

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

**THIS DEED**, made 9/26/2022 between G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands of Marion County, West Virginia, grantor, and WVTI LLC, purchaser, grantee, witnesseth, that

Whereas, in pursuance of the statutes in such case made and provided, **G. Russell Rollyson Jr.**, Deputy Commissioner of Delinquent and Nonentered Lands of Marion County, did on 9/26/2022, 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 MAZURE ANNE S; 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 Marion, bounded and described as follows: **Cert. No.: 247133**, described as LT 3 (50X120) ODELL ST (PLAT 258-216 1/2), FAIRMONT CITY District.

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

Witness the following signature:



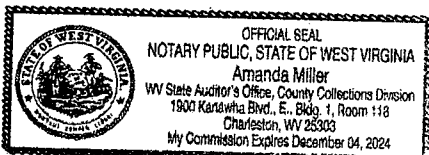
\_\_\_\_\_  
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and Nonentered Lands of Marion County

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 Marion County, West Virginia, whose name is signed to the foregoing writing bearing the date 9/26/2022 has this acknowledged the same before me in said County.

Given under my hand this 9/26/2022. 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 Marion 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: 247133

(One certification per page)

County: Marion

Legal Description: LT 3 (50X120) ODELL ST (PLAT 258-216 1/2)

**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

ANNE MAZURE  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT WV 26554

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

KENNETH MAZURE  
PO BOX 246  
GRANT TOWN, WV 26574-0246

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

STEPHEN MAZURE  
16 MOZART MDWS  
WHEELING, WV 26003-7307

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

KENNETH MAZURE  
712 MAIN STREET  
GRANT TOWN WV 26574

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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2022 10 27 10:00 AM

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# RECEIPT FROM DEPUTY COMMISSIONER FOR DELINQUENT AND NONENTERED LANDS

FOR THE COUNTY OF Marion

Received from: **WVTI LLC** Date: **10/22/2021**  
 Address: **18102 Seneca Trail**  
**Marlinton, WV 24954** Years: **2017-2021**  
 Date Certified: **5/14/2021**

CERTIFICATION NUMBER: **247133**  
 DISTRICT: **FAIRMONT CITY** MUNICIPALITY:  
 DESCRIPTION: **LT 3 (50X120) ODELL ST (PLAT 258-216 1/2)**  
 SOLD OR NONENTERED Name1: **MAZURE ANNE S**  
 IN THE NAME OF: Name2:  
 MAP: 31 PARCEL: 0026 00000000 ACCOUNT NUMBER:

Received the amount of \$50.00 for the following:

- Redemption prior to sale on
- Property sold at land sale on 10/22/2021
- Redemption from purchaser on
- Dismissed from land sale on
- No bid at land sale on
- Others:

### Summary of Collections

Taxes and Interest @ date of certification		\$445.03
Interest accrued on taxes and interest previously certified @ day of sale		\$22.25
Taxes accrued after certification		\$83.04
Interest on taxes accrued after certification		\$0.83
Interest on Taxes and Interest after sale @ date of redemption		\$0.00
Sheriff's charges and fees @ date of certification		\$225.00
Interest accrued on Sheriff's charges and fees previously certified		\$11.25
Interest on Sheriff's charges after sale @ date of redemption		\$0.00
Auditor's fee @ date of certification		\$25.00
Interest accrued on Auditor's fee previously certified @ day of sale		\$1.25
Interest on Auditor's fee after sale @ date of redemption		\$0.00
Deputy Commissioner's Fee		\$92.67
Deputy Commissioner's Publication Fee @ day of sale		\$30.00
Interest on Deputy Commissioner's Publication Fee		\$0.00
Additional Taxes paid with interest		\$0.00
Expense for examine title with interest		\$0.00
Notice preparation with interest		\$0.00
Additional statutory cost with interest		\$0.00
<b>TOTAL AMOUNT TO REDEEM:</b>		<b>\$936.32</b>
<b>SURPLUS/DEFICIT</b>		<b>(\$886.32)</b>

I, G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands for Marion County, West Virginia certified that above is a true and correct report to the best of my knowledge and belief. Given under my hand on 10/22/2021.

