

Mail to: WVTI LLC  
18102 Seneca Trail  
Marlinton, WV 24954

44 THIS DEED, made 6/21/2022 between G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands of Fayette County, West Virginia, grantor, and WVTI LLC, purchaser, grantee, witnesseth, that

174 Whereas, in pursuance of the statutes in such case made and provided, G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands of Fayette County, did on 10/4/2021, sell the real estate hereinafter mentioned and described for the taxes delinquent thereon for the year(s) 2017 to 2021, for the sum of \$50.00, that being the amount of purchase money paid to the Deputy Commissioner, WVTI LLC did become the purchaser of such real estate, which was returned delinquent in the name of PIPER HENRIETTA PANDORA; and

Whereas, the Deputy Commissioner, G. Russell Rollyson Jr., has caused the notice to redeem to be served on all persons required by law to be served therewith; and

Whereas, the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set forth in such notice has expired.

Now, therefore, the grantor for and in consideration of the premises recited herein, and pursuant to the provisions of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTI LLC grantee, his heirs and assigns forever, the real estate so purchased, situate in the County of Fayette, bounded and described as follows: **Cert. No.: 107121**, described as LOTS 126 127 HARLEM HTS 2 SEC 2, PLATEAU District.

The undersigned hereby declares that the consideration paid for this conveyance is \$50.00.

Witness the following signature:



G. Russell Rollyson Jr.

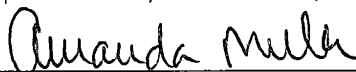
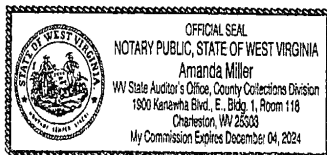
Deputy Commissioner of Delinquent and Nonentered Lands of Fayette County

State of West Virginia

County of Kanawha, to wit:

I, Amanda Miller, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands for Fayette County, West Virginia, whose name is signed to the foregoing writing bearing the date 6/21/2022 has this acknowledged the same before me in said County.

Given under my hand this 6/21/2022. My commission expires December 4, 2024.



Amanda Miller

Notary Public

This instrument was prepared from a form by G. Russell Rollyson Jr., Deputy Commissioner of Fayette County, as provided for in Chapter 11A, Article 3, Section 59 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: 304389491 ext:

Certification / Certificate Number: 107121

(One certification per page)

County: Fayette

Legal Description: LOTS 126 127 HARLEM HTS 2 SEC 2

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**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

Henrietta Piper  
3322 Southgreen Road  
Baltimore, MD 21244-1155

---

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

HENRIETTA PIPER  
BOX 264  
Kimberly, WV 25139

---

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

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

11:11:17.52 AM

---

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

821 TENTH AVENUE  
MARLINTON, WV 24954

TELEPHONE  
(304) 788-7118

FACSIMILE  
(304) 788-7118

November, 9th 2021

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

RE:


PLATEAU District  
Fayette County, West Virginia

Certificate No. CIN DLC-10-107121

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Fayette 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

11:11 AM 12-6-2021

# TITLE WORKSHEET

Fayette County 107121

Name(s) PIPER HENRIETTA PANDORA Description LOTS 126  
127 HARLEM HTS 2 SEC 2 Dist (02) Map 014M Parcel 0041 Sub  
0000

TITLE WORK CODE: DLC-10-107121  
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2021: PIPER HENRIETTA PANDORA Book/Page: 0443 / 0402 Tax Class: 3

LANDBOOK 2020,2019,2018,2017,2016,2015,2014,2013,2012,2011,2010,2009,2008,2007,2006,2005,2004: PIPER HENRIETTA PANDORA  
 Book/Page: 0443 / 0402 Tax Class: 3

5/10/1980 Henrietta Pandora Piper 443/402 Willie Buster Brooks

Willie Buster Brooks WB 30/220 Henrietta B. Brooks

8/31/1931 Willie Buster Brooks 187114 Homemakers Land and  
Building Company

	DC	DT	Ueno
<u>Piper Henrietta Pandora</u>	<u>X</u>	<u>X</u>	<u>X</u>

Henrietta Pandora Piper Redemption 201800/007794  
3322 Southgreen Road  
Baltimore MD 21244-1155

