



Mercer County Trustee's Sale Notice: 1308 Larchmont Street — Auction November 2, 2026

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Mercer County trustee's / substitute trustee's foreclosure sale scheduled November 2, 2026 at 10:00 AM — 1308 Larchmont Street. Terms as stated in the published notice; subject to superior liens.

A published trustee's / substitute trustee's foreclosure sale notice schedules a foreclosure auction for real property in Mercer County, WV. The sale is set for November 2, 2026 at 10:00 AM at Front door of the Mercer County Courthouse, Princeton, West Virginia.

Property and parties named in the notice

- Street address believed: 1308 Larchmont Street, Bluefield, WV 24701 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Mercer County, WV.
- Grantor / borrower of record (as named): Jennifer Hawkins Rose and Jayme Hawkins Rose.
- Current mortgagee / judgment creditor (as named): Lakeview Loan Servicing, LLC (instructing beneficiary).
- File / TS / case reference: Seneca Trustees, Inc. Reference File No. 90682; Deed of Trust Document No. 738052, Book 1355, Page 420; Modification Document No. 908169, Book 1462, Page 298.

What the published notice states

Deed of Trust dated May 25, 2018, recorded in the Mercer County Commission Clerk's Office in Document No. 738052, Book No. 1355, Page 420, by Jennifer Hawkins Rose and Jayme Hawkins Rose to Douglas Hayes,

Esq., Trustee; modified by Modification Agreement recorded September 5, 2023, Document No. 908169, Book 1462, Page 298. Seneca Trustees, Inc. appointed Substitute Trustee and instructed by Lakeview Loan Servicing, LLC to foreclose. Property: Lot 13, Section 1400, Fincastle Addition, City of Bluefield (03 - Bluefield District). The notice says the property was reported to have the address 1308 Larchmont Street at the time the deed of trust was executed. No debt amount is printed.

Sale terms the notice states

- From the notice: \$9,000.00 deposit in cash and/or certified funds at the time of sale, balance due within 30 days. Conveyed with no covenants of warranty, subject to prior liens and encumbrances; if federal tax liens exist, the United States may redeem within 120 days or the longer local period. The trustee may postpone by announcement. Secured parties reserve the right to purchase.
- Where it happens: Sale is at the front door of the Mercer County Courthouse in Princeton, not at the Bluefield property.
- 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.
- 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.

A bidder's footnote

The substitute trustee is under no duty to cause any existing tenant or occupant to vacate; Seneca Trustees, Inc., Morgantown, WV, is named on the notice.

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.

About the photo

Mercer County Courthouse in Princeton, W.Va., the sale location. Photo: Tim Kiser, CC BY-SA 2.5, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. Bluefield Daily Telegraph trustee's sale of valuable real estate, as posted on westvirginia.column.us — sale November 2, 2026, Front door of the Mercer County Courthouse, Princeton, West Virginia; property 1308 Larchmont Street, Bluefield, WV 24701.
<https://westvirginia.column.us/?activeNotice=JK8lhMov3HiyHOjm0w3U&subdomain=westvirginia>

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

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Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
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