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

**MICHAEL C. DOSS**  
**ATTORNEY AT LAW**

**821 TENTH AVENUE  
MARLINTON, WV 24954**

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

November, 29th 2021

WVITLLC  
Attention: Oak Hall  
18102 Seneca Trail  
Marlinton, WV 24954

RE:

FAIRMONT-FAIRMONT CORP District  
Marion County, West Virginia

Certificate No. CIN DLC-24-247133

Dear Oak Hall,

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

NOV 29 2021 2:11:03

# TITLE WORKSHEET

Marion County 247133

Name(s) MAZURE ANNE S Description LT 3 (50X120) ODELL ST  
 (PLAT 258-216 1/2) Dist (03) Map 0031 Parcel 0026 Sub 0000

TITLE WORK CODE: DLC-24-247133  
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2021: MAZURE ANNE S Book/Page: W104 / 622 Tax Class: 4  
 LANDBOOK 2020,2019,2018,2017,2016,2015,2014,2013,2012,2011,2010,2009,2008,2003,2002: MAZURE ANNE S Book/Page: W104/ 622  
 Tax Class: 4  
 LANDBOOK 2007,2006,2005,2004: DURBIN JOHN W & LORI I Book/Page: 979/ 513 Tax Class: 4  
 LANDBOOK 2001: SMILJANIC EMIL R & LOUISE M Book/Page: / Tax Class: 2

*Anne S Mazure* *7th July*  
*2021-2016*  
*410 John W Durbin road*  
*Lori I Durbin*  
*3714 Davys Run Road*  
*Farmington, WV 26554*

~~*10/1/2022* *John W. Durbin* *10/1/2022* *Anne S. Mazure*  
*Lori I. Durbin*  
*3714 Davys Run Road*  
*Farmington, WV 26554*~~

*Anne S. Mazure* *WV 104/622* *Emil S. Smiljanic*  
*371/703* *sett*  
*371/918* *approved*  
*1/1/22*

	<i>01</i>	<i>07</i>	
<i>Durbin, John W</i>	<del>                    </del>	<del>                    </del>	<i>1</i>
<i>Lori I.</i>	<del>                    </del>	<del>                    </del>	
<i>Kenneth / Stephen</i>	<del>                    </del>	<del>                    </del>	
<i>Mazure, Anne</i>	<del>                    </del>	<del>                    </del>	

*She is dead*  
*OK per son*  
*it had 3 del*  
*not sell to Durbin*

AGC-24-247133

F00 32/486

Anne Marie Ditz Intest 11/9/2003

Survived by: Kenneth J. Mazure

Agmt 38/188

P.O. Box 246

Corant Town, WV 26524

Stephen M. Mazure

116 Mozart Meadows

Wheeling WV 26003

Kenneth J. Mazure

Anne  
Exec Appoint

Stephen M. Mazure

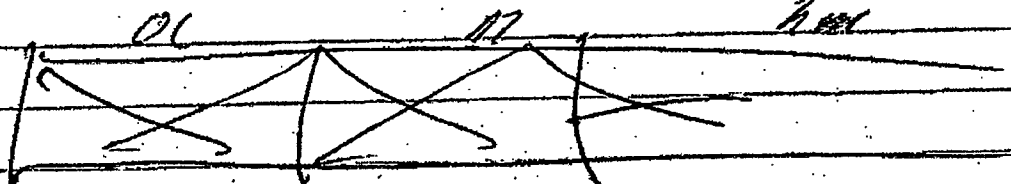
38/188

712 Main Street

Corant Town

Mazure, Kenneth

Stephen



Atty 11/28/1:17 PM

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

REQUEST ID 5556

Purchaser(s) Name & Address

WVTI LLC  
18102 Seneca trail  
Marlinton, WV 24954

Telephone Number: 3047994440

Certification Number: 247133

County: MARION

Legal Description:

