

COPY

IN THE DISTRICT COURT IN AND FOR DELAWARE COUNTY
STATE OF OKLAHOMA

FILED

JUL 23 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

HUSONG ROOFING SERVICE, INC.,

Plaintiff,

vs.

Case No. CJ-2024-207

NANCY E. STODDARD a/k/a NANCY
CORDOBA-STODDARD individually and
as Trustee of the James Stoddard and Nancy
E. Stoddard Revocable Living Trust, dated
May 21, 2003, and JAMES STODDARD,
as Trustee of the James Stoddard and Nancy
E. Stoddard Revocable Living Trust, dated
May 21, 2003.

Defendants.

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that on the 8th day of September, 2025, at 10:00 a.m., at the front door of the Courthouse at Jay, Delaware County, Oklahoma, the undersigned Sheriff of said County of Delaware will offer for sale and sell for cash at time of sale at public auction to the highest and best bidder, with appraisement, that certain real property situated in Delaware County, Oklahoma, to-wit:

Description

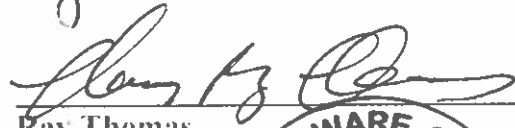
Lot 14, Block 1, Phase IV, WOLFE HALF ACRES, a subdivision, Delaware County, Oklahoma, according to the recorded plat thereof.

subject to taxes and tax sales, said property being duly appraised at a value of \$ 70,000.00.

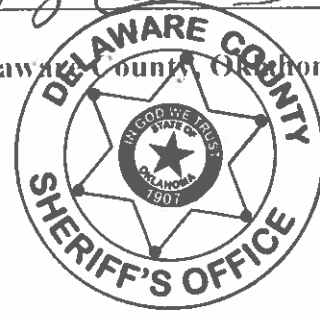
Sale will be made pursuant to an Order of Sale issued upon a Judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2024-207 in favor of Husong Roofing Service, Inc. and against Defendants Nancy E. Stoddard a/k/a Nancy Cordoba-Stoddard and the James Stoddard and Nancy E. Stoddard Revocable Living Trust, dated May 21, 2003, *in personam* and *in rem*, in the amount of \$16,478.02, together with attorney fees in the amount of \$3,500.00 and costs of \$377.74 and accruing; and a further judgment finding that the lien of Husong Roofing Services, LLC is a valid, subsisting first and prior lien upon the real property above described and ordering that if said judgment be not paid, that a Special Execution issue

from the office of the Court Clerk, directed to the Sheriff of Delaware County, commanding such Sheriff to levy upon, advertise and sell said real property, with appraisement, as provided by law; and whereas, the judgment in favor of the Plaintiff remains wholly unpaid and the Plaintiff has requested a Special Execution and Order of Sale to issue in accordance with said judgment.

WITNESS my hand this 23rd day of July, 2025.



Ray Thomas
Sheriff of Delaware County, Oklahoma



Clayton M. Baker, O.B.A. #32347
DAVIS & THOMPSON, PLLC
P.O. Box 487
Jay, Oklahoma 74346
Telephone: (918) 801-4454
Fax: (918) 801-4493
Attorney for Plaintiff

Publish 2 times—the first publication must be 30 days before sale date.

PLEASE PUBLISH IN *THE GROVE SUN*

INSTRUCTIONS TO PUBLISHER: *THE GROVE SUN*. Please contact above office and request that *Notice of Sheriff's Sale* be **emailed to you** to insure correct legal description. Publish once a week for two consecutive weeks. Furnish one printed copy of the Notice to Attorney for Plaintiff immediately after the first publication. First publication of this Notice must be more than thirty (30) days prior to the date of the Sheriff's Sale, in accordance with 12 O.S. § 764.
