

WVTI LLC
18102 SENECA TRAIL
MARLINGTON, WV 24954-

Mercer County
Verlin T. Moya, Clerk
Instrument 858379
08/29/2022 @ 10:46:56 AM
TAX DEED
Book 29 @ Page 179
Pages Recorded 67
Recording Cost \$ 99.00

This deed made this 1st day of April, 2022, by and between G. Russell Rollyson Jr., appointee of the Honorable John B. McCuskey, State Auditor, grantor and WVTI LLC, purchaser, grantee, witnesseth, that:

Whereas, In pursuance of the statutes in such case made and provided, Tommy A. Bailey, Sheriff of Mercer County, did in the month of November, in the year 2020, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year 2019, and WVTI LLC for the sum of \$1,023.90, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name of DENUZZO LUCY S; and

Whereas, The State Auditor has caused the notice to redeem to be served on all persons required by law to be served on all persons required by law to be served therewith; and

Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

Now, therefore, the grantor, for and in consideration of the premises and in pursuance of the statutes, doth grant unto WVTI LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Mercer, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is \$1,023.90.

Certificate of Sale Number: 2020-S-0000000485

5 ACS NR LASHMEET, ROCK DISTRICT

Witness the following signature:



G. Russell Rollyson Jr.

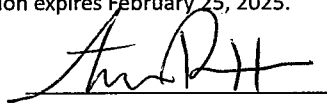
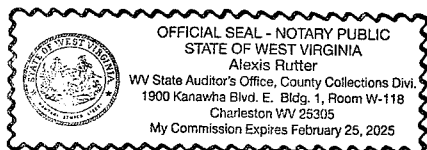
Appointee of the Honorable John B. McCuskey, State Auditor

State of West Virginia

County of Kanawha, to wit:

I, Alexis Rutter, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson Jr., Appointee of the Honorable John B. McCuskey, State Auditor, whose name is signed to the foregoing writing bearing the date of the 1st day of April, 2022, has acknowledged the same before me in said County.

Given under my hand this 1st day of April, 2022. My commission expires February 25, 2025.



Alexis Rutter
Notary Public

This instrument was prepared from a form by G. Russell Rollyson Jr., Appointee of the Honorable John B. McCuskey, State Auditor, as provided for in Chapter 11A, Article 3, Section 27 of the Code of West Virginia.

West Virginia State Auditor's Office
Notice to Redeem Form

Name / Organization: WVTI LLC

Address: 18102 Seneca Trail

City: Marlinton

State: WV Zip: 24954

Phone: 304 799 4440 ext:

Certification / Certificate Number: 2020-S-0000000485

(One certification per page)

County: Mercer

Legal Description: 5 ACS NR LASHMEET

Name and address of those to be notified (Please Check All that Apply):

☐ Certified Mail Only ☒ Certified & Regular Mail ☒ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

LUCY S DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

☐ Certified Mail Only ☒ Certified & Regular Mail ☒ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

LISA DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

☐ Certified Mail Only ☒ Certified & Regular Mail ☒ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

LUCY S DENUZZO
C/O LISA DENUZZO
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

☐ Certified Mail Only ☒ Certified & Regular Mail ☒ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

LISA DENUZZO
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead. Please check the box if you are attaching additional pages with this NTR ☒

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Notice to Redeem Form

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LISA DENUZZO
100 GLEN AVE
AMSTERDAM, NY 12010-3412

☐ Certified Mail Only ☒ Certified & Regular Mail ☒ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

IRS, Attn: Technical Services Advisory Group Manager
550 Main St., Room 9010B
Cincinnati, OH 45202

☐ Certified Mail Only ☒ Certified & Regular Mail ☒ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

WV State Tax Department
Po Box 229
Charleston, WV 25321

☐ Certified Mail Only ☐ Certified & Regular Mail ☐ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

21 SEP 15 11:44

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead. Please check the box if you are attaching additional pages with this NTR ☒

