HUD. Each oral bid
need not be accompanied by a deposit. If the
successful bid is oral, a deposit of \$12,129.12 must
be presented before the bidding is closed. The
deposit is nonrefundable. The remainder of the
purchase price must be delivered within 30 days
of the sale or at such other time as the Secretary
may determine for good cause shown, time being
of the essence. This amount, like the bid deposits,
must be delivered in the form of a certified or
cashier's check. If the Secretary is the high bidder,
he need not pay the bid amount in cash. The
successful bidder will pay all conveyancing fees,
all real estate and other taxes that are due on or
after the delivery of the remainder of the payment
and all other costs associated with the transfer of
title. At the conclusion of the sale, the deposits of
the unsuccessful bidders will be returned to them.
The Secretary may grant an extension of time
within which to deliver the remainder of the
payment. All extensions will be for 15-day increments
for a fee of \$500.00, paid in advance. The extension
fee shall be in the form of a certified or cashier's
check made payable to the Secretary of HUD. If
the high bidder closes the sale prior to the expiration
of any extension period, the unused portion of
the extension fee shall be applied toward the
amount due. If the high bidder is unable to close
the sale within the required period, or within any
extensions of time granted by the Secretary, the
high bidder may be required to forfeit the cash
deposit or, at the election of the foreclosure
commissioner after consultation with the HUD Field
Office representative, will be liable to HUD for any
costs incurred as a result of such failure. The
commissioner may, at the direction of the HUD
field office Representative, offer the Property to the
second highest bidder for an amount equal to the
highest price offered by that bidder. There is no
right of redemption, or right of possession based
upon a right of redemption, in the mortgagor or
others subsequent to a foreclosure completed
pursuant to the Act. Therefore, the Foreclosure
commissioner will issue a Deed to the purchaser(s)
upon receipt of the entire purchase price in
accordance with the terms of the sale as provided
herein. HUD does not guarantee that the property
will be vacant. The amount that must be paid if
the Mortgage is to be reinstated prior to the
scheduled sale is \$121,291.18, as of 7/29/2025,
plus all other

amounts that would be due under the mortgage
agreement if payments under the mortgage had
not been accelerated, advertising costs and post-
age expenses incurred in giving notice, mileage by
the most reasonable road distance for posting no-
tices and for the Foreclosure Commissioner's at-
tendance at the sale, reasonable and customary
costs incurred for title and lien record searches,
the necessary out-of-pocket costs incurred by the
Foreclosure Commissioner for recording docu-
ments, a commission for the Foreclosure Commis-
sioner, and all other costs incurred in connection
with the foreclosure prior to reinstatement. Date:
6/19/2025 Nationwide Reconveyance, LLC U.S.
Dept. of HUD Foreclosure Commissioner By: /s/
Rhonda Rorie, AVP
rr@nationwidereconveyance.com 9665 Ches-
apeake Dr., Ste 365, San Diego, CA 92123 (844)
252-6972 Fax (844) 252-6972 A notary public or
officer completing this certificate verifies only the
identity of the individual who signed the document
to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that docu-
ment. State of California County of San Diego On
6/19/2025 before me, C. Stewart, a Notary Public,
personally appeared Rhonda Rorie who proved to
me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that
he/she/they executed the same in his/her/their au-
thorized capacity(ies), and that by his/her/their sig-
nature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted,
executed the instrument. I certify under Penalty Of
Perjury under the laws of the State of California
that the foregoing paragraph is true and correct.
Witness my hand and official seal Signature /s/ C.
Stewart Notary Public My Commission Expires
Sep 25, 2027 U.S. Department Of Housing And
Urban Development Fort Worth Regional Office,
Region VI Office of Regional Counsel 307 W 7th
Street, Ste. 1000 Fort Worth, TX 76102 Phone:
817-978-5987 Fax: 817-978-5563 April 12, 2023
Foreclosure Commissioner Designation To: Na-
tionwide Reconveyance, LLC Attn: Jason C. Tat-
man 5677 Oberlin Drive, Suite 210 San Diego, CA
92121 Pursuant to Section 850 of the Single Fam-
ily Mortgage Foreclosure Act of 1994 (the "Act"),
and the Delegation of Authority published in 76 FR
42466 on July 18, 2011, you are hereby designat-
ed as a Foreclosure Commissioner to act on be-
half of the Secretary of Housing and Urban De-
velopment to conduct nonjudicial foreclosures in
the State of Oklahoma of the mortgages that may
be referred to you by the Department of Housing
and Urban Development ("HUD") including cases
under Title I, Title II, and Section 312. A copy of
the Act, as codified at 12 U.S.C. §§ 3751-3768
and the federal regulations (24 CFR 27, Subpart
B, the "Regulations") applicable to your designa-
tion are available online through the Government
Printing Office website. Foreclosures HUD refers
to you are to be conducted pursuant to the Act,
the Regulations, and the instructions that HUD will
give to you at the time of referral. HUD will pay
you a commission for a completed foreclosure of
\$1,050 (a "Commission"). HUD will pay you a per-
centage of the Commission for cases that HUD
withdraws, based on the following: * 20% of Com-
mission for work completed if withdrawn prior to
"service" of Notice of Foreclosure and Sale * 80%
of Commission for work completed if withdrawn
after "service" of Notice of Foreclosure and Sale
but prior to foreclosure sale, including the start of
publication, or posting if required. As a Foreclos-
ure Commissioner, you are a fiduciary of the Sec-
retary and not an employee of the Department of
Housing and Urban Development or of the Feder-
al Government. You will be responsible for your
actions as any other fiduciary. This designation is
effective immediately and may be revoked by HUD
with or without cause pursuant to the Act. An or-
iginal and two copies of this Designation are en-
closed. Please sign and date them, providing your
Tax Identification or Social Security Number, and
return one copy to Sakeena M. Adams at 307 W
7th Street, Ste 1000, Fort Worth, TX 76102. By: /s/
Sakeena M. Adams, Deputy Regional Counsel Ac-
ceptance Of Designation I, Jason Tatman, hereby
accept designation as a Foreclosure Commissioner
and agree to abide by the provisions of my ap-
pointment, the Act referred to above, the regula-
tions, and the Instructions as provided to me by
HUD. Date 4.14.2023 Name of Firm Nationwide
Reconveyance, LLC By: /s/ Jason Tatman Tax I.D.
or Social Security No. 46-4373386 A notary public
or other officer completing this certificate verifies
only the identity of the individual who signed the
document, to which this certificate is attached, and
not the truthfulness, accuracy, or validity of that
document. State of California County of San Diego
On 4/14/2023 before me, Dana Renee Stewart, a
notary public, personally appeared Jason C. Tat-
man who proved to me on the basis of satisfact-
ory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and ac-
knowledgeed to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument. I
certify under Penalty Of Perjury under the laws of
the State of California that the foregoing para-
graph is true and correct. Witness my hand and of-
ficial seal. Signature: /s/ Dana Renee Stewart My
Commission Expires September 24, 2026

