

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

This deed made this 6th day of February, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

BOOK 0480 PAGE 0129

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$6,500.00, 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 PICKENS JAMES RALPH ; 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 and in pursuance of the statutes, doth grant unto WVTA 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 Mason, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is \$6,500.00.

Certificate of Sale Number: 2022-C-000050  
1.5 ACRES BROAD RUN , GRAHAM DISTRICT

Witness the following signature:

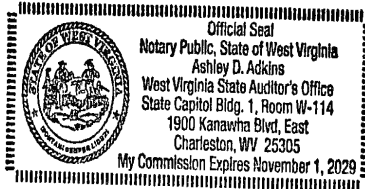
*Christal G. Perry*

Christal G. Perry  
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia  
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 6th day of February, 2025, has acknowledge they same before me in said County.

Given under my hand this 6th day of February, 2025. My commission expires November 1, 2029,



*Ashley D. Adkins*

Ashley D. Adkins  
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000050

MASON

COUNTY 05 GRAHAM

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF MASON  
ON 10/31/2022 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 05 166 0051 0000 0000 ACCOUNT # 06026436

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000007939	PICKENS JAMES RALPH	5.25 ACRES BROAD RUN
	4960 PARSONS AVE	
	LOCKBOURNE	OH 43137
	DELINQUENT TAXES	560.74
	INTEREST	42.06
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2022 0000007949	604.61
	TOTAL	1277.41

100-20-040-130

GIVEN UNDER MY HAND THIS DATE 10/31/2022.

\_\_\_\_\_  
SHERIFF, COUNTY OF MASON

# SALE APPROVAL LETTER

Office of the State Auditor  
County Collections Division  
State Capitol Building 1 Room W-114  
1900 Kanawha Boulevard East  
Charleston, WV 25305

Certificate of Sale Number: MASON COUNTY 2022-C-000050

BOOK 0480 PAGE 0131

Memorandum of real estate sold in the county of MASON on this 18th day of April, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

**Property Description:** 5.25 ACRES BROAD RUN

**District:** GRAHAM

**Map:** 166

**Parcel:** 0051 0000 0000

**Taxpayer:**

PICKENS JAMES RALPH  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137

Delinquent Taxes: 2021 - 7939	\$672.80
Interest on Delinquent Taxes	\$40.37
Subsequent Taxes: 2022-7949 Taxpayer: PICKENS JAMES RALPH	\$633.90
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$104.27
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$6,500.00</b>
<b>Amount Due</b>	<b>\$1,516.89</b>
<b>Surplus</b>	<b>\$4983.11</b>

**Purchaser:**

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954



*John B. McCuskey*  
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 16, 2023, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office  
**Notice to Redeem Form**

BOOK 0480 PAGE 0132

Total Cost: \$71.45

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000050

County: MASON COUNTY

Legal Description: 5.25 ACRES BROAD RUN

Map: 166 Parcel: 0051 0000 0000

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**Name and address of those to be notified**

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321  
USA

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Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JAMES RALPH PICKENS  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137-9216  
USA

JUN 23 '23 PM 2:43

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BOOK 0480 PAGE 0133

FRANCIS LEROY PICKENS  
GENERAL DELIVERY  
LETART, WV 25253-9999  
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JAMES RALPH PICKENS  
RT 1 BOX 18  
LETART, WV 25253  
USA

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead.

JUN 29 '23 PM2:43

**MICHAEL C. DOSS**

**ATTORNEY AT LAW**

921 TENTH AVENUE  
MARLINTON, WV 24954

BOOK 0480 PAGE 0134

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

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

RE: PICKENS JAMES RALPH

5.25 ACRES BROAD RUN  
GRAHAM District  
Mason County, West Virginia

Certificate No. 2022-C-000050 CIN CTS-26-2022-50

Dear Oak Hall,

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



D123056

JUN 29 '23 PM 2:43

# TITLE WORKSHEET



DI22587

BOOK 480 PAGE 135

County 2022-C-50

OWNER PICKENS JAMES RALPH Year 2021 Ticket 7939 Dist 0  
Map 0166 Parcel 0051 Sub 0000  
LEGAL

