

WVTJ LLC
18102 SENECA TRL
MARLINTON, WV 24954-6840

Raleigh County
Scott Van Meter, Clerk
Instrument 50808062
08/16/2023 @ 02:17:51 PM
TAX DEED
Book 5080 @ Page 8062
Pages Recorded 43
Recording Cost \$ 93.00
Transfer Tax \$ 11.00

This deed made this 1st day of April, 2023, by and between G. Russell Rollyson Jr., appointee of the Honorable John B. McCuskey, State Auditor, grantor and WVTJ LLC, purchaser, grantee, witnesseth, that:

Whereas, In pursuance of the statutes in such case made and provided, James C. Canaday II, Sheriff of Raleigh County, did in the month of November, in the year 2021, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year 2020, and WVTJ LLC for the sum of \$1,868.44, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name of PETTRY PINKIE & MARTHA; and

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

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

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

The undersigned hereby declares that the consideration paid for the conveyance is \$1,868.44.

Certificate of Sale Number: 2021-S-0000000152
SUR 2.201 AC PEACHTREE CRK, MARSH FORK DISTRICT

Witness the following signature:



G. Russell Rollyson Jr.

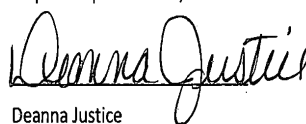
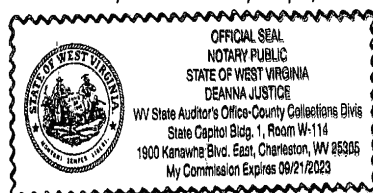
Appointee of the Honorable John B. McCuskey, State Auditor

State of West Virginia

County of Kanawha, to wit:

I, Deanna Justice, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson Jr., Appointee of the Honorable John B. McCuskey, State Auditor, whose name is signed to the foregoing writing bearing the date of the 1st day of April, 2023, has acknowledge the same before me in said County.

Given under my hand this 1st day of April, 2023. My commission expires September 21, 2023.



Deanna Justice
Notary Public

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

West Virginia State Auditor's Office
Notice to Redeem Form

Name / Organization: WVTJ LLC

Address: 18102 Seneca Trail

City: Marlinton

Phone: 3043894951

ext:

State: WV Zip: 24954



D120471

Certification / Certificate Number: 2021-S-0000000152

(One certification per page)

County: Raleigh

Legal Description: SUR 2.201 AC PEACHTREE CRK

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

UNKNOWN HEIRS OF PINKIE MARTHA PETTRY
C/O BERTIE GUNNOE
3525 MARVIN AVE
CLEVELAND, OH 44109-2136

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

IRS, Attn: Advisory Consolidated Receipts
7940 Kentucky Drive
Stop 2850F
Florence, KY 41042

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

WV State Tax Department
Po Box 229
Charleston, WV 25321

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

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) 799-7119**

**FACSIMILE
(304) 799-7118**

February, 18th 2022

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

RE: PETTRY PINKIE & MARTHA

SUR 2.201 AC PEACHTREE CRK
MARSH FORK District
Raleigh County, West Virginia

Certificate No. 2021-S-000000152 CIN STI-41-2021-152

Dear Oak Hall,

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



D120369

5-11-2021 10:46:30 AM

TITLE WORKSHEET

Raleigh County 2021-S-152

OWNER PETTRY PINKIE & MARTHA Year 2020 Ticket 19441

Dist (5) Map 0024 Parcel 0038 Sub 0001

LEGALSUR 2.201 AC PEACHTREE CRK

c/o Bertie Gunnoe
3525 March Ave
Cleveland OH 44109-2136

TITLE WORK CODE: STI-41-2021-152

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2021: PETTRY PINKIE & MARTHA Book/Page: / Tax Class: 3

LANDBOOK 2020,2019,2018,2017,2016,2015,2014: PETTRY PINKIE & MARTHA Book/Page: / Tax Class: 3

LANDBOOK 2013,2012,2011,2010,2009,2008,2007,2006,2005,2004: PETTRY PINKIE & MARTHA Book/Page: / 0000 Tax Class: 3

11/4/2021 Pinkie Martha Pettry 455/65 Rowland Land Company

	OC	DT	Leas
Pettry Pinkie Martha	X	X	X

Unknown heirs of
Pinkie Martha Pettry
c/o Bertie Gunnoe
3525 March Ave
Cleveland OH 44109-2136

Stop 2/18/2022 10:17am

22 OCT 21 AM 11:37

CERTIFICATE OF SALE

Raleigh County, West Virginia

District: MARSH FORK

Certificate Number: 2021-S-152

West Virginia Code: §11A-3-14

CID Revised 09/1998

Memorandum of tax lien on real estate sold in the county of Raleigh County on this the 19th day of November, 2021 for the nonpayment of taxes charged thereon for the year 2020.