MICHAEL C. DOSS
ATTORNEY AT LAW

**921 TENTH AVENUE
MARLINTON, WV 24954**

**TELEPHONE
(304) 799-7119
FACSIMILE
(304) 799-7118**

February, 3rd 2021

**WVTI LLC
Attention: Oak Hall
18102 Seneca Trail
Marlinton, WV 24954**

RE: DENUZZO LUCY S


**5 ACS NR LASHMEET
ROCK District
Mercer County, West Virginia**

Certificate No. 2020-S-0000000485 CIN STI-28-2020-485

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Mercer County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate; Attached are the notes for the documents examined as a result of the county index.

I acknowledge receipt of the sum of \$500.00 for my examination.


**MICHAEL C. DOSS
STATE BAR NO. 4642**

21 SEP 16 am 11:44

TITLE WORKSHEET

Mercer County 2020-S-485

OWNER DENUZZO LUCY S Year 2019 Ticket 39415 Dist (11) Map 38 Parcel 5 Sub 3 TITLE WORK CODE: STI-28-2020-485
LEGAL5 ACS NR LASHMEET PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2020,2019,2018,2017,2016,2015,2014,2013,2012,2011,2010,2009,2008,2007,2006: DENUZZO LUCY S Book/Page: 519/0653
 Tax Class: 3

Lucy's Denuzzo 2000
 C/o Lisa Denuzzo
 2711 Lowesville Rd
 Arrington VA 22922

WR 116/228

4/3/2019 Lisa Ann De Nuzzo WB 116/228 Lucy S^{need} Denuzzo
 2/22/2015 Lucy S^{need} Denuzzo 519/053 Hallie Shutt Sneed
 12/30/13 Hallie Shutt Sneed 264/413 GD Shutt
 Mollie C Shutt

	DC	DT	Leas
DeNuzzo Lisa Ann	X	X	X

Stop 2/3/2021 11:42am

Lisa A Denuzzo
 100 Glen Avenue
 Amsterdam NY 12061

POA 1037/56

21 SEP 10 4:11:44

CERTIFICATE OF SALE

Mercer County, West Virginia

District: ROCK

Certificate Number: 2020-S-485

West Virginia Code: §11A-3-14

CID Revised 09/1998

Memorandum of tax lien on real estate sold in the county of Mercer County on this the 9th day of November, 2020 for the nonpayment of taxes charged thereon for the year 2019.

Tax Type: Real Estate

District: 11-ROCK

Tax Year: 2019

Map: 38

Tax Ticket: 39415

Parcel: 00050003

Tax Name:

Property Description:

DENUZZO LUCY S
LISA DENUZZO
19 ALVA ST
E GREENBUSH NY 12061

5 ACS NR LASHMEET

Taxes and additional Cost:

Tax	76.48
Interest	6.09
May Publication 11A-2-13	20.00
Certified Letters 11A-3-2	10.00
September Publication 11A-3-2	25.00
Sale Publication 11A-3-13	15.00
Certificate of Sale 11A-3-14	10.00
Surplus 11A-3-10	860.33
Receipt Fee 59-1-14	1.00

Delinquent Due: 1,023.90

Subsequent Taxes: Tax Year 2020 Ticket 39415

Tax	76.48
Discount	-0.96
Interest	0.58

Subsequent Due: 76.10

Total Bid: 1,100.00

The above tax lien was purchased by WVTI LLC, known as purchaser, at Mercer County on the 9th day of November, 2020 and as such is entitled interest on taxes and interest paid at a rate of 1% per month from the date of sale to the date this property is redeemed.

Bidder Information: ID 4
WVTI LLC
18102 SENECA TRAIL
MARLINGTON WV 24954

'21 SEP 16 AM 11:44

Given under my hand the 9th day of November, 2020.