LT 3 (50X120) ODELL ST (PLAT 258-216 1/2)

Name and address of those to be notified

Personal Service  1/1

ANNE MAZURE  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT WV 26554



RML5556P2

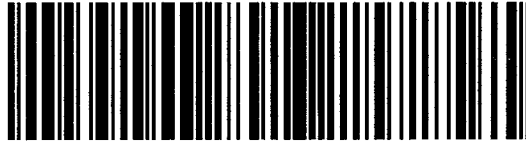
APR 27 '22 PML:41



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 2005 10

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(Cert No. 247133 WVTI LLC)

ANNE MAZURE  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

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Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)

ANNE MAZURE  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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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(Cert No. 247133 WVTI LLC)

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FAIRMONT, WV 26554

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

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Amount equal to the taxes and charges due on the date of the sale, with interest, to 3/21/2022	\$955.82
Amount of taxes paid on the property, since the sale, with interest to 3/21/2022	\$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 3/21/2022.	\$923.47
Additional Statutory Fees with Interest to 3/21/2022.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable Jimmy Riffle, Sheriff of Marion County.</b>	\$1879.29

You may redeem at any time before 3/21/2022 by paying the above total less any unearned interest.  
Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Marion 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**

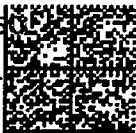
**CERTIFIED MAIL™**

Instrument  
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Book Page  
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CHARLESTON WV 25305

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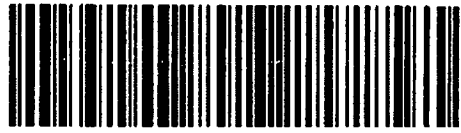


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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



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FEB 17 '22 AM 11:07

*NSH*

(Cert No. 247133 WVTI LLC)

ANNE MAZURE  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

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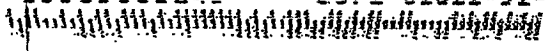
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN

BC: 25305002143

\*0671-01611-31-32

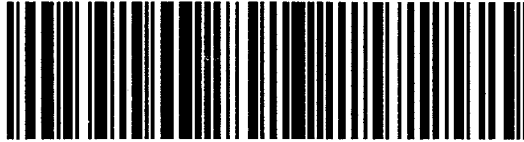
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USPS CERTIFIED MAIL

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Charleston, West Virginia 25305



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(Cert No. 247133 WVTI LLC)

KENNETH MAZURE  
PO BOX 246  
GRANT TOWN, WV 26574-0246

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Date Produced: 02/07/2022

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 2005 27. Our records indicate that this item was delivered on 02/02/2022 at 11:42 a.m. in GRANT TOWN, WV 26574. The scanned image of the recipient information is provided below.

Signature of Recipient :

X	
Printed Name	DAVE MAZURE

Address of Recipient :

Delivery Address	PO Box 246 26574
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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.

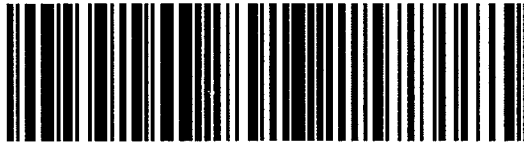
Customer Reference Number: 247133



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USPS CERTIFIED MAIL

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Charleston, West Virginia 25305



9414 8091 0924 9000 2005 34

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(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
16 MOZART MDWS  
WHEELING, WV 26003-7307

West Virginia State Auditor's Office  
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(Cert No. 247133 WVTI LLC)

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16 MOZART MDWS  
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(Cert No. 247133 WVTI LLC)

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*G. Russell Rollyson Jr.*

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

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



Date Produced: 02/07/2022

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 2005 34. Our records indicate that this item was delivered on 02/02/2022 at 11:49 a.m. in WHEELING, WV 26003. The scanned image of the recipient information is provided below.