Henrietta Pandora Piper DB 448/25  
Box 2164 DB 443/402  
Kimberly WV 25139

Stop 11/29/2021 10:37pm

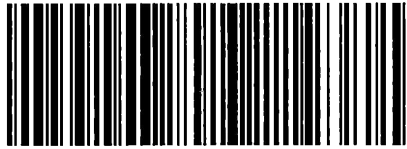
RECEIVED BY AGO  
 11/29/2021 10:37 PM



West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9000 0245 67

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(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)  
HENRIETTA PIPER  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

To: HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, 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-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

**DISTRICT PLATEAU MAP 14M PARCEL 0041 00000000**

You will take notice that WVTI LLC, the purchaser of the following real estate, Certification No. 107121, located in PLATEAU District, LOTS 126 127 HARLEM HTS 2 SEC 2 which was returned delinquent or nonentered in the name of PIPER HENRIETTA PANDORA, and was sold by the deputy commissioner of delinquent and nonentered lands of Fayette County at the sale for the delinquent taxes on 10/04/2021. WVTI LLC requests that you be notified a deed for such real estate will be made on or after 2/7/2022, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 2/7/2022 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 2/7/2022	\$675.62
Amount of taxes paid on the property, since the sale, with interest to 2/7/2022	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 2/7/2022.	\$641.11
Additional Statutory Fees with Interest to 2/7/2022.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable Mike Fridley, Sheriff of Fayette County.</b>	\$1316.73

You may redeem at any time before 2/7/2022 by paying the above total less any unearned interest.  
Given under my hand 12/22/2021

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections Division  
1900 Kanawha Boulevard East  
Building 1, Room W-118  
Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

**CERTIFIED MAIL**

CHARLESTON WV 25301

JAN 10 2021 PM 1

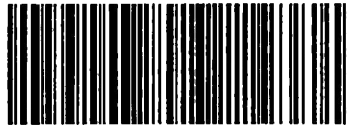
US POSTAGE MATNEY BOWES



ZIP 25305 \$006.13<sup>0</sup>  
02 4W  
0000381984 DEC. 22. 2021

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0824 9000 0245 67

(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

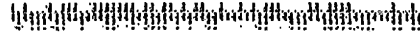
JAN 10 2021 AM 11:58

*AN*

NIXIE 212 DC 1 0001/01/22

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 25305000999 \*0671-08881-22-38



21244-1155



## State of West Virginia

**John B. McCuskey**

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

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

Toll Free: (888) 509-6568  
Telephone: (304) 558-2262  
Fax: (304) 558-4156  
[www.wvsao.gov](http://www.wvsao.gov)

2/14/2022

WTI LLC  
18102 Seneca Trail  
Marlinton, WV 24954

RE: Certification Number: 107121  
USPS Certification Number: 9414809109249000024567

Dear Sir or Madam :

To address claims raised in recent Federal court proceedings challenging the sufficiency of the notice, the West Virginia State Auditor's Office have instituted the following changes to our notice to redeem process.

***Should any notice to redeem be returned as undeliverable, unclaimed or refused, the purchaser shall provide a physical address for personal process service and deposit a sum sufficient to cover the costs of preparing and servicing the notice. 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 funds.***

I have included the following notice to redeem that was mailed, at your instruction, to which was returned to the West Virginia State Auditor's Office as a result of being Attempted - Not Known Unable to Forward.

Please provide the West Virginia State Auditor's Office, the address and an additional \$43.13, which represents the funds required to prepare and serve the notice to redeem by personal process service.

If you have any questions please free to contact me.

Sincerely,

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Senior Deputy State Auditor

**State Auditor's Office**  
**Supplemental / Return Mail**  
**Personal Process Form**

Purchaser(s) Name & Address

WVTI LLC

18102 Seneca Trail

Marlinton, WV 24954

Telephone Number: (304) 389-4951

Certification Number: 107121

County: Fayette

Legal Description: LOTS 126 127 HARLEM HTS 2 SEC 2, PLATEAU

Name and address of those to be notified

Personal Service ☐

**CERTIFIED MAIL**

CHARLESTON Wv 25305

JAN 20 2021 PM 1

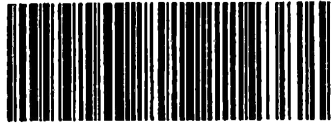
US POSTAGE PATRICK BOWES



ZIP 25305 \$ 006.13<sup>0</sup>  
02 4W  
0000381984 DEC. 22. 2021.

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8081 0824 8000 0245 67

(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

JAN 20 2021 AM 11:58

AN

NIXIE

212 DC. 1

0001/01/22

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 25305000999

\*0671-08881-22-38



21244-1155

**State Auditor's Office**  
**Supplemental / Return Mail**  
**Personal Process Form**

REQUEST ID 4908

Purchaser(s) Name & Address

WVTI LLC  
18102 Seneca trail  
Marlinton, WV 24954

Telephone Number: 3047994440

Certification Number: 107121

County: FAYETTE

Legal Description:

LOTS 126 127 HARLEM HTS 2 SEC 2

Name and address of those to be notified

Personal Service ☒ 1/2

HENRIETTA PIPER  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244

MAR 3 2022 PM 12:15



West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244

To: HENRIETTA PIPER - PERSONAL SERVICE, HENRIETTA PIPER - PERSONAL SERVICE, 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-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244

**DISTRICT PLATEAU MAP 14M PARCEL 0041 00000000**

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Amount equal to the taxes and charges due on the date of the sale, with interest, to 5/17/22	\$678.18
Amount of taxes paid on the property, since the sale, with interest to 5/17/22	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 5/17/22.	\$741.56
Additional Statutory Fees with Interest to 5/17/22.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable Mike Fridley, Sheriff of Fayette County.</b>	\$1419.74

You may redeem at any time before 5/17/22 by paying the above total less any unearned interest.  
Given under my hand 3/14/2022

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections Division  
1900 Kanawha Boulevard East  
Building 1, Room W-118  
Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244-1155

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244-1155

To: HENRIETTA PIPER - PERSONAL SERVICE, HENRIETTA PIPER - PERSONAL SERVICE, 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-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244-1155

**DISTRICT PLATEAU MAP 14M PARCEL 0041 00000000**

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Given under my hand 3/14/2022

*G. Russell Rollyson Jr.*

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G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

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West Virginia State Auditor's Office, County Collections Division  
1900 Kanawha Boulevard East  
Building 1, Room W-118  
Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

ORIGIN ID: CRWA (304) 558-2262  
RUSS ROLLYSON  
WEST VIRGINIA STATE AUDITOR OFFICE  
BUILDING 1 ROOM W-118  
1800 KANAWHA BOULEVARD EAST  
CHARLESTON, WV 25305  
UNITED STATES US

SHIP DATE: 14MAR22  
ACTWGT: 1.00 LB  
CAD: 102850739/NET4460

BILL SENDER

TO **NATHAN CRUM**  
**DOCUSERVE LLC**  
**714 VENTURE DRIVE**

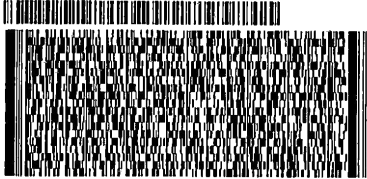
**MORGANTOWN WV 26508**

(304) 534-8833

REF:

INV:  
PO:

DEPT:



55D.51EB02FE4A

**TUE - 15 MAR 10:30A**

**PRIORITY OVERNIGHT**

TRK# **7762 9017 0647**

0201

ASR

**26508**

**XN MGWA**

WV-US

**PIT**



**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental or consequential, or special is limited to the greater of \$100 or the actual cash value of the contents of the package. No compensation for loss of or damage to contents of the package is provided for items of extraordinary value (e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide). Written claims must be filed within strict time limits, see current FedEx Service Guide.

# AFFIDAVIT OF SERVICE

Case: Cert No. 107121 WVTI LLC	Court:	County:	Job: 6907279 (Cert No. 107121 WVTI LLC)
Plaintiff / Petitioner: West Virginia State Auditor's Office	Defendant / Respondent: Henrietta Piper		
Received by: DocuServe, LLC.	For: West Virginia State Auditor's Office		
To be served upon: Henrietta Piper			

I, Brian Morano, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: Henrietta Piper, 3322 Southgreen Rd, Baltimore, MD 21244-1155

Manner of Service: Posted, Apr 15, 2022, 5:32 pm EDT

Documents: Notice (Received Mar 15, 2022 at 2:00pm EDT)

## Additional Comments:

1) Unsuccessful Attempt: Apr 13, 2022, 10:25 am EDT at 3322 Southgreen Rd, Baltimore, MD 21244-1155

Location is a 1 story home that is brown and stacked rock. Knocked on the door of location without answer. Posted notification of attempt. We then attempted to make contact with the neighbor and individual wasn't home.

2) Unsuccessful Attempt: Apr 14, 2022, 9:12 am EDT at 3322 Southgreen Rd, Baltimore, MD 21244-1155

Location is a 1 story home that is brown and stacked rock. Knocked on the door of location without answer. Posted notification of attempt. We then attempted to make contact with the neighbor and individual wasn't home.

3) Attempt was Posted: Apr 15, 2022, 5:32 pm EDT at 3322 Southgreen Rd, Baltimore, MD 21244-1155

Location is a 1 story home that is brown and stacked rock. Placed documents on door.



Brian Morano

05/30/2022

Date

DocuServe, LLC  
714 Venture Drive #229  
Morgantown, WV 26508  
1-833-697-3783

JUN 8 '22 PM 12:05



West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - REGULAR MAIL  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - REGULAR MAIL  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

To: HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, 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-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)  
HENRIETTA PIPER - REGULAR MAIL  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

**DISTRICT PLATEAU MAP 14M PARCEL 0041 00000000**

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Amount of taxes paid on the property, since the sale, with interest to 2/7/2022	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 2/7/2022.	\$641.11
Additional Statutory Fees with Interest to 2/7/2022.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable Mike Fridley, Sheriff of Fayette County.</b>	\$1316.73

You may redeem at any time before 2/7/2022 by paying the above total less any unearned interest.  
Given under my hand 12/22/2021

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections Division  
1900 Kanawha Boulevard East  
Building 1, Room W-118  
Charleston, West Virginia 25305  
Questions please call 1-888-509-6568**



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

666648669

**RETURN SERVICE  
REQUESTED**

Presort  
First Class Mail  
Combiservice



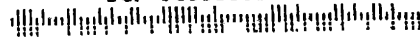
U.S. POSTAGE PITNEY BOWES



ZIP 25305 \$000.46<sup>1</sup>  
02 4W  
0000377385 DEC. 23, 2021

NIXIE 21233 01/25/2022

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
SORT IN MANUAL ONLY NO AUTOMATION  
EC: 56998999955



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - REGULAR MAIL  
3322 SOUTHGREEN ROAD  
BALTIMORE, MD 21244-1155

MAR 7 '22 AM 11:17

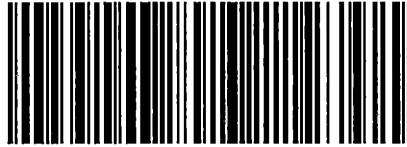
JACCSAB 21244



West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 0245 74

---



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
BOX 264  
KIMBERLY, WV 25139

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
BOX 264  
KIMBERLY, WV 25139

To: HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, 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-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
BOX 264  
KIMBERLY, WV 25139

**DISTRICT PLATEAU MAP 14M PARCEL 0041 00000000**

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Given under my hand 12/22/2021

*G. Russell Rollyson Jr.*

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G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

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

**CERTIFIED MAIL™**

CHARLESTON WV 25305

ZIP 1

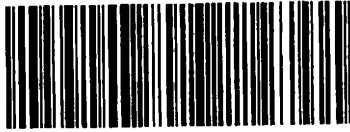
US POSTAGE PAID BY PINNEY BOWES



ZIP 25305 \$006.13<sup>0</sup>  
02 4W  
0000381984 DEC. 22. 2021

USPS CERTIFIED MAIL

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



9414 8091 0924 9000 0245 74

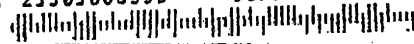
JUN 2 '22 AM 11:21

(Cert No. 107121 WVTL LLC)

HENRIETTA PIPER  
BOX 264  
KIMBERLY, WV 25139

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 25305000999 \*0671-08724-22-38







## State of West Virginia

**John B. McCuskey**

**State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands**

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

Toll Free: (888) 509-6568  
Telephone: (304) 558-2262  
Fax: (304) 558-4156  
[www.wvsao.gov](http://www.wvsao.gov)

2/14/2022

WVTI LLC  
18102 Seneca Trail  
Marlinton, WV 24954

RE: Certification Number: 107121  
USPS Certification Number: 9414809109249000024574

Dear Sir or Madam :

To address claims raised in recent Federal court proceedings challenging the sufficiency of the notice, the West Virginia State Auditor's Office have instituted the following changes to our notice to redeem process.