Tax Type: Real Estate

District: 05-MARSH FORK

Tax Year: 2020

Map: 24

Tax Ticket: 19441

Parcel: 00380001

Tax Name:

Property Description:

PETTRY PINKIE & MARTHA
C/O BERTIE GUNNOE
3525 MARVIN AVE
CLEVELAND OH 44109-2136

SUR 2.201 AC PEACHTREE CRK

Taxes and additional Cost:

Tax	31.92
Interest 11A-1-3	2.64
May Publication 11A-2-13	20.00
Certified Letter(s) 11A-3-2	10.00
September Publication 11A-3-2	25.00
Sale Publication 11A-3-13	15.00
Certificate of Sale 11A-3-14	10.00
Surplus 11A-3-10	1,752.88
Receipt Fee 59-1-14	1.00

Delinquent Due: 1,868.44

Subsequent Taxes: Tax Year 2021 Ticket 19401

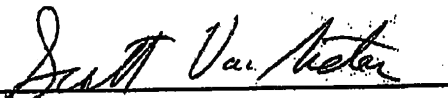
Tax	31.72
Discount 11A-1-3	-0.40
Interest 11A-1-3	0.24

Subsequent Due: 31.56

Total Bid: 1,900.00

The above tax lien was purchased by WVTJ LLC, known as purchaser, at Raleigh County on the 19th day of November, 2021 and as such is entitled interest on taxes and interest paid at a rate of 1% per month from the date of sale to the date this property is redeemed.

Bidder Information: ID 47
WVTJ LLC
18102 SENECA TRL
MARLINTON WV 24954-6840



Given under my hand the 19th day of November, 2021.

Scott Vanmeter, Raleigh County Sheriff

By: Taxsale

Printed on: Friday, November 19, 2021 3:39 pm

22 OCT 21 AM 11:36

VTI

102 Seneca Trail
Arlinton, WV 24954

22 OCT 21 11:12

West Virginia State Auditor Office
WVSA County Collections
State Capital Complex, Bldg 1, Room W-118
Charleston, WV 25305



Retail

P

US POSTAGE PAID

\$11.55

Origin: 24954
10/20/22
6551840954-01

PRIORITY MAIL®

4 Lb 8.20 Oz

1005

EXPECTED DELIVERY DAY: 10/21/22

C001

SHIP
TO:



1900 KANAWHA BLVD E
CHARLESTON WV 25305-0009

USPS TRACKING® #



8505 6124 6417 2293 0657 85



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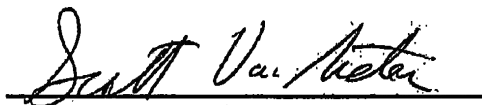
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WVTJ LLC
18102 SENECA TRL
MARLINTON WV 24954-6840



Given under my hand the 19th day of November, 2021.

Scott Vanmeter, Raleigh County Sheriff

By: Taxesale

Printed on: Friday, November 19, 2021 4:48 pm

BECKLEY NEWSPAPERS

P.O. Box 1599, Bluefield, WV 24701

www.register-herald.com

Phone: 304-255-4400 • Toll Free: 800-950-0250 • Fax: 304-255-4427

Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF RALEIGH,

I, Christina Lantz, of The Register-Herald, a daily newspaper published in the City of Beckley, Raleigh, West Virginia, do certify that the notice attached hereto under the caption;
NOTICE TO REDEEM

was published in the said The Register-Herald 3 time(s) on the following day(s), namely 02/10/23, 02/17/23, 02/24/23

Publication Fee: \$222.31

Signed: Christina Lantz

Subscribed and sworn to before me this day
02/24/2023

My commission expires May 21, 2027

Notary Public: Donna S. Fox



(2021-S-00000152 -
Raleigh County - WVTJ LLC)

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTAN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT MARSH FORK
MAP 24 PARCEL 0038 0001

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000152, SUR 2.201 AC PEACHTREE CRK, located in MARSH FORK, which was returned delinquent in the name of PETTRY PINKIE & MARTHA, and for which the tax lien(s) thereon was sold by the sheriff of Raleigh County at the sale for the delinquent taxes made on the 19th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.

