

PUBLISH IN THE BECKHAM COUNTY RECORD

(NOTE TO PUBLISHER: Publish for two consecutive weeks, the first publication date to be at least thirty (30) days prior to the date of Sheriff's Sale. On publication, send copy to Plaintiff's attorney immediately.)

HSBC BANK USA, NATIONAL ASSOCIATION,
AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-HL1, ASSET-BACKED
CERTIFICATES, SERIES 2007-HL1,
Plaintiff,

v.

HUGH SINGLETON A/K/A HUGH LEON
SINGLETON, DECEASED; PATRICIA ANN
SINGLETON; SPOUSE, IF ANY, OF PATRICIA
ANN SINGLETON; AND JOHN DOE,
OCCUPANT
Defendant(s).

Case No. CJ-2025-117

Judge Donna Dirickson

NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN to Hugh Singleton, Deceased; Patricia Ann Singleton; Spouse, if any, of Patricia Ann Singleton; John Doe, Occupant, and their unknown successors and assigns, **that on the** 9th day of June, 2026, at 10:00 A m., at Lobby of the County Courthouse at the County Courthouse in Sayre, Beckham County, Oklahoma, the Sheriff of said County will offer for sale and sell for cash at public auction to the highest and best bidder, with appraisalment, all that certain real estate in Beckham County, Oklahoma, to wit:

A tract of land lying in the Northeast Quarter of the Northwest Quarter of Section Twenty-two (22), Township Eleven (11) North, Range Twenty-one (21) West of the Indian Meridian, Beckham County, Oklahoma, described as following:

Beginning at a point 20.0 feet West of the Northeast Corner, thence South a distance of 179.0 feet; thence West a distance of 130.0 feet; thence North a distance of 179.0 feet; thence East a distance of 130.0 feet to the point of beginning,

LESS AND EXCEPT a tract described as Beginning at a point 33.0 feet South and 136.0 feet West of the Northeast Corner of said Northwest Quarter of Section 22; thence South a distance of 146.0 feet; thence West a distance of 15.0 feet; thence North a distance of 146.0 feet; thence East a distance of 15.0 feet to the point of beginning

PROPERTY ADDRESS: 1211 N. Washington Avenue, Elk City, OK 73644

subject to taxes and tax sales, said property being duly appraised at \$ 115,000.00.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Beckham County, Oklahoma, in Case No. CJ-2025-117, wherein HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1 is Plaintiff and Hugh Singleton is/are Defendant(s) to satisfy said judgment in the sum of \$69,617.26 together with interest at 2% per annum or at the current adjustable rate from May 1, 2025,

until paid, attorney's fee in the amount of \$3,650.00, abstracting cost of \$1,185.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action.

The addresses of the Defendant(s), Patricia Ann Singleton and Spouse, if any, of Patricia Ann Singleton, and her/his/their unknown successors are unknown to the Plaintiff.

WITNESS MY HAND this 4th day of May, 2026.

BY: Derek Manning
Sheriff

BY: Margie Combs
Undersheriff/Deputy

LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 25-141984