



Berkeley County Trustee's Sale Notice: 784 Colston Drive — Auction December 1, 2026

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Berkeley County trustee's / substitute trustee's foreclosure sale scheduled December 1, 2026 at 11:00 AM — 784 Colston Drive. 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 Berkeley County, WV. The sale is set for December 1, 2026 at 11:00 AM at Front door of the Berkeley County Courthouse in Martinsburg, West Virginia.

Property and parties named in the notice

- Street address believed: 784 Colston Drive, Falling Waters, WV 25419 (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): Jennifer H Dotson and Daniel M Dotson.
- Current mortgagee / judgment creditor (as named): PennyMac Loan Services, LLC (instructing beneficiary).
- File / TS / case reference: Seneca Trustees, Inc.; Deed of Trust Document No. 202100015160, Book 3693, Page 436; Modification Document No. 202500021370 MOD, Book 4290, Page 513.

What the published notice states

Deed of Trust dated April 23, 2021, recorded in the Berkeley County Commission Clerk's Office in Document No. 202100015160, Book No. 3693, Page 436, by Jennifer H Dotson and Daniel M Dotson to W Joseph

Milleson Jr., Trustee(s); modified by Loan Modification Agreement recorded July 28, 2025, Document No. 202500021370 MOD, Book 4290, Page 513. Seneca Trustees, Inc. appointed Substitute Trustee and instructed by PennyMac Loan Services, LLC to foreclose. The notice says the property was reported to have the address 784 Colston Drive, Falling Waters, WV 25419. 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 Berkeley County Courthouse in Martinsburg, not at the Falling Waters 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

Berkeley County Courthouse on King Street in Martinsburg, W.Va., the sale location. Photo: Famartin, CC BY-SA 4.0, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. The Journal (Martinsburg) trustee's sale of valuable real estate, as posted on westvirginia.column.us — sale December 1, 2026, Front door of the Berkeley County Courthouse in Martinsburg, West Virginia; property 784 Colston Drive, Falling Waters, WV 25419.
<https://westvirginia.column.us/?activeNotice=PBQapp1ob6A5e3HFfiSA&subdomain=westvirginia>
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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