T. A. Bailey, Mercer County Sheriff

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0946 76



(2020-S-00000485 - Mercer County - WVTI LLC)

BLUEFIELD DAILY TELEGRAPH
POST OFFICE BOX 1599
BLUEFIELD, WV 24701

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

BLUEFIELD DAILY TELEGRAPH
POST OFFICE BOX 1599
BLUEFIELD, WV 24701

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

BLUEFIELD DAILY TELEGRAPH
POST OFFICE BOX 1599
BLUEFIELD, WV 24701

DISTRICT ROCK MAP 38 PARCEL 0005 0003

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Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable Tommy A. Bailey, Sheriff and Treasurer of Mercer County.	\$1,806.51
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the The Honorable John B. McCuskey, State Auditor.	\$35.00

You may redeem at any time before March 31, 2022, by paying the above total less any unearned interest.

**Return this letter and both certified funds to the
WV State Auditor's Office,
County Collections Division
1900 Kanawha Blvd East, Building 1, Room W-114
Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**

BLUEFIELD DAILY TELEGRAPH

PO Box 1599, Bluefield, WV 24701

Phone: 304-327-2801 Toll Free: 800-763-2459 • Fax: 304-327-0433

www.bdtonline.com

Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF MERCER,

I, Christina Lantz, of the Bluefield Daily Telegraph, a daily newspaper published in the City of Bluefield, Mercer, West Virginia, do certify that the notice attached hereto under the caption;
NOTICE OF DELINQUENT TAXES

was published in the said Bluefield Daily Telegraph 3 time(s) on the following day(s), namely 02/04/22, 02/11/22, 02/18/22

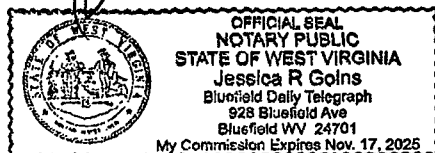
Publication Fee: \$225.04

Signed: Christina Lantz

Subscribed and sworn to before me this day
02/18/2022

My commission expires: Nov. 17, 2025

Notary Public: [Signature]



To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATIN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT ROCK
MAP 38 PARCEL 0005 0003

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\$1,806.51

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\$35.00

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Return this letter and both certified funds to the WV State Auditor's Office, County Collections Division 1900 Kanawha Boulevard East Building 1, Room W-114 Charleston, West Virginia 25305 Questions, please call 1-888-509-6568 option 2

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0904 87



(2020-S-00000485 - Mercer County - WVTI LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

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PO BOX 229
CHARLESTON, WV 25321

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

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Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**



Date Produced: 01/31/2022

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 0904 87. Our records indicate that this item was delivered on 01/24/2022 at 09:10 a.m. in CHARLESTON, WV 25321. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	X <i>Kim W. Riley</i>
Printed Name	Kim W. Riley
Delivery	

Address of Recipient :

Address	110X
---------	------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2020-S-00000485 Mercer County

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0910 26



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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(2020-S-00000485 - Mercer County - WVTI LLC)

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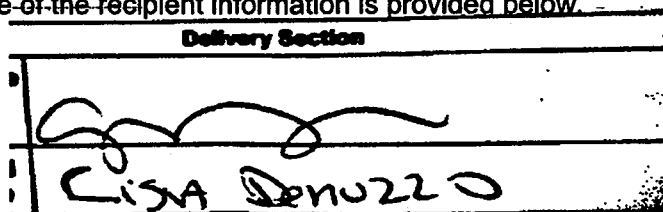


Date Produced: 01/31/2022

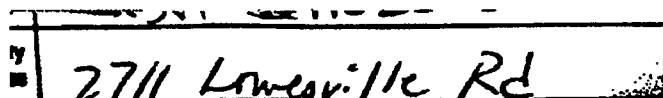
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 0910 26. Our records indicate that this item was delivered on 01/27/2022 at 02:15 p.m. in ARRINGTON, VA 22922. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0910 33



(2020-S-00000485 - Mercer County - WVTI LLC)
LUCY S DENUZZO C/O LISA DENUZZO
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

LUCY S DENUZZO C/O LISA DENUZZO
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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(2020-S-00000485 - Mercer County - WVTI LLC)

LUCY S DENUZZO C/O LISA DENUZZO
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

DISTRICT ROCK MAP 38 PARCEL 0005 0003

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You may redeem at any time before March 31, 2022, by paying the above total less any unearned interest.

**Return this letter and both certified funds to the
WV State Auditor's Office,
County Collections Division
1900 Kanawha Blvd East, Building 1, Room W-114
Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**

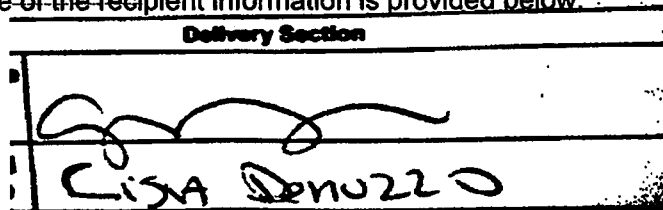


Date Produced: 01/31/2022

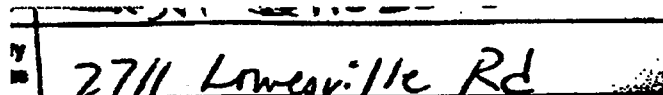
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000-0910 33. Our records indicate that this item was delivered on 01/27/2022 at 02:15 p.m. in ARRINGTON, VA 22922. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



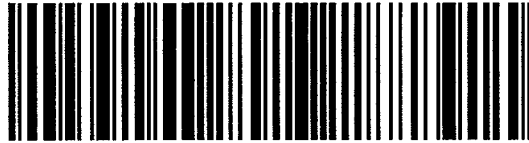
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0904 94



(2020-S-00000485 - Mercer County - WVTI LLC)

IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP
MANAGER
550 MAIN ST., ROOM 9010B
CINCINNATI, OH 45202

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER
550 MAIN ST., ROOM 9010B
CINCINNATI, OH 45202

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP
MANAGER
550 MAIN ST., ROOM 9010B
CINCINNATI, OH 45202

DISTRICT ROCK MAP 38 PARCEL 0005 0003

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Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**



Date Produced: 01/31/2022

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 0904 94. Our records indicate that this item was delivered on 01/26/2022 at 06:04 a.m. in CINCINNATI, OH 45203. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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Customer Reference Number: 2020-S-00000485 Mercer County

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0905 00



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
100 GLEN AVE
AMSTERDAM, NY 12010-3412

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
100 GLEN AVE
AMSTERDAM, NY 12010-3412

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
100 GLEN AVE
AMSTERDAM, NY 12010-3412

DISTRICT ROCK MAP 38 PARCEL 0005 0003

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CERTIFIED MAIL™

CHARLESTON WV 25305

21 JAN 2022 PM 4

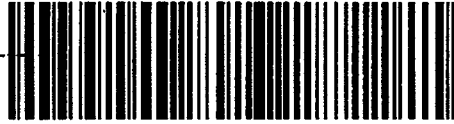
US POSTAGE METNEY BOWES



ZIP 25305
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0905 00

(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
100 GLEN AVE
AMSTERDAM, NY 12010-3412

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0001/26/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 25305002139

*0871-05132-21-41

25305-0021
12010-341200

Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-118
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305



State of West Virginia

John B. McCuskey

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

03/02/2022

WVTI LLC
18102 SENECA TRAIL
MARLINGTON, WV 24954-

RE: MERCER COUNTY 2020-S-0000000485
LISA DENUZZO
100 GLEN AVE
AMSTERDAM, NY 12010-3412

Dear Purchaser:

As a purchaser of a tax lien at the Sheriff's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable or refused, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable or refused, you will be required to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you will have **fourteen (14) days** to provide the address and necessary estimated funds.

The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, or refused.