Published in the Guymon Daily Herald, Thursdays,
July 3, July 10, & July 17, 2025. 3th

**IN THE DISTRICT COURT OF TEXAS COUNTY
STATE OF OKLAHOMA**

DISCOVER BANK
CASE NO.CS-2025-23
Plaintiff,

vs.

MARK D HAWKINS
Defendant

NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO:
MARK D HAWKINS

The Sheriff of TEXAS County, Oklahoma,
Greetings:

You will take notice that the Plaintiff, DISCOVER
BANK, filed its petition in the District Court of
TEXAS County, Oklahoma, against the above-
captioned Defendant, MARK D HAWKINS, seek-
ing a money judgment against Defendant, MARK
D HAWKINS in the amount of \$9370.95, with post-
judgment interest at the statutory rate, and costs
of this action, and unless Defendant answers said
petition on or before the 3 rd day of September,
2025, said petition will be taken as true and judg-
ment will be rendered for Plaintiff for \$9370.95,
with post-judgment interest at the statutory rate,
and costs of this action.

Dated this 12th day of June, 2025.

COURT CLERK
BY: M. RENEE ELLIS
Court Clerk

/s/Stephen L. Bruce
Stephen L. Bruce, OBA #1241
Everette C. Altdoerffer, OBA #30006
Leah K. Clark, OBA #31819
Roger M. Coil, OBA #17002
Attorneys for Plaintiff
P.O. Box 808
Edmond, Oklahoma 73083-0808
(405) 330-4110
brucelaw@sbrucelaw.com

Published in the Guymon Daily Herald, Thursday,
July 10, 2025. 1th

Texas County, Oklahoma
COUNTY PURCHASING OFFICE
Texas County Court House
PO Box 197, 319 N. Main
Guymon, Oklahoma 73942
Phone: (580) 338-3233

INVITATION TO BID

BID NUMBER 1-25-26

BID CLOSING DATE AND HOUR
7-28-2025 @11:00 a.m.

TERMS:
7-28-2025 through 6-30-2026

Rock and Delivery of Rock

We are an equal employment opportunity/affirmat-
ive action employer.

The Commissioners reserve the right to reject any
or all bids and to accept the bid deemed most ad-
vantageous to the County.