Signature of Recipient :

SM  
C-19

Address of Recipient :

20418

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

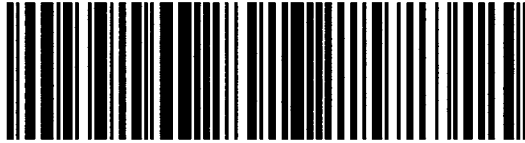
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Customer Reference Number: 247133

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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 2005 41

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(Cert No. 247133 WVTI LLC)

KENNETH MAZURE  
712 MAIN STREET  
GRANT TOWN, WV 26574

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



(Cert No. 247133 WVTI LLC)

KENNETH MAZURE  
712 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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. 247133 WVTI LLC)

KENNETH MAZURE  
712 MAIN STREET  
GRANT TOWN, WV 26574

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

You will take notice that WVTI LLC, the purchaser of the following real estate, Certification No. 247133, located in FAIRMONT CITY District, LT 3 (50X120) ODELL ST (PLAT 258-216 1/2) which was returned delinquent or nonentered in the name of MAZURE ANNE S, and was sold by the deputy commissioner of delinquent and nonentered lands of Marion County at the sale for the delinquent taxes on 10/22/2021. WVTI LLC requests that you be notified a deed for such real estate will be made on or after 3/21/2022, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 3/21/2022 will be as follows:

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You may redeem at any time before 3/21/2022 by paying the above total less any unearned interest.

Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Marion 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**



Date Produced: 02/07/2022

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :

X	
Printed Name	DAVE MAZURE

Address of Recipient :

Delivery Address	PO Box 246 26574
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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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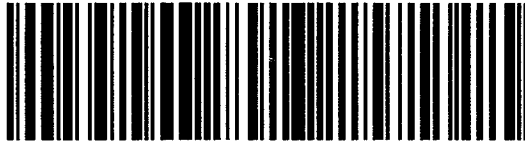
Customer Reference Number: 247133



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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 2005 58

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(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
712 MAIN STREET  
GRANT TOWN, WV 26574

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



(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
712 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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  
1900 Kanawha Boulevard East  
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(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
712 MAIN STREET  
GRANT TOWN, WV 26574

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Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

---

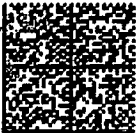
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Marion County, State of West Virginia

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

**CERTIFIED MAIL™**

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CHARLESTON, WV



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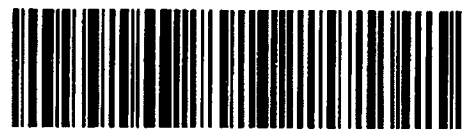
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



8414 8091 0924 9000 2005 58

(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
712 MAIN STREET  
GRANT TOWN, WV 26574

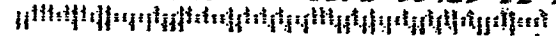
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RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

BC: 25305002143 8871-03429-32-22

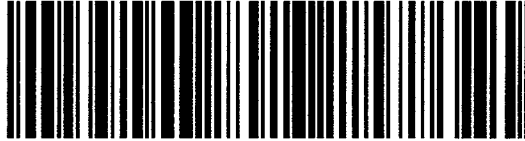
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9000 2005 65

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(Cert No. 247133 WVTI LLC)

KENNETH MAZURE  
212 MAIN STREET  
GRANT TOWN, WV 26574

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



(Cert No. 247133 WVTI LLC)

KENNETH MAZURE  
212 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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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(Cert No. 247133 WVTI LLC)

KENNETH MAZURE  
212 MAIN STREET  
GRANT TOWN, WV 26574

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Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

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

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Signature of Recipient :

X		
Printed Name	DAVE MAZURE	

Address of Recipient :

Delivery Address	PO Box 246 26574	
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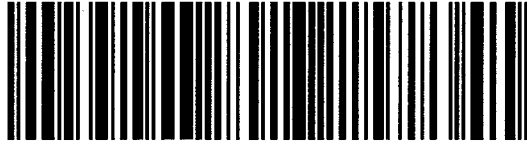
Customer Reference Number: 247133



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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 2005 72