Please provide the West Virginia State Auditor's Office, within **fourteen (14) days** from the date of this letter the additional address and an additional estimated cost of **\$123.13** Which represents the funds required to prepare and serve the notice to redeem by personal process service. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions please contact our office at 1-888-509-6568 option 2.

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.

72 MAR 9 AM 11:47

State Auditor's Office

Supplemental Personal Process

For Returned Certified Mail

REQUEST ID 4860

Purchaser(s) Name & Address

WVTI LLC
18102 Seneca trail
Marlinton, WV 24954

Telephone Number: 3047994440

Certificate of Sale: 2020-S-0000000485

Legal Description:

5 ACS NR LASHMEET

Name and address of those to be notified

Personal Service ☐

EVIDENCE OF DELIVERY: Dilligent notifications have been initiated on multiple addresses for the same entity. In this instance the proof of delivery shown below for service on an address other then the one which resulted in this supplimental request. Please accept USPS proof of delivery for the address, which would NOT have resulted in a supplimental request. Thus this should not result in a suplimental request. As such no check is enclosed, nor or personal service requested. Should you require additional serives from me please do not hesitate to contact me.

Tracking number: 9414 8091 0924 9000 0910 26

NTR Letter Page: 10

County: MERCER

UNITED STATES
POSTAL SERVICE

February 19, 2022

Dear Oak Hill:

The following is in response to your request for proof of delivery on your item with the tracking number: 9414 8091 0924 9000 0910 26.

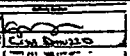

Event Details:

Status:	Delivered
Status Date / Time:	January 27, 2022, 2:15 pm
Location:	ARRINGTON, VA 22922
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	LISA DENUZZO

Item Details:

Weight: 1.0oz

Recipient Signature:

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.

22 MAR 9 AM 11:47

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0910 57



(2020-S-00000485 - Mercer County - WVTI LLC)

LUCY S DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

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19 ALVA ST
E GREENBUSH, NY 12061-2027

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(2020-S-00000485 - Mercer County - WVTI LLC)

LUCY S DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

DISTRICT ROCK MAP 38 PARCEL 0005 0003

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Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**

CERTIFIED MAIL

US POSTAGE TM PITNEY BOWES



ZIP 25305 \$006.13⁰
02 4W
0000381984 JAN. 20. 2022

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0910 57

(2020-S-00000485 - Mercer County - WVTI LLC)

LUCY S DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

FEB 1 '22 AM 8:42

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6661/26/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

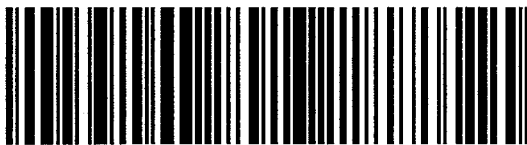
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BC: 25305000999 *0671-05330-21-41

25305000999
12061-202719

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 0910 40



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

West Virginia State Auditor's Office
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1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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(2020-S-00000485 - Mercer County - WVTI LLC)

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Questions please call 1-888-509-6568 option 2**

CERTIFIED MAIL

CHARLESTON WV 25305
20 FEB 2022 PM 4



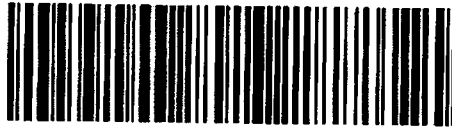
US POSTAGE PAID BY PTNEY BOWES



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0000381984 JAN 20. 2022

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



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(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

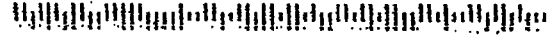
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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

SC: 25305000999 *0671-05158-21-41



253050009
12061-202719

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)
WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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County Collections Division
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Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)
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PO BOX 229
CHARLESTON, WV 25321

DISTRICT ROCK MAP 38 PARCEL 0005 0003

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP
MANAGER - REGULAR MAIL
550 MAIN ST., ROOM 9010B
CINCINNATI, OH 45202

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

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550 MAIN ST., ROOM 9010B
CINCINNATI, OH 45202

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP
MANAGER - REGULAR MAIL
550 MAIN ST., ROOM 9010B
CINCINNATI, OH 45202

DISTRICT ROCK MAP 38 PARCEL 0005 0003

You will take notice that WVTI LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2020-S-00000485, 5 ACS NR LASHMEET, located in ROCK, which was returned delinquent in the name of DENUZZO LUCY S, and for which the tax lien(s) thereon was sold by the sheriff of Mercer County at the sale for the delinquent taxes made on the 9th day of November, 2020, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2022, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2022 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2022.	\$189.74
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2022.	\$88.28
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2021 following the sheriff's sale to March 31, 2022.	\$986.58
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2022.	\$541.91
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable Tommy A. Bailey, Sheriff and Treasurer of Mercer County.	\$1,806.51
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the The Honorable John B. McCuskey, State Auditor.	\$35.00

You may redeem at any time before March 31, 2022, by paying the above total less any unearned interest.

**Return this letter and both certified funds to the
WV State Auditor's Office,
County Collections Division
1900 Kanawha Blvd East, Building 1, Room W-114
Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO - REGULAR MAIL
100 GLEN AVE
AMSTERDAM, NY 12010-3412

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

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100 GLEN AVE
AMSTERDAM, NY 12010-3412

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(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO - REGULAR MAIL
2711 LOWESVILLE RD
LOWESVILLE, VA 22922-6012

West Virginia State Auditor's Office
County Collections Division
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(2020-S-00000485 - Mercer County - WVTI LLC)

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(2020-S-00000485 - Mercer County - WVTI LLC)

LISA DENUZZO - REGULAR MAIL
19 ALVA ST
E GREENBUSH, NY 12061-2027

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County Collections Division
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(2020-S-00000485 - Mercer County - WVTI LLC)

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Questions please call 1-888-509-6568 option 2**

**State Auditor's Office
Supplemental Personal Process
For Returned Certified Mail**

REQUEST ID 4861

Purchaser(s) Name & Address

WVTI LLC
18102 Seneca trail
Marlinton, WV 24954

Telephone Number: 3047994440

Certificate of Sale: 2020-S-0000000485

County: MERCER

Legal Description:

5 ACS NR LASHMEET

Name and address of those to be notified

Personal Service ☒

LUCY S DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.

22 MAR 9 #11:47

Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-118
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305



State of West Virginia

John B. McCuskey

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

03/02/2022

WVTI LLC
18102 SENECA TRAIL
MARLINGTON, WV 24954-

RE: MERCER COUNTY 2020-S-0000000485
LUCY S DENUZZO
19 ALVA ST
E GREENBUSH, NY 12061-2027

Dear Purchaser:

As a purchaser of a tax lien at the Sheriff's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable or refused, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable or refused, you will be required to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you will have *fourteen (14) days* to provide the address and necessary estimated funds.

The above listed notice to redeem was mailed, at your instruction and which was return as undelivcrable, unclaimed, or refused.

Please provide the West Virginia State Auditor's Office, within *fourteen (14) days* from the date of this letter the additional address and an additional estimated cost of **\$123.13** Which represents the funds required to prepare and serve the notice to redeem by personal process service. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions please contact our office at 1-888-509-6568 option 2.

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.

22 MAR 3 AM 11:47

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2020-S-00000485 - Mercer County - WVTI LLC)

LUCY S DENUZZO- PERSONAL SERVICE

19 ALVA ST

E GREENBUSH, NY 12061-2027

West Virginia State Auditor's Office
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(2020-S-00000485 - Mercer County - WVTI LLC)

LUCY S DENUZZO- PERSONAL SERVICE
19 ALVA ST
E GREENBUSH, NY 12061-2027

To: LUCY S DENUZZO, LISA DENUZZO, LUCY S DENUZZO C/O LISA DENUZZO, LISA DENUZZO, LISA DENUZZO, IRS, ATTN: TECHNICAL SERVICES ADVISORY GROUP MANAGER, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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DISTRICT ROCK MAP 38 PARCEL 0005 0003