***Should any notice to redeem be returned as undeliverable, unclaimed or refused, the purchaser shall provide a physical address for personal process service and deposit a sum sufficient to cover the costs of preparing and servicing the notice. 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 funds.***

I have included the following notice to redeem that was mailed, at your instruction, to which was returned to the West Virginia State Auditor's Office as a result of being Not Deliverable as Addressed - Unable to Forward.

Please provide the West Virginia State Auditor's Office, the address and an additional \$43.13, which represents the funds required to prepare and serve the notice to redeem by personal process service.

If you have any questions please free to contact me.

Sincerely,

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Senior Deputy State Auditor

**State Auditor's Office**  
**Supplemental / Return Mail**  
**Personal Process Form**

Purchaser(s) Name & Address

**WVTI LLC**

**18102 Seneca Trail**

**Marlinton, WV 24954**

Telephone Number: **(304) 389-4951**

Certification Number: **107121**

County: **Fayette**

Legal Description: **LOTS 126 127 HARLEM HTS 2 SEC 2, PLATEAU**

*Name and address of those to be notified*

Personal Service ☐

**CERTIFIED MAIL™**

CHARLESTON WV 25305

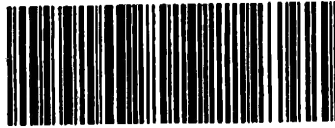
US POSTAGE PAID BY ADDRESSEE



ZIP 25305 \$006.13<sup>0</sup>  
02 4W  
0000381984 DEC. 22. 2021

USPS CERTIFIED MAIL

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



9414 8091 0924 8000 0245 74

JAN 3 '22 PM 11:21

(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER  
BOX 264  
KIMBERLY, WV 25139

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 25305000999 \*0671-08724-22-38



**State Auditor's Office**  
**Supplemental / Return Mail**  
**Personal Process Form**

REQUEST ID 4909

Purchaser(s) Name & Address

WVTI LLC  
18102 Seneca trail  
Marlinton, WV 24954

Telephone Number: 3047994440

Certification Number: 107121

County: FAYETTE

Legal Description:

LOTS 126 127 HARLEM HTS 2 SEC 2

Name and address of those to be notified

Personal Service ☒ 2/2

Henrietta Piper  
3322 Southgreen Road  
Baltimore, MD 21244-1155

MAR 3 2022 PM 12:15

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244-1155

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244-1155

To: HENRIETTA PIPER - PERSONAL SERVICE, HENRIETTA PIPER - PERSONAL SERVICE, 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-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244-1155

**DISTRICT PLATEAU MAP 14M PARCEL 0041 00000000**

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Amount of taxes paid on the property, since the sale, with interest to 5/17/22	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 5/17/22.	\$741.56
Additional Statutory Fees with Interest to 5/17/22.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable Mike Fridley, Sheriff of Fayette County.</b>	\$1419.74

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Given under my hand 3/14/2022

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

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Questions please call 1-888-509-6568

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244



West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244

To: HENRIETTA PIPER - PERSONAL SERVICE, HENRIETTA PIPER - PERSONAL SERVICE, 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-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
3322 SOUTHGREEN RD  
BALTIMORE, MD 21244

DISTRICT PLATEAU MAP 14M PARCEL 0041 00000000

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Given under my hand 3/14/2022

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

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Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

ORIGIN ID: CRWA (304) 558-2282  
RUSS ROLLYSON  
WEST VIRGINIA STATE AUDITOR OFFICE  
BUILDING 1 ROOM W-118  
1800 KANAWHA BOULEVARD EAST  
CHARLESTON, WV 25305  
UNITED STATES US