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(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
212 MAIN STREET  
GRANT TOWN, WV 26574

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



(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
212 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
212 MAIN STREET  
GRANT TOWN, WV 26574

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

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*G. Russell Rollyson Jr.*

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Deputy Commissioner of Delinquent and  
Nonentered Lands of Marion County, State of West Virginia

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**CERTIFIED MAIL™**

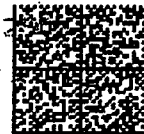
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CHARLESTON WV

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ZIP 25305 \$006.13<sup>0</sup>  
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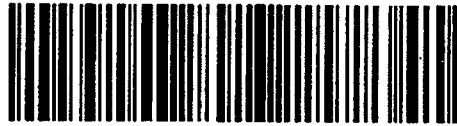
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AMC

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 2005 72

(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE  
212 MAIN STREET  
GRANT TOWN, WV 26574

NIXIE 152 DE 1 0002/04/22

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 253050000000 \*0071-02721-31-22

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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



(Cert No. 247133 WVTI LLC)

ANNE MAZURE - REGULAR MAIL  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

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



(Cert No. 247133 WVTI LLC)

ANNE MAZURE - REGULAR MAIL  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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. 247133 WVTI LLC)  
ANNE MAZURE - REGULAR MAIL  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

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Deputy Commissioner of Delinquent and  
Nonentered Lands of Marion County, State of West Virginia

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County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)  
KENNETH MAZURE - REGULAR MAIL  
PO BOX 246  
GRANT TOWN, WV 26574-0246



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



(Cert No. 247133 WVTI LLC)

KENNETH MAZURE - REGULAR MAIL  
PO BOX 246  
GRANT TOWN, WV 26574-0246

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)

KENNETH MAZURE - REGULAR MAIL  
PO BOX 246  
GRANT TOWN, WV 26574-0246

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Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

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G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Marion 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



(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE - REGULAR MAIL  
16 MOZART MDWS  
WHEELING, WV 26003-7307

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



(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE - REGULAR MAIL  
16 MOZART MDWS  
WHEELING, WV 26003-7307

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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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Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)  
STEPHEN MAZURE - REGULAR MAIL  
16 MOZART MDWS  
WHEELING, WV 26003-7307

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

You will take notice that WVTI LLC, the purchaser of the following real estate, Certification No. 247133, located in FAIRMONT CITY District, LT 3 (50X120) ODELL ST (PLAT 258-216 1/2) which was returned delinquent or nonentered in the name of MAZURE ANNE S, and was sold by the deputy commissioner of delinquent and nonentered lands of Marion County at the sale for the delinquent taxes on 10/22/2021. WVTI LLC requests that you be notified a deed for such real estate will be made on or after 3/21/2022, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 3/21/2022 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 3/21/2022	\$955.82
Amount of taxes paid on the property, since the sale, with interest to 3/21/2022	\$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 3/21/2022.	\$923.47
Additional Statutory Fees with Interest to 3/21/2022.	\$0.00
<b>Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the The Honorable Jimmy Riffle, Sheriff of Marion County.</b>	<b>\$1879.29</b>

You may redeem at any time before 3/21/2022 by paying the above total less any unearned interest.  
Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

---

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Marion 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  
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Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)  
KENNETH MAZURE - REGULAR MAIL  
712 MAIN STREET  
GRANT TOWN, WV 26574

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



(Cert No. 247133 WVTI LLC)

KENNETH MAZURE - REGULAR MAIL  
712 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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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GRANT TOWN, WV 26574

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*G. Russell Rollyson Jr.*

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(Cert No. 247133 WVTI LLC)

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712 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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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(Cert No. 247133 WVTI LLC)  
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712 MAIN STREET  
GRANT TOWN, WV 26574

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

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Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

---

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

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Instrument  
202200015541

Book Page  
1312 873

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County Collections Division  
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(Cert No. 247133 WVTI LLC)

KENNETH MAZURE - REGULAR MAIL  
212 MAIN STREET  
GRANT TOWN, WV 26574

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(Cert No. 247133 WVTI LLC)