\$134.05

Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.

\$36.61

Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.

\$901.55

Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.

\$270.71

Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable James C. Canady II, Sheriff and Treasurer of Raleigh County

\$1,342.92

Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the The Honorable John B. McCuskey, State Auditor.

\$35.00

You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.

Return this letter and both certified funds to the WV State Auditor's Office, County Collections Division 1800 Kanawha Blvd East, Building 1, Room W-114 Charleston, West Virginia, 25305.

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

MAR 2 '23 AM 11:02

BECKLEY NEWSPAPERS

P.O. Box 1599, Bluefield, WV 24701

www.register-herald.com

Phone: 304-255-4400 • Toll Free: 800-950-0250 • Fax: 304-255-4427

Invoice

DATE

02/27/23

Client:

WV STATE AUDITOR
1900 KANAWHA BLVD EAST
CHARLESTON, WV 25305
(304) 558-2262

ACCOUNT NUMBER: 106490

Description: (2021-S-00000152 - Raleigh County -

Ad ID: 679396

Run Dates: 02/10/23 to 02/24/23

Total Insertions: 6

Columns Wide: 1

Depth: 9.319

Total Inches: 9.319

Total Cost: \$222.31

Purchase Order:

AdTaker: Beckley Legals

Publications:

Register-Herald
register-herald.com

Click the link below to download your Affidavit

<https://static.cnhionline.com/bdtonline/html/affidavits/679396.pdf>

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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MAR 2 '23 AM 11:02

NOTES:

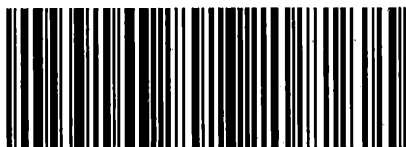
Any concerns with price or errors in this receipt please email me at:
tina.reed@bdtonline.com

SUBTOTAL	\$222.31
TAX	\$0.00
PAYMENT	\$0.00

AMOUNT DUE \$222.31

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 5909 01



(2021-S-00000152 - Raleigh County - WVTJ LLC)
IRS ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
IRS ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY
CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives,
successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners,
other parties having an undivided interest in the delinquent property, and other parties that may have any interest in
the subject property.

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
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DISTRICT MARSH FORK MAP 24 PARCEL 0038 0001

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You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.

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



Date Produced: 02/06/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5909 01. Our records indicate that this item was delivered on 02/02/2023 at 02:00 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

Amanda Tripp
Amanda Tripp

Address of Recipient :

7940 Kentucky Dr Florence KY 41042

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.

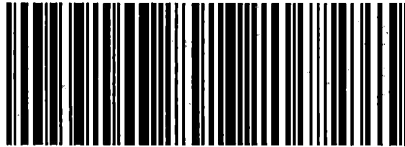
Sincerely,
United States Postal Service

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: 2021-S-00000152 Raleigh County

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 5911 13



(2021-S-00000152 - Raleigh County - WVTJ LLC)
UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE
3525 MARVIN AVE
CLEVELAND, OH 44109-2136

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County Collections Division
1900 Kanawha Boulevard East
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(2021-S-00000152 - Raleigh County - WVTJ LLC)

UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE
3525 MARVIN AVE
CLEVELAND, OH 44109-2136

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY
CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives,
successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners,
other parties having an undivided interest in the delinquent property, and other parties that may have any interest in
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West Virginia State Auditor's Office
County Collections Division
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(2021-S-00000152 - Raleigh County - WVTJ LLC)

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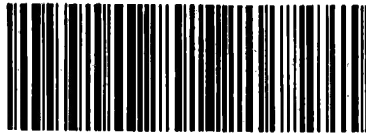
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Charleston, West Virginia, 25305.
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CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 5911 13

(2021-S-00000152 - Raleigh County - WVTJ LLC)

UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE
3525 MARVIN AVE
CLEVELAND, OH 44109-2136



US POSTAGE MPTNEY BOWES

ZIP 25305 \$ 006.85⁰
02 4W
0000381984 JAN. 27. 2023

'23 FEB 15 AM 1:14
1st NOTICE 26
2nd NOTICE 26
RETURNED 26

NIXIE 441 DC 1 0002/09/23

RETURN TO SENDER
UNABLE TO FORWARD

BC: 253050000000 *72771-00450-30-30



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

USPS CERTIFIED MAIL



9414 8091 0924 9000 5930 70



(2021-S-00000152 - Raleigh County - WVTJ LLC)