- TERMS AND CONDITIONS**
1. Sealed bids will be opened in the Commis-
sioner's Conference Room, Texas County Court-
house, Guymon, Oklahoma, at the time and date
shown on the invitation to bid form.
 2. Late bids will not be considered. Bids must be
received in sealed envelopes (one to an envelope)
With bid number and closing date written on the
outside of the envelope.
 3. Unit prices will be guaranteed correct by the
bidder.
 4. Firm prices will be F.O.B. destination.
 5. Purchases by Texas County, Oklahoma, are
not subject to state or federal taxes.
 6. This bid is submitted as a legal offer and any
bid when accepted by the County constitutes a
firm contract.
 7. Oklahoma laws require each bidder submit-
ting a bid to a county for goods or services to fur-
nish a notarized sworn statement of non-collusion.
A form is supplied.
 8. Bids will be firm until **30 days.**

Published in the Guymon Daily Herald, Thursdays,
July 3, July 10, & July 17, 2025. 3th

**IN THE DISTRICT COURT OF TEXAS COUNTY
STATE OF OKLAHOMA**

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
v.
Juan Bocanegra, et al,
Defendant(s).
Case No. CJ-2024-38

AMENDED NOTICE BY PUBLICATION

DEFENDANT(S): Unknown Spouse, if any, of Jan
Lea Flanagan,

The above stated Defendant(s) will take notice
that the Plaintiff, U.S. BANK NATIONAL ASSOCI-
ATION, filed its Petition in Foreclosure in the Dis-
trict Court of Texas County, State of Oklahom a,
on August 1, 2024, against the above stated De-
fendant(s), and said Defendant(s) must answer
said Petition on or before the 15 th day of August,
2025, or said Petition will be taken as true, and a
judgment will be rendered in said action against
the above named Defendant(s), foreclosing their
interest in the foll owing described real estate, to
wit:

**LOTS EIGHTEEN (18), NINETEEN (19), AND
TWENTY (20), BLOCK TWENTY-ONE (21), ORI-
GINAL TEXAHOMA, TEXAS COUNTY, OK-
LAHOMA, ACCORDING TO THE RECORDED
PLAT THEREOF**

And a judgment will be rendered on the prom-
is-ory note against the Defendant(s), Juan
Bocanegra, adjudging t hat default has been made
in said note and mortgage, and that Plaintiff has
a valid, prior and superior mortgage lien on said real
estate in the total principal amount of \$ 81,621.44,
with applicable interest at 3.25000%, late charges
as provided in the note, and any amounts which
Plaintiff may be required to advance for payment
of taxes, insurance or preservation of the subject
property, together with costs of this action, for all
of which judgment will be taken. Also, a judgment
will be rendered against Defendant(s), adjudging
any right, title or interest in and to the subject
property claimed by said Defendant(s) to be junior
and inferior to the mortgage lien and judgment of
Plaintiff, and that upon confirmation of such sale,
all Defendants herein, and all persons claiming by,
through or under them since the commencement
of this action be forever barred, foreclosed and en-
joined from asserting or claiming any right, title,
interest, estate or equity of redemption in or to said
premises, or any part thereof.

Dated this 9th day of June 2025.
Court Clerk of Texas County:
/s/ M. Renee Ellis

/s/ Joseph H. Rogers, III
Joseph H. Rogers, III, OBA# 21541
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350
Dallas, Texas 75254
Phone: 1-800-766-7751
Fax: (405) 285-8951
Email: okfc@bonialpc.com
File: BOCJUBSB
Attorneys for Plaintiff

**THIS IS A COMMUNICATION FROM A DEBT
COLLECTOR. THIS IS A COMMUNICATION TO
COLLECT A DEBT. ANY INFORMATION OB-
TAINED WILL BE USED FOR THAT PURPOSE.**

Published in the Guymon Daily Herald, Thursdays,
July 10 & July 17, 2025. 3th

**DISTRICT COURT OF TEXAS COUNTY
STATE OF OKLAHOMA**

IN THE MATTER OF THE ESTATE OF

RODNEY DEAN AYRES,
Deceased.

No. PB-2025-8

**NOTICE OF HEARING PETITION FOR
DETERMINATION OF HEIRS,
DISTRIBUTION AND DISCHARGE**

Notice is hereby given that Vicki N. Ayres-Port-
man, personal representative of the Estate of Rod-
ney Dean Ayres, deceased, has filed a petition
praying for the distribution of the assets of said es-
tate remaining, for discharge as such personal
representative, for determi-nation of heirs of said
estate and for closing of said estate.

IT IS THEREFORE ORDERED that July 31,
2025, at 8:30 a.m., in Court-room No. II of the with
in Court be, and the same is hereby appointed as
the time and place for distribution of assets, dis-
charge of said personal representative, determin-
ing the heirs of said estate, and the closing of said
estate, at which time and place any person may
appear and show cause why approval not be given
for distri-bution as prayed for, said personal rep-
resentative discharged, the heirs in said estate deter-
mined, and said estate closed.

Dated this July 7, 2025.

/s/ A. Clark Jett
A. Clark Jett, Associate District Judge

David K. Petty, OBA # 7095
Attorney for Personal Representative

Published in the Guymon Daily Herald, Thursday,
July 10 & July 17, 2025. 2th

**NOTICE OF HEARING ON PETITION TO
CHANGE NAME**

TO: All interested parties.

Notice is hereby given that on June 11, 2025,
Jamie Nicole Houston filed a petition to change
her name to Jamie Nicole Hawthorne, in Texas
County District Court CV2025-50.

A hearing on said petition is set for 10:00 o'clock
a.m. on the 23rd day of July, 2025, before Judge
Jon K. Parsley in courtroom #1 at the Texas
County Courthouse.

Should you object to the name change, a written
protest must be filed with the Court Clerk no later
than 10 days before the hearing date; otherwise,
the petition may be granted.

Published in the Guymon Daily Herald, Thursday,
July 10, 2025. 1th

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BID NOTICE

The Guymon Utilities Authority will receive sealed
bids for the equipment listed below at the office of
the City Clerk, 424 N Main Street, Guymon, OK
73942 no earlier than July 30th, 2025 and no later
than 2:00 pm August 5th, 2025. Bids will then be
opened and read in the Council Chambers, 424 N
Main Street, Guymon, Oklahoma. The Chairman
and Trustees will consider bids for award at the
regular meeting of August 12th, 2025. The Chair-
man and Trustees have the right to reject any or
all bids.

**TWO (2) NEW AND UNUSED
TRANSPORT TRUCKS**

Copies of bid specifications, instructions and bid
forms may be obtained at the City Clerk's office,
424 N. Main Street, Guymon, OK. For more in-
formation, contact Kelly Bowers, City of Guymon
(580) 651-0920 during regular business hours.

Bids shall be submitted in a sealed envelope
marked "TWO (2) NEW AND UNUSED TRANS-
PORT TRUCKS"

Published in the Guymon Daily Herald, Thursdays,
July 10 & July 17, 2025. 2th

**NOTICE OF SHERIFF'S SALE
CJ-2025-7**

Notice is given that on the 12th day of August,
2025, at 10:00am, at the North door of the County
Courthouse, Texas County, Oklahoma, the Sher-
iff will offer for sale and sell, with appraisal, at
public auction, to the highest and best bidder, all
that certain real estate in Texas County, Okla-
homa,:

**THE NORTH FIFTY-NINE FEET (59') OF LOTS
SIXTY-FIVE AND SIXTY-SIX (65 & 66), NEW
GRAY ADDITION TO THE TOWN, NOW CITY
OF GUYMON, TEXAS COUNTY, OKLAHOMA.**

subject to unpaid taxes, and all amounts set forth
in the judgment granted herein, said property hav-
ing been duly appraised at \$80,000.00. Sale will
be made pursuant to a Special Execution and Or-
der of Sale issued in accordance with judgment
entered in the District Court of Texas County, Okla-
homa, in Case No. CJ-2025-7, titled **Compu-
Link Corporation, dba Celink vs Lori A. Ballard,
Personal Representative of the Estate of Ada
R. Strutton, Deceased, Occupant(s) of the
Premises a/k/a John Bowser, Discover Bank
(Discover Card)Discover Bank and United
States of America, ex rel. Secretary of Hous-
ing and Urban Development**, being all of the De-
fendants and persons holding or claiming any in-
terest in lien in the subject property.

Texas County Sheriff
Texas County, Oklahoma

/s/ **Matt Boley**, Sheriff

Don Timberlake - # 9021
Kim S. Jenkins - # 32809
Gina D. Knight - # 12996
Chynna Scruggs - # 32663
BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimberlake.com

Published in the Guymon Daily Herald, Thursdays,
July 10 & July 17, 2025. 2th

**DISTRICT COURT OF TEXAS COUNTY
STATE OF OKLAHOMA**

IN THE MATTER OF THE ESTATE OF

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estate, at which time and place any person may
appear and show cause why approval not be given
for distri-bution as prayed for, said personal rep-
resentative discharged, the heirs in said estate deter-
mined, and said estate closed.

Dated this July 7, 2025.

/s/ A. Clark Jett
A. Clark Jett, Associate District Judge

David K. Petty, OBA # 7095
Attorney for Personal Representative

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Shop at Guymon Furniture today!

LIFT CHAIRS

Several available
colors and sizes to
fit your needs!
We will special order
- Ashley - Southern Motion
- Ultra Comfort

Adjustable Beds
with Mattress

Optional:
Massage & Memory Foam
All sizes available,
some in stock!

223 NW 5th St., Guymon • (580) 338-5858

Shop at Guymon Furniture today!

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Several available
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