KENNETH MAZURE - REGULAR MAIL  
212 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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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(Cert No. 247133 WVTI LLC)

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GRANT TOWN, WV 26574

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

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Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

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

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Instrument  
202200015541

Book Page  
1312 876

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Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE - REGULAR MAIL  
212 MAIN STREET  
GRANT TOWN, WV 26574

West Virginia State Auditor's Office  
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(Cert No. 247133 WVTI LLC)

STEPHEN MAZURE - REGULAR MAIL  
212 MAIN STREET  
GRANT TOWN, WV 26574

To: ANNE MAZURE, ANNE MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - REGULAR MAIL, KENNETH MAZURE, KENNETH MAZURE - REGULAR MAIL, STEPHEN MAZURE, STEPHEN MAZURE - 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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(Cert No. 247133 WVTI LLC)

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212 MAIN STREET  
GRANT TOWN, WV 26574

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

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Given under my hand 1/31/2022

*G. Russell Rollyson Jr.*

---

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

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County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 247133 WVTI LLC)

ANNE MAZURE - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

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



(Cert No. 247133 WVTI LLC)

ANNE MAZURE - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
C/O JOHN AND LORI DURBIN  
3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

To: ANNE MAZURE - 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.

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ANNE MAZURE - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
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3714 DAYS RUN ROAD  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT CITY MAP 31 PARCEL 0026 00000000**

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Amount equal to the taxes and charges due on the date of the sale, with interest, to 7/26/22	\$958.74
Amount of taxes paid on the property, since the sale, with interest to 7/26/22	\$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 7/26/22.	\$980.54
Additional Statutory Fees with Interest to 7/26/22.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable Jimmy Riffle, Sheriff of Marion County.</b>	<b>\$1939.28</b>

You may redeem at any time before 7/26/22 by paying the above total less any unearned interest.  
Given under my hand 5/25/2022

*G. Russell Rollyson Jr.*

---

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

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

**AFFIDAVIT OF SERVICE**

<b>Case:</b> Cert No. 247133 WVTI LLC	<b>Court:</b>	<b>County:</b>	<b>Job:</b> 7203926 (Cert No. 247133 WVTI LLC)
<b>Plaintiff / Petitioner:</b> West Virginia State Auditor's Office		<b>Defendant / Respondent:</b> Anne Mazure C/O John And Lori Durbin	
<b>Received by:</b> DocuServe, LLC.		<b>For:</b> West Virginia State Auditor's Office	
<b>To be served upon:</b> Anne Mazure C/O John And Lori Durbin			

I, Alex Chapman, 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:** Anne Mazure C/O John And Lori Durbin, 3714 Days Run Road, Fairmont, WV 26554

**Manner of Service:** Posted, Jun 9, 2022, 5:29 pm EDT

**Documents:** Notice (Received May 26, 2022 at 2:00pm EDT)

**Additional Comments:**

1)Attempt was Posted: Jun 9, 2022, 5:29 pm EDT at 3714 Days Run Road, Fairmont, WV 26554  
 Location is a 1 story home. Individual refused to tell us who they were an closed door in our face. Placed documents on door.



08/16/2022

Alex Chapman  
 As a independent contractor for  
 DocuServe, LLC.

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

**DISCLAIMER**

*DocuServe, LLC. uses information provided by the West Virginia State Auditor's Office, electronic research, and County maps to determine physical location of addresses provided. Periodically the process server will use the addressed location that was provided if arrangements of delivery are made with the recipient at an alternate location, when a neighbor indicates a different location of recipient, or location is not clearly labeled at time of service. - DocuServe, LLC. provides the above affidavit of service to the West Virginia State Auditor's Office without bias of any kind. All decisions on this request are made solely by the West Virginia State Auditor's Office. - DocuServe, LLC. follows instructions of service provided by the West Virginia State Auditor's Office (i.e., three attempts with posting of "Notice" on the final attempt). We cannot guarantee the truthfulness of any recipient nor the delivery of any posting to the individual intended.*