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Amount equal to the taxes and charges due on the date of the sale, with interest, to June 17, 2022.	\$194.65
Amount of subsequent years taxes paid on the property, since the sale, with interest to June 17, 2022.	\$90.56
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2021 following the sheriff's sale to June 17, 2022.	\$1,013.45
Amount paid for other statutory costs with interest from following the sheriff's sale to June 17, 2022.	\$541.91
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable Tommy A. Bailey, Sheriff and Treasurer of Mercer County.	\$1,840.57
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the The Honorable John B. McCuskey, State Auditor.	\$35.00

You may redeem at any time before June 17, 2022, by paying the above total less any unearned interest.

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AFFIDAVIT OF SERVICE

WEST VIRGINIA STATE AUDITOR'S OFFICE
MERCER COUNTY

FILED ON:

INDEX NO.: 2020-S-00000485

WVTI LLC

Plaintiff(s)-Petitioner(s)

LUCY S. DENUZZO

-VS-

Defendant(s)-Respondent(s)

STATE OF NEW YORK
COUNTY OF SARATOGA

}
ss.}

MAY 23 '22 AM 11:11

I, JOHN A. HABERMEHL being duly sworn, deposes and says that deponent is over the age of eighteen years and is not a party in this proceeding and resides in the State of New York.

On MAY 12, 2022 at 12:23 P.M.
Deponent served a true copy of NOTICE OF TAX LIEN PURCHASE

bearing index number: 2020-S-00000485 and date of filing:
upon LUCY S. DENUZZO
at address: 19 ALVA STREET
city and state: EAST GREENBUSH, NY 12061

MANNER OF SERVICE

Personal

☐ By delivering to and leaving with personally
known to the deponent to be the same person mentioned and described in the above proceeding as the person to be served.

Suitable Age Person

☐ By delivering to and leaving with personally
at the premises which is recipient's actual place of business/usual place of abode. Such person knowing the person to be served and associated with him/her, and after conversing with him/her, deponent believes him/her to be a suitable age and discretion.

Authorized Agent

☐ By delivering to and leaving with
the agent for service on the person in this proceeding designated under . Service having been made to such person at the place, date and time above.

Affixing to Door, Etc.

☒ By affixing a true copy of each to the door of the actual place of business, dwelling place or usual place of abode stated above. Deponent was unable with due diligence to find the proper or authorized person to be served, or a person of suitable age and discretion at the actual place of business, dwelling place or usual place of abode stated above after having called there on the following dates and times: 5/10/2022 AT 5:00 P.M. 5/11/2022 AT 6:42 P.M. 5/12/2022 AT 12:23 P.M.

Mailing

☒ Deponent completed service by depositing a true copy of each in a postpaid, properly addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service. The package was labeled "Personal & Confidential" and mailed to the person stated above at address 19 ALVA STREET EAST GREENBUSH, NY 12061 on 5/12/2022. The envelope did not indicate on the outside that the communication was from an attorney or concerned an action against the recipient. The envelope was mailed by ☒ first class mail ☐ certified mail ☐ registered mail ☐ return receipt requested. Certified/Registered mail #

Deponent further states upon information and belief that said person so served is not in the Military service of the State of New York or the United States as the term is defined in either State or Federal statutes.

DESCRIPTION deponent describes the person actually served as:

Sex: Race/Skin Color: Hair Color:
Approximate Age: years Approximate Height: Approximate Weight: pounds
Other: UNABLE TO CONFIRM MILITARY STATUS.

Subscribed and sworn before me on } MAY 13, 2022

Notary Public, State of New York
Mark E. McClosky
Qualified in Schenectady County
Number 01MC6042335
Expires: May 22, 2026
affidavit # 251191
NLS #: 22-3856

JOHN A. HABERMEHL
Deponent

FIRM FILE # 7042706