THE REGISTER HERALD
POST OFFICE BOX 2398
BECKLEY, WV 25801

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)

THE REGISTER HERALD
POST OFFICE BOX 2398
BECKLEY, WV 25801

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY
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1900 Kanawha Boulevard East
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Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$270.71
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable James C. Canaday II, Sheriff and Treasurer of Raleigh County.	\$1,342.92
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the The Honorable John B. McCuskey, State Auditor.	\$35.00

You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.

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



Date Produced: 02/13/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5930 70. Our records indicate that this item was delivered on 02/07/2023 at 08:11 a.m. in BECKLEY, WV 25801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Valerie Stone

Valerie Stone

Address of Recipient :

B / 2B 98

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: 2021-S-00000152 Raleigh County

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY
CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives,
successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners,
other parties having an undivided interest in the delinquent property, and other parties that may have any interest in
the subject property.

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

DISTRICT MARSH FORK MAP 24 PARCEL 0038 0001

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

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)

IRS ATTN: ADVISORY CONSOLIDATED RECEIPTS - REGULAR
MAIL
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)

IRS ATTN: ADVISORY CONSOLIDATED RECEIPTS - REGULAR MAIL
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)

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DISTRICT MARSH FORK MAP 24 PARCEL 0038 0001

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County Collections Division
1900 Kanawha Blvd East, Building 1, Room W-114
Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE - REGULAR MAIL
3525 MARVIN AVE
CLEVELAND, OH 44109-2136

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)

UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE - REGULAR MAIL
3525 MARVIN AVE
CLEVELAND, OH 44109-2136

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY
CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives,
successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners,
other parties having an undivided interest in the delinquent property, and other parties that may have any interest in
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2021-S-00000152 - Raleigh County - WVTJ LLC)
UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE - REGULAR MAIL
3525 MARVIN AVE
CLEVELAND, OH 44109-2136

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County Collections Division
1900 Kanawha Blvd East, Building 1, Room W-114
Charleston, West Virginia, 25305.
Questions please call 1-888-509-6568 option 2**

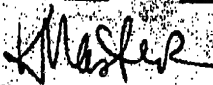


Date Produced: 02/06/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5908 95. Our records indicate that this item was delivered on 02/02/2023 at 05:50 a.m. in CHARLESTON, WV 25321. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Kathleen Masler

Address of Recipient :

Delivery Address	Tax
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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: 2021-S-00000152 Raleigh County

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE- PERSONAL SERVICE
C/O NATHAN GUNNOE
3211 WADE AVE
CLEVELAND, OH 44113

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)
UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE
GUNNOE- PERSONAL SERVICE
C/O NATHAN GUNNOE
3211 WADE AVE
CLEVELAND, OH 44113

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY
CONSOLIDATED RECEIPTS , WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives,
successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners,
other parties having an undivided interest in the delinquent property, and other parties that may have any interest in
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2021-S-00000152 - Raleigh County - WVTJ LLC)
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GUNNOE- PERSONAL SERVICE
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DISTRICT MARSH FORK MAP 24 PARCEL 0038 0001

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Amount equal to the taxes and charges due on the date of the sale, with interest, to July 29, 2023.	\$138.67
Amount of subsequent years taxes paid on the property, since the sale, with interest to July 29, 2023.	\$37.87
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to July 29, 2023.	\$934.11
Amount paid for other statutory costs with interest from following the sheriff's sale to July 29, 2023.	\$270.71
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable James C. Canaday II, Sheriff and Treasurer of Raleigh County.	\$1,381.36
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the The Honorable John B. McCuskey, State Auditor.	\$35.00

You may redeem at any time before July 29, 2023, by paying the above total less any unearned interest.

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Raleigh

Case Number: 2021-S-152

WWTJ LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Unknown Heirs of Pinkie Martha Pettry C/O Bertie Gunnoe C/O Nathan Gunnoe, 3211 Wade Ave, Cleveland, OH 44113.

I, Mark Berus, being duly sworn, depose and say that on the 29th day of June, 2023 at 5:45 pm, I:

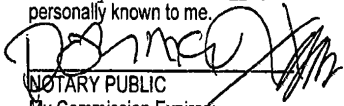
INDIVIDUALLY/PERSONALLY served by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: Bertie Gunnoe at the address of: 3211 Wade Ave, Cleveland, OH 44113, in compliance with state statutes.

