

Courts desk

Berkeley County · WV

Trustee / foreclosure sale notice



Berkeley County Trustee's Sale Notice: 727 Otero Ln — Auction October 12, 2026

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

Berkeley County trustee's / substitute trustee's foreclosure sale scheduled October 12, 2026 at 10:26 AM — 727 Otero Ln. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published trustee's / substitute trustee's foreclosure sale notice schedules a foreclosure auction for real property in Berkeley County, WV. The sale is set for October 12, 2026 at 10:26 AM at Front door of the Berkeley County Courthouse, Martinsburg, West Virginia.

Property and parties named in the notice

- Street address believed: 727 Otero Ln, Hedgesville, WV 25427 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Berkeley County, WV.
- Grantor / borrower of record (as named): Erika Monae Abrahams (borrower); deed also names Ryan Abrahams and Erika Abrahams.
- Current mortgagee / judgment creditor (as named): Beneficiary of the December 2, 2025 deed of trust (trustee Rick Pill; beneficiary name not stated in the sale notice).
- File / TS / case reference: Deed of Trust Book 4340, Page 217.

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. Journal-News (Martinsburg) notice of trustee's sale — sale October 12, 2026, Front door of the Berkeley County Courthouse, Martinsburg, West Virginia; property 727 Otero Ln, Hedgesville, WV 25427. https://www.journal-news.net/classifieds/community/announcements/notice/trustee-sale-abraham-case-26-00386-2/ad_c04059af-a8ce-5c5c-8d13-7a88c69e54ea.html

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

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

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