TITLE WORK CODE: CTS-26-2022-50  
PUT ON ALL ADDITIONAL PAGES

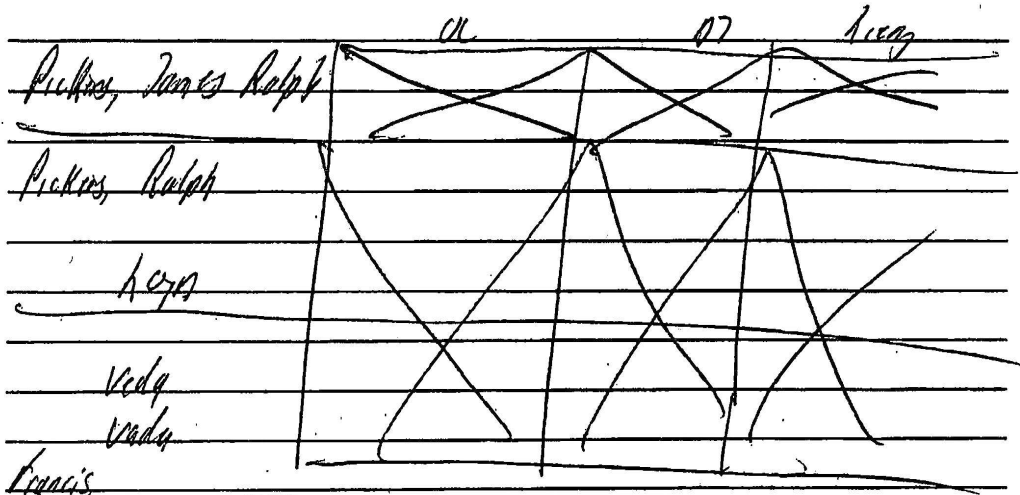
LANDBOOK 2022, 2020, 2019, 2018, 2017, 2016, 2015: PICKENS JAMES RALPH Book/Page: 354/ 595 Tax Class: 3  
LANDBOOK 2021: PICKENS JAMES RALPH Book/Page: 354 / 595 Tax Class: 3  
LANDBOOK 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005: PICKENS JAMES RALPH Book/Page: 354/ 595 Tax Class: 2  
LANDBOOK 2004: PICKENS RALPH LOYN (LIFE) & JAMES RALPH PICKENS (FEE) Book/Page: 354/ 595 Tax Class: 2

- DOD 3114/2004

3/23/2000 Ralph Lyon Pickens (YE)  
James Ralph Pickens 354/595 Ralph Lyon Pickens

4/30/1991 Ralph Lyon Pickens  
James Ralph Pickens 1/2 unit aka Veda Pickens  
Franceseroy Pickens inkskudath Vada Pickens  
aka Francis

10/10/1947 ~~Ralph Lyon Pickens~~ 135/493 Willie Kaylor  
Veda Pickens Addie Kaylor



Francis

Francis

James Ralph Pickens

AB1 Apr 18

Robert, WV 25253

02 354/587

JUN 23 '23 PM 2:43

BOOK 180 PAGE 136

Francis Henry Pickens  
~~Residence~~ Grand, WA

CT5-24-2012-50

Estate File 11/285

James Ralph Pickens  
Columbus, OH -

Estate File 11/285

Rep 9/3/23 - 9:15 am

JUN 23 '23 PM 2:42

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

BOOK 0480 PAGE 0137



(2022-C-000050-MASON COUNTY-WVTA LLC)  
WV STATE TAX DEPARTMENT - REGULAR MAIL  
PO BOX 229  
CHARLESTON, WV 25321

51B0E861-5C9A-4B56-A33FC54FFECFBE7D][NTR LETTER]

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

BOOK 480 PAGE 138



(2022-C-000050-MASON COUNTY-WVTA LLC)

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

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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

BOOK 0480 PAGE 0139



(2022-C-000050-MASON COUNTY- WVTA LLC)

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

**DISTRICT KYLE MAP 40 PARCEL GRAHAM 166 0051 0000 0000**

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000050**, located in GRAHAM District, 5.25 ACRES BROAD RUN which was returned delinquent or nonentered in the name of PICKENS JAMES RALPH, and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after February 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 23, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 7939 .	\$780.45
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-7949 .	\$695.11
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$621.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,308.06</b>

**You may redeem at any time before February 23, 2024 by paying the above total less any unearned interest.**

---

Given under my hand September 26, 2023

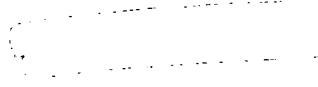
*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of MASON 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-114  
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-114  
Charleston, West Virginia 25305

BOOK 0480 PAGE 140



(2022-C-000050-MASON COUNTY-WVTA LLC)

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

51B0E861-5C9A-4B56-A33FC54FFECFBE7D}[NTR LETTER]

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

BOOK 0480 PAGE 0141



(2022-C-000050-MASON COUNTY-WVTA LLC)

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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
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BOOK 0480 PAGE 142



(2022-C-000050-MASON COUNTY- WVTA LLC)

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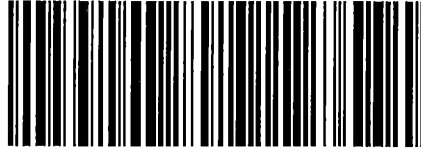
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West Virginia State Auditor's  
Office County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



BOOK 04,80 PAGE 0143

9414 8091 0924 9001 4841 93



(2022-C-000050-MASON COUNTY-WVTA LLC)

THE RIVER CITIES TRIBUNE  
PO BOX 2000  
CLARKSBURG, WV 26302

.51B0E861-5C9A-4B56-A33FC54FFECFBE7D}[NTR LETTER]

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

200K0480 PAGE 144



(2022-C-000050-MASON COUNTY-WVTA LLC)

THE RIVER CITIES TRIBUNE  
PO BOX 2000  
CLARKSBURG, WV 26302

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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  
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BOOK 0480 PAGE 145



(2022-C-000050-MASON COUNTY- WVTA LLC)

THE RIVER CITIES TRIBUNE  
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CLARKSBURG, WV 26302

**DISTRICT GRAHAM MAP 166 PARCEL 0051 0000 0000**

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-7949 .	\$756.32
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$216.55
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$682.17
Additional Statutory Fees with Interest.	\$422.33
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,925.10</b>

**You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 4, 2024

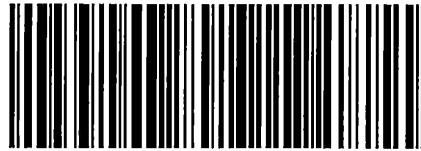
*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
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Building 1, Room W-114  
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-114  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

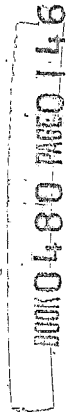


9414 8091 0924 9001 4842 09



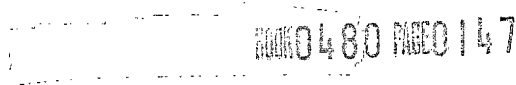
(2022-C-000050-MASON COUNTY-WVTA LLC)

RIVER CITIES REGISTER  
POST OFFICE BOX 2000  
CLARKSBURG, WV 26302



51B0E861-5C9A-4B56-A33FC54FFECFBE7D][NTR LETTER]

West Virginia State Auditor's Office  
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1900 Kanawha Boulevard East  
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(2022-C-000050-MASON COUNTY-WVTA LLC)

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West Virginia State Auditor's Office  
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BOOK 0480 PAGE 0148



(2022-C-000050-MASON COUNTY- WVTA LLC)

RIVER CITIES REGISTER  
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CLARKSBURG, WV 26302

**DISTRICT GRAHAM MAP 166 PARCEL 0051 0000 0000**

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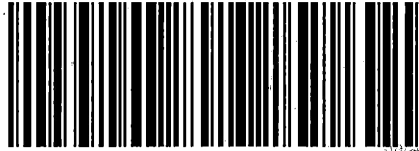
*G. Russell Rollyson, Jr.*

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9326 71

NOV 04 80 PM 01 49



(2022-C-000050-MASON COUNTY-WVTA LLC)

JAMES RALPH PICKENS  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137-9216



51B0E861-5C9A-4B56-A33FC54FFECFBE7D][NTR LETTER]

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

BOOK 0480 PAGE 0150



(2022-C-000050-MASON COUNTY-WVTA LLC)

JAMES RALPH PICKENS  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137-9216

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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

BOOK 0480 PAGE 0151

(2022-C-000050-MASON COUNTY- WVTA LLC)

JAMES RALPH PICKENS  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137-9216

**DISTRICT KYLE MAP 40 PARCEL GRAHAM 166 0051 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000050** , located in GRAHAM District, 5.25 ACRES BROAD RUN which was returned delinquent or nonentered in the name of PICKENS JAMES RALPH , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after February 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 23, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 7939 .	\$780.45
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$621.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,308.06</b>

**You may redeem at any time before February 23, 2024 by paying the above total less any unearned interest.**

---

Given under my hand September 26, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of MASON 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-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568



April 15, 2024

Dear 2022 C 50 MASON COUNTY:

BOOK 04-80 PAGE 0152

The following is in response to your request for proof of delivery on your item with the tracking number:  
9414 8091 0924 9000 9326 71.

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	September 29, 2023, 10:25 am
<b>Location:</b>	LOCKBOURNE, OH 43137
<b>Postal Product:</b>	USPS Ground Advantage™
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Recipient Signature

Signature of Recipient:

Address of Recipient:

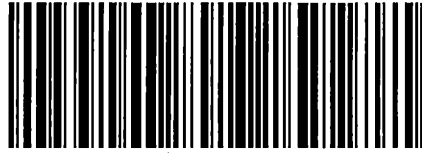
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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

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 9326 57



(2022-C-000050-MASON COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

2022 AUG 15 10 48 AM WV

51B0E861-5C9A-4B56-A33FC54FFECFBE7D][NTR LETTER]

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

3160480 DEC 15 4



(2022-C-000050-MASON COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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

00-0480 MISO 155

(2022-C-000050-MASON COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT KYLE MAP 40 PARCEL GRAHAM 166 0051 0000 0000**

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Given under my hand September 26, 2023.

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of MASON 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-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568



February 7, 2025

Dear 2022 C 50 MASON COUNTY: **9414 8091 0924 9000 9326 57**

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9414 8091 0924 9000 9326 57.**

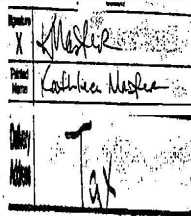
#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Postal Facility
<b>Status Date / Time:</b>	September 28, 2023, 6:25 am
<b>Location:</b>	CHARLESTON, WV 25321
<b>Postal Product:</b>	USPS Ground Advantage™
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Recipient Signature

Signature of Recipient:

Address of Recipient:



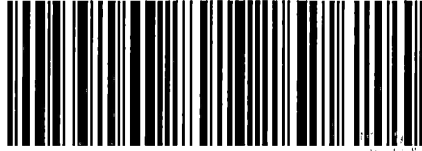
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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

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 9326 64

9414 8091 0924 9000 9326 64



(2022-C-000050-MASON COUNTY-WVTA LLC)

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



51B0E861-5C9A-4B56-A33FC54FFECFBE7D][NTR LETTER]

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

0000480 0000158



(2022-C-000050-MASON COUNTY-WVTA LLC)

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

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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

2023-08-01 159



(2022-C-000050-MASON COUNTY- WVTA LLC)

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

**DISTRICT KYLE MAP 40 PARCEL GRAHAM 166 0051 0000 0000**

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Given under my hand September 26, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of MASON 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-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**



April 15, 2024


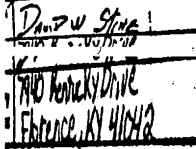
Dear 2022 C 50 MASON COUNTY, KY 40380 80 880 160

The following is in response to your request for proof of delivery on your item with the tracking number:  
9414 8091 0924 9000 9326 64.

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	September 29, 2023, 1:43 pm
<b>Location:</b>	FLORENCE, KY 41042
<b>Postal Product:</b>	USPS Ground Advantage™
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

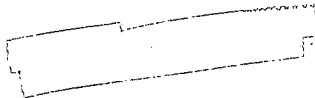
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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



UNITED STATES  
POSTAL SERVICE



0000480 REC0161

Date Produced: 10/14/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4842 09. Our records indicate that this item was delivered on 10/07/2024 at 12:36 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :

B Matthews

Address of Recipient :

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2022-C-000050 MASON



UNITED STATES  
POSTAL SERVICE

9414 8091 0924 9001  
4841 93

Date Produced: 10/14/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4841 93. Our records indicate that this item was delivered on 10/07/2024 at 12:36 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :

B Matthews

Address of Recipient :

7060

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: 2022-C-000050 MASON



UNITED STATES  
POSTAL SERVICE.

0000480 N20163

Date Produced: 04/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2429 08. Our records indicate that this item was delivered on 04/19/2024 at 02:14 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>Jonathan Annett</i>
X	
Printed Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 Seneca Tr
------------------	-----------------

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

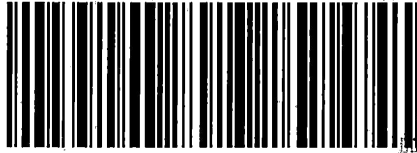
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number:

2022-C-000050

*Mason*

USPS CERTIFIED MAIL



9414 8091 0924 9000 9326 95

JAMES RALPH PICKENS  
RT 1 BOX 18  
LETART, WV 25253

[illegible]

51B0E861-5C9A-4B56-A33FC54FFECFBE7D}[NTR LETTER]

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

32X0480 R20165



(2022-C-000050-MASON COUNTY-WVTA LLC)

JAMES RALPH PICKENS  
RT 1 BOX 18  
LETART, WV 25253

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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

BOOK 480 PAGE 166



(2022-C-000050-MASON COUNTY- WVTA LLC)

JAMES RALPH PICKENS  
RT 1 BOX 18  
LETART, WV 25253

**DISTRICT KYLE MAP 40 PARCEL GRAHAM 166 0051 0000 0000**

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

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Building 1, Room W-114  
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Questions, please call 1-888-509-6568

0480 167

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

(2022-C-000050-MASON COUNTY-WVTA LLC)  
JAMES RALPH PICKENS  
RT 1 BOX 18  
LETART, WV 25253

9414 8091 0924 9000 9326 95



USPS CERTIFIED MAIL

**CERTIFIED MAIL™**

27 SEP 2023 PM 12:11



US POSTAGE  
02 4W  
0000381984 SEP. 27. 2023  
ZIP 25305 \$ 007.18°

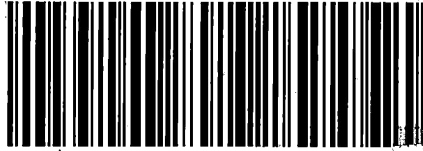
OCT 12 '23 AM 10:43

25305002139

IXIE 250 DE 1 0010/05/23  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
C: 25305002139 \*1171-09319-27-41  
http://www.usps.com

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 9326 88

12372

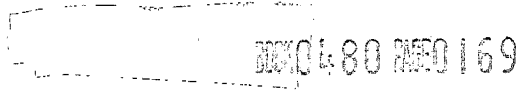
(2022-C-000050-MASON COUNTY-WVTA LLC)

FRANCIS LEROY PICKENS  
GENERAL DELIVERY  
LETART, WV 25253-9999

2022 OCT 14 08:40 PM EDT

51B0E861-5C9A-4B56-A33FC54FFECFBE7D][NTR LETTER]

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



(2022-C-000050-MASON COUNTY-WVTA LLC)

FRANCIS LEROY PICKENS  
GENERAL DELIVERY  
LETART, WV 25253-9999

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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

REC'D 4:80 PM FEB 17 2024



(2022-C-000050-MASON COUNTY- WVTA LLC)

FRANCIS LEROY PICKENS  
GENERAL DELIVERY  
LETART, WV 25253-9999

**DISTRICT KYLE MAP 40 PARCEL GRAHAM 166 0051 0000 0000**

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G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
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Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

0480 0000171

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

(2022-C-000050-MASON COUNTY-WTA LLC)  
FRANCIS LEROY PICKENS  
GENERAL DELIVERY  
LETART, WV 25253-9999

011 822 0000 228887

**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



9414 8091 0924 9000 9326 88

CHARLESTON WV 25305

07 OCT 2023 PM 3:11



US POSTAGE  
ZIP 25305 \$007.18  
02 4W  
0000381984 SEP. 27. 2023

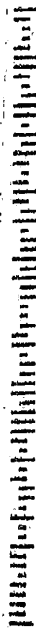
OCT 5 23 AM 10:38

NIXIE 250 DE 1 0010/03/23

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

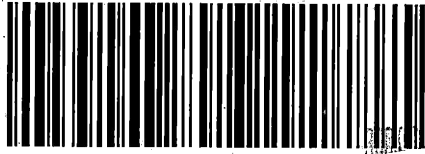
BC: 25305000999 \*1871-06647-27-41

25305000999



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 9001 2429 08



(2022-C-000050 - MASON COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

2022-01-08 PM 01:17Z

51B0E861-5C9A-4B56-A33FC54FFECFBE7D][RETURN MAIL LETTER]

Office of the State Auditor  
County Collections Division  
State Capitol, Building 1, Suite W-114  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305



2024 APR 16 10 17 AM



## State of West Virginia

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
04/16/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: MASON COUNTY 2022-C-000050  
**FRANCIS LEROY PICKENS**  
**GENERAL DELIVERY**  
**LETART, WV 25253-9999**

Dear Purchaser:

As a purchaser of a tax lien at the Auditor'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, refused, or non-served, 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, refused, or non-served, you will be requested 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 are requested 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, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$44.36**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **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.

Sincerely,

*G. Russell Rollyson Jr.*

G. Russell Rollyson, Jr.

# State Auditor's Office

DDMO 4 80 1150-171

## Supplemental Personal Process For Returned Certified Mail



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

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.**

## Supplemental Notice to Redeem Form

0000480 REC 0175

Total Cost: \$133.85

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304--38-9-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000050

County: MASON

Legal Description: 5.25 ACRES BROAD RUN

Map: 166 Parcel: 0051 0000 0000

---

**Name and address of those to be notified**

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FRANCIS LEROY PICKENS  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137  
USA

---

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

APR 18 2024 10:57

# PRIORITY<sup>®</sup> MAIL

PRIORITY MAIL  
POSTAGE REQUIRED

PRESS FIRMLY TO SEAL

UNITED STATES  
POSTAL SERVICE

Retail

P

US POSTAGE PAID

\$11.00

Origin: 24954  
04/17/24  
5551840954-04

PRIORITY MAIL<sup>®</sup>

1 Lb 7.10 Oz  
RDC 03

EXPECTED DELIVERY DAY: 04/18/24

SHIP

C001

TO: 1 900 KANAWHA BLVD E  
CHARLESTON WV 25305-0001

USPS TRACKING<sup>®</sup> # 1



9505 5124 8416 4108 3816 93



FROM:

OAK HALL  
18102 Seneca Trail  
Marlinton, WV 24954

TO:

ATTN: MELINDA WICKLINE  
West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room WV-114  
Charleston, WV 25305

04/18/24 10:43

**PUBLISHER'S CERTIFICATE**

I, Tamra Lawson

Classified Manager of THE RIVER CITIES  
REGISTER, a newspaper of general circulation  
published in the city of Gallipolis, Gallia Co. OH,  
Pomeroy, Meigs Co. OH, and Point Pleasant, Mason  
Co. WV, County and state aforesaid, do hereby  
certify that the annexed:

**2022-C-000050-MASON COUNTY-WVTA LLC**

was published in THE RIVER CITIES REGISTER  
3 time(s) commencing on 10/18/2024 and ending on  
11/01/2024 at the request of

**WV STATE AUDITOR'S OFFICE - RIVE.**

Given under my hand this 11/01/2024.

The publisher's fee for said publication is: \$89.51.

Tamra Lawson

Classified Manager of  
THE RIVER CITIES REGISTER

Subscribed to and sworn to before me this  
11/01/2024

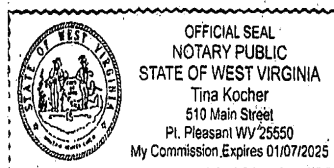
Tina Kocher

Notary Public in and for Gallia, Meigs and Mason  
Counties

NOV 6 '24 AM 11:44

My commission expires on

The 7<sup>th</sup> day of Jan 20 25



(2022-C-000050-MASON COUNTY-  
WVTA LLC)

To: JAMES RALPH PICKENS,  
FRANCIS LEROY PICKENS, JAMES  
RALPH PICKENS, IRS, ATTN: ADVI-  
SORY CONSOLIDATED RECEIPTS,  
WV STATE TAX DEPARTMENT, or  
heirs at law, devisees, creditors,  
representatives, successors, assigns,  
all known heirs, guardians, conserva-  
tors, fiduciaries, administrators, ten-  
holders, co-owners, other parties  
having an undivided interest in the  
delinquent property, and other parties  
that may have any interest in the  
subject property.

202480100178

DISTRICT GRAHAM MAP 166 PAR-  
CEL 0051 0000 0000

You will take notice that WVTA LLC,  
the purchaser of the following real  
estate, Cert No. 2022-C-000050,  
located in GRAHAM District, 5.25  
ACRES BROAD RUN which was  
returned delinquent or nonentered in  
the name of PICKENS JAMES  
RALPH, and was sold by the deputy  
commissioner of delinquent and non-  
entered lands of MASON County at  
the sale for the delinquent taxes on  
April 18, 2023. WVTA LLC requests  
that you be notified a deed for such  
real estate will be made on or after  
January 1, 2025, as provided by law,  
unless before that day you redeem  
such real estate. The amount needed  
to redeem on or before December 31,  
2024 will be as follows:

Amount equal to the taxes and  
charges due on the date of the  
certification, with interest, for tax year  
ticket number 2021 - 7939.

\$847.73

Back tax tickets, with interest, and  
charges due on the date of certifica-  
tion for ticket number

\$0.00

Subsequent of taxes paid on the  
property, with interest to for tax year  
2022-7949.

\$756.32

Additional taxes with interest.

\$0.00

Auditor's Certification, Publication,  
and Redemption fee plus interest.

\$216.55

Amount paid for Title Examination,  
notice to redeem, publication, person-  
al service, Secretary of State with  
interest.

\$682.17

Additional Statutory Fees with Inter-  
est.

\$422.33

Total Amount Due and Payable to WV  
State Auditor - cashier check, money  
order, certified or personal check.

\$2,925.10

You may redeem at any time before  
December 31, 2024 by paying the  
above total less any unearned  
interest.

Given under my hand October 4,  
2024

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent  
and Non entered Lands of MASON  
County, State of West Virginia

Return this letter and  
payment to the  
West Virginia State  
Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East,  
Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call  
1-888-509-6598

NOV 6 '24 AM 11:44

**PUBLISHER'S CERTIFICATE**

I, Stacie Pearson  
Classified Manager of THE RIVER CITIES  
TRIBUNE, a newspaper of general circulation  
published in the city of Gallipolis, Gallia Co. OH,  
Pomeroy, Meigs Co. OH, and Point Pleasant, Mason  
Co. WV, County and state aforesaid, do hereby  
certify that the annexed:

**2022-C-000050-MASON COUNTY-WVTA LLC**

was published in THE RIVER CITIES TRIBUNE 3  
time(s) commencing on 10/15/2024 and ending on  
10/29/2024 at the request of

**WV STATE AUDITOR'S OFFICE - RIVE.**

Given under my hand this 10/29/2024.

The publisher's fee for said publication is: \$89.51.

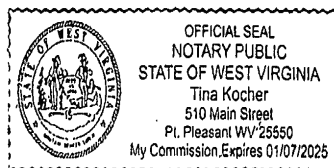
Stacie Pearson  
Classified Manager of  
THE RIVER CITIES TRIBUNE

Subscribed to and sworn to before me this  
10/29/2024

Tina Kocher  
Notary Public in and for Gallia, Meigs and Mason  
Counties

NOV 6 '24 AM 11:43

My commission expires on  
The 7<sup>th</sup> day of Jan 20 25



27  
(2022-C-000050-MASON COUNTY-  
WVTALLC)

To: JAMES RALPH PICKENS,  
FRANCIS LEROY PICKENS, JAMES  
RALPH PICKENS, IRS, ATTN: ADVI-  
SORY CONSOLIDATED RECEIPTS,  
WV STATE TAX DEPARTMENT, or  
heirs at law, devisees, creditors,  
representatives, successors, assigns,  
all known heirs, guardians, conserva-  
tors, fiduciaries, administrators, ten-  
holders, co-owners, other parties  
having an undivided interest in the  
delinquent property, and other parties  
that may have any interest in the  
subject property.