Description of Person Served. Age: 65, Sex: F, Race/Skin Color: White, Height: 5'4", Weight: 160, Hair: Gray, Glasses: ?

Is the place of service the dwelling / usual place of abode for the party served? () Yes () No () Unknown

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 6th day of July 2023 by the affiant who is personally known to me.


NOTARY PUBLIC
My Commission Expires: _____



DONNA HARPER
Notary Public, State of Ohio
My Commission Expires
May 28th, 2028


Mark Berus
Process Server

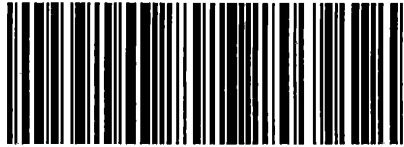
FALCON EXPRESS SERVICES, LLC
P.O. Box 874
Charleston, SC 29402-0874
(843) 577-9696

Our Job Serial Number: FES-2023005172

JUL 24 '23 PM2:08

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 8575 54



(2021-S-0000000152 - RALEIGH COUNTY)
WVTJ LLC
18102 SENECA TRL
MARLINTON, WV 24954-6840

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



State of West Virginia

John B. McCuskey

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

03/17/2023

WVTJ LLC
18102 SENECA TRL
MARLINTON, WV 24954-6840

RE: RALEIGH COUNTY 2021-S-0000000152
UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE
3525 MARVIN AVE
CLEVELAND, OH 44109-2136

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within *fourteen (14) days* from the date of this letter the additional address and an additional estimated cost of **\$133.57** Which represents the funds required to prepare and serve the notice to redeem by personal process service. **We cannot serve a post office box.**

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

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

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.

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



Purchaser(s) Name & Address

Telephone Number:

Certificate of Sale:

County:

Legal Description:

Name and address of those to be notified

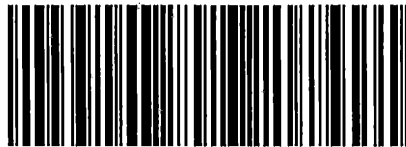
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 5908 95



(2021-S-00000152 - Raleigh County - WVTJ LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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



(2021-S-00000152 - Raleigh County - WVTJ LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: UNKNOWN HEIRS OF PINKIE MARTHA PETTRY C/O BERTIE GUNNOE, IRS ATTN: ADVISORY
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West Virginia State Auditor's Office
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(2021-S-00000152 - Raleigh County - WVTJ LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT MARSH FORK MAP 24 PARCEL 0038 0001

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



August 11, 2023

Dear Raleigh 21 S 152:

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8091 0924 9000 5908 95.

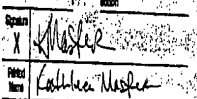

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	February 2, 2023, 5:50 am
Location:	CHARLESTON, WV 25321
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WV STATE TAX DEPARTMENT

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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

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

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

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: Raleigh

Taxing District: MARSH FORK

Tax Map No.(s): 24

Parcel(s): 0038 0001

Assessor Account No:

Mineral ID #:

Grantor's Name: G. Russell Rollyson Jr., Appointee of the Honorable John B. McCuskey, State Auditor

Grantee's Name: WVTJ LLC

Phone No.:

Mailing Address of New Owner: 18102 SENECA TRL, MARLINTON, WV 24954-6840

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No Page No.:

Grantor's Source of Title: Delinquent or Nonentered Lands

(If not by "Previous Deed" referenced above.)

(a) Real Estate:

(b) Other Valuable Goods/Services: (If Applicable)

Consideration/Value: \$1,868.44

Lot Size or Acreage Involved:

Estate(s) Transferred: SUR 2.201 AC PEACHTREE CRK, MARSH FORK DISTRICT

Certificate of Sale Number: 2021-S-0000000152

(Examples: Fee, Surface, Mineral, Coal, etc.)

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

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

This sale was conducted in accordance with the State Code regarding the selling of delinquent lands by the Sheriff.

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.

888-509-6568

Printed Name

Signature

Phone Number

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:	\$ 11.00 \$ 93.00
Date Recorded:	08/16/2023
New Deed Book No.:	5080
New Deed Book Page No.:	8062
Date of Transaction:	04/01/2023

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: