



Kanawha County Trustee's Sale Notice: 309 18th Street — Auction November 10, 2026

Public paper · October 14, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Kanawha County trustee's / substitute trustee's foreclosure sale scheduled November 10, 2026 at 10:00 AM — 309 18th 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 Kanawha County, WV. The sale is set for November 10, 2026 at 10:00 AM at Front door of the Kanawha County Courthouse in Charleston, West Virginia.

Property and parties named in the notice

- Street address believed: 309 18th Street, Dunbar, WV 25064 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Kanawha County, WV.
- Grantor / borrower of record (as named): Matthew T Wolfe and Chenoa D Wolfe.
- Current mortgagee / judgment creditor (as named): MidFirst Bank (instructing beneficiary).
- File / TS / case reference: Seneca Trustees, Inc.; Deed of Trust Book 4240, Page 94.

What the published notice states

Deed of Trust dated May 1, 2017, recorded in the Kanawha County Commission Clerk's Office in Book No. 4240, Page 94, by Matthew T Wolfe and Chenoa D Wolfe to Metz Law Offices, Trustee(s). Seneca Trustees, Inc. appointed Substitute Trustee and instructed by MidFirst Bank to foreclose. The notice says the property

was reported to have the address 309 18th Street, Dunbar, WV 25064, 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; federal tax-lien redemption rights as stated. The trustee may postpone by announcement.
- Where it happens: Sale is at the front door of the Kanawha County Courthouse in Charleston, not at the Dunbar 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; secured parties reserve the right to bid.

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

Kanawha County Courthouse in Charleston, W.Va., the sale location. Photo: Marduk, public domain, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. Charleston Gazette-Mail trustee's sale of valuable real estate, as posted on westvirginia.column.us — sale November 10, 2026, Front door of the Kanawha County Courthouse in Charleston, West Virginia; property 309 18th Street, Dunbar, WV 25064.

<https://westvirginia.column.us/?activeNotice=BrpTyJcdB70mYnVzEgA0&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.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).

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