SHIP DATE: 14MAR22  
ACTWGT: 1.00 LB  
CAD: 102850738/NET4460

BILL SENDER

TO **NATHAN CRUM**  
**DOCUSERVE LLC**  
**714 VENTURE DRIVE**

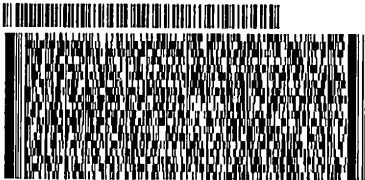
**MORGANTOWN WV 26508**

(304) 534-9833

REF:

INV:  
PO:

DEPT:



560.51E02FE4A

**TUE - 15 MAR 10:30A**

**PRIORITY OVERNIGHT**

TRK#  
0201 **7762 9017 0647**

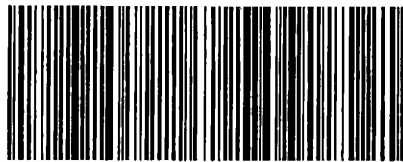
ASR

**26508**

**XN MGWA**

WV-US

**PIT**



**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account. Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the actual declared value. Recovery cannot exceed actual documented loss. Maximum for terms of extraordinary value is \$1,000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

# AFFIDAVIT OF SERVICE

Case: Cert No. 107121 WVTI LLC	Court:	County:	Job: 6907278 (Cert No. 107121 WVTI LLC)
Plaintiff / Petitioner: West Virginia State Auditor's Office	Defendant / Respondent: Henrietta Piper		
Received by: DocuServe, LLC.	For: West Virginia State Auditor's Office		
To be served upon: Henrietta Piper			

I, Brian Morano, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: Henrietta Piper, 3322 Southgreen Rd, Baltimore, MD 21244-1155

Manner of Service: Posted, Apr 15, 2022, 5:32 pm EDT

Documents: Notice (Received Mar 15, 2022 at 2:00pm EDT)

## Additional Comments:

1) Unsuccessful Attempt: Apr 13, 2022, 10:25 am EDT at 3322 Southgreen Rd, Baltimore, MD 21244-1155

Location is a 1 story home that is brown and stacked rock. Knocked on the door of location without answer. Posted notification of attempt. We then attempted to make contact with the neighbor and individual wasn't home.

2) Unsuccessful Attempt: Apr 14, 2022, 9:12 am EDT at 3322 Southgreen Rd, Baltimore, MD 21244-1155

Location is a 1 story home that is brown and stacked rock. Knocked on the door of location without answer. Posted notification of attempt. We then attempted to make contact with the neighbor and individual wasn't home.

3) Attempt was Posted: Apr 15, 2022, 5:32 pm EDT at 3322 Southgreen Rd, Baltimore, MD 21244-1155

Location is a 1 story home that is brown and stacked rock. Placed documents on door.



05/30/2022

Brian Morano

Date

DocuServe, LLC.  
714 Venture Drive #229  
Morgantown, WV 26508  
1-833-697-3783

JUN 3 '22 PM 12:05

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - REGULAR MAIL  
BOX 264  
KIMBERLY, WV 25139

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - REGULAR MAIL  
BOX 264  
KIMBERLY, WV 25139

To: HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, HENRIETTA PIPER, HENRIETTA PIPER - REGULAR MAIL, 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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Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 107121 WVTI LLC)  
HENRIETTA PIPER - REGULAR MAIL  
BOX 264  
KIMBERLY, WV 25139

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Given under my hand 12/22/2021

*G. Russell Rollyson Jr.*

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G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Fayette County, State of West Virginia

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

RETURN SERVICE  
REQUESTED

Presort  
First Class Mail  
Combias Price



U.S. POSTAGE PITNEY BOWES



ZIP 25305 \$ 000.46<sup>1</sup>  
02 4W  
0000377385 DEC. 23. 2021.

JAN 9 '22 11:24

(Cert No. 107121 WVTI LLC)

HENRIETTA PIPER - REGULAR MAIL  
BOX 264  
KIMBERLY, WV 25139

MAIL 100 01 100 0011/03/21

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 25305000999 \*1771-11490-29-27

JAN 05 2022



Fayette County  
Michelle L. Holly, Clerk  
Instrument 202200012674  
08/04/2022 @ 02:31:13 PM  
DEED  
Book 827 @ Page 398  
Pages Recorded 44  
Recording Cost \$ 74.00