202200015541  
 Filed for Record in  
 MARION COUNTY, WV  
 JULIE KINCAID, COUNTY CLERK  
 11-22-2022 At 10:37 am.  
 DEED 93.00  
 STATE TAX .00  
 COUNTY TAX .00  
 Book 1312 Page 822 - 882

22 JUN 19 4:5:52

STATE TAX COMMISSIONER OF WEST VIRGINIA  
SALES LISTING FORM

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§ 11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95)

Revised 8/12

County: Marion  
Tax Map No.(s): 31

Taxing District: FAIRMONT CITY  
Parcel(s): 0026 00000000

Tax Map No.(s): \_\_\_\_\_ Parcel(s): \_\_\_\_\_

Account #: \_\_\_\_\_

Mineral ID #: \_\_\_\_\_

Grantor's Name: G. Russell Rollyson Jr., Deputy Commissioner Phone No. (888 ) 509 - 6568

Grantee's Name WVTI LLC Phone No. ( ) - \_\_\_\_\_

Mailing Address of New Owner: 18102 Seneca Trail, Marlinton, WV 24954

Mailing Address for Tax Statements: 18102 Seneca Trail, Marlinton, WV 24954

Most Recent Previous Deed Book No.: W104 Page No.: 622

Grantor's Source of Title: Delinquent Tax Sale

(a) Real Estate: \_\_\_\_\_ (b) Other Valuable Goods/Services: (If Applicable) \_\_\_\_\_

Consideration/Value: \$50.00

Lot Size or Acreage Involved: \_\_\_\_\_

Estate(s) Transferred: LT 3 (50X120) ODELL ST (PLAT 258-216 1/2): Certification Number 247133  
(Examples: Fee, Surface, Mineral, Coal, etc.)

- (1) Was this transaction on the open market? Yes / No (Circle One)
- (2) Does this transaction involve more than one parcel? Yes / No (Circle One)
- (3) Was this sale between related individuals or related corporations? Yes / No (Circle One)
- (4) Was this a liquidation, foreclosure or other "Forced" sale? Yes / No (Circle One)
- (5) Is this transaction pursuant to a land contract or owner financing? Yes / No (Circle One)
- (6) Does this transaction include personal property? Yes / No (Circle One)
- (7) Does this transaction include minerals and/or timber? Yes / No (Circle One)
- (8) Any other financing arrangements materially affecting consideration? Yes / No (Circle One)
- (9) Is this a mineral sale only? Yes / No (Circle One)

If "No" to Question 1 or "Yes" to Questions 2 - 8 above, please explain below:

Explanation: Delinquent Land Sale Pursuant to West Virginia Code

Printed Name G. Russell Rollyson Jr., Deputy Commissioner Signature G. Russell Rollyson Jr., Deputy Commissioner Phone Number 888-509-6568

Filed By (check one):  Buyer  Seller  Agent/Attorney  Other

LIENHOLDER INFORMATION (OPTIONAL) Check if change of name or address

Name: \_\_\_\_\_

Address for Notice: \_\_\_\_\_

INTEREST IN PROPERTY

Surface Owner's Rights Deed Book: \_\_\_\_\_ Page No.: \_\_\_\_\_  
 Fiduciary Interest Relationship to Owner: \_\_\_\_\_  
 Lienholder Trust Deed Book No.: \_\_\_\_\_ Page No.: \_\_\_\_\_  
 Other \_\_\_\_\_

To Be Completed By County Clerk	
Stamp Fee Paid:	
Date Recorded:	11-22-2022
New Deed Book No.:	1312
New Deed Book Page No.:	622
Date of Transaction:	9-26-2022

Sheriff's Use Only	
Date Received:	
Effective Dates of Lien:	
Date Entered:	
Entered By:	
Tax Ticket No.:	

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien is Released: \_\_\_\_\_

Signature of Lienholder: \_\_\_\_\_