DEMO 480 REC 480

DISTRICT GRAHAM MAP 166 PAR-  
CEL 0051 0000 0000

You will take notice that WVTA LLC,  
the purchaser of the following real  
estate, Cert No. 2022-C-000050,  
located in GRAHAM District, 5.25  
ACRES BROAD RUN which was  
returned delinquent or nonentered in  
the name of PICKENS JAMES  
RALPH, and was sold by the deputy  
commissioner of delinquent and non-  
entered lands of MASON County at  
the sale for the delinquent taxes on  
April 18, 2023. WVTA LLC requests  
that you be notified a deed for such  
real estate will be made on or after  
January 1, 2025, as provided by law,  
unless before that day you redeem  
such real estate. The amount needed  
to redeem on or before December 31,  
2024 will be as follows:

Amount equal to the taxes and  
charges due on the date of the  
certification, with interest, for tax year  
ticket number 2021 - 7838.

\$847.73

Back tax tickets, with interest, and  
charges due on the date of certifi-  
cation for ticket number

\$0.00

Subsequent of taxes paid on the  
property, with interest to for tax year  
2022-7949.

\$756.32

Additional taxes with interest.

\$0.00

Auditor's Certification, Publication,  
and Redemption fee plus interest.

\$216.55

Amount paid for Title Examination,  
notice to redeem, publication, person-  
al service, Secretary of State with  
interest.

\$682.17

Additional Statutory Fees with Inter-  
est.

\$422.33

Total Amount Due and Payable to WV  
State Auditor - cashier check, money  
order, certified or personal check.

\$2,825.10

You may redeem at any time before  
December 31, 2024 by paying the  
above total less any unearned  
interest.

Given under my hand October 4,  
2024

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent  
and Non entered Lands of MASON  
County, State of West Virginia

Return this letter and  
payment to the  
West Virginia 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

NOV 6 '24 AM 11:43

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



(2022-C-000050-MASON COUNTY-WVTA LLC)  
FRANCIS LEROY PICKENS - PERSONAL SERVICE  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137

51B0E861-5C9A-4B56-A33FC54FFECFBE7D][NTR LETTER]

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

2020 4 80 RECD 182



(2022-C-000050-MASON COUNTY-WVTA LLC)

FRANCIS LEROY PICKENS - PERSONAL SERVICE  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137

To: JAMES RALPH PICKENS, FRANCIS LEROY PICKENS, JAMES RALPH PICKENS, 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

REC-480 RECD 1.83



(2022-C-000050-MASON COUNTY- WVTA LLC)

FRANCIS LEROY PICKENS - PERSONAL SERVICE  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137

**DISTRICT GRAHAM MAP 166 PARCEL 0051 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000050** , located in GRAHAM District, 5.25 ACRES BROAD RUN which was returned delinquent or nonentered in the name of PICKENS JAMES RALPH , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 7939 .	\$814.09
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-7949 .	\$725.71
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$213.80
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$653.60
Additional Statutory Fees with Interest.	\$198.25
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,605.45</b>

**You may redeem at any time before July 31, 2024 by paying the above total less any unearned interest.**

---

Given under my hand May 28, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of MASON 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-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568

**AFFIDAVIT OF SERVICE**

State of West Virginia

12-04-80 RECD 184

County of Mason

Case Number: 2022-C-50

**WVTA LLC**

Received by FALCON EXPRESS SERVICES, LLC to be served on **Francis Leroy Pickens, 4960 Parsons Ave, Lockbourne, OH 43137.**

I, Richard Sanker, being duly sworn, depose and say that on the **2nd day of July, 2024 at 9:55 am, I:**

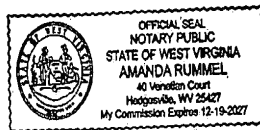
**POSTED** by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property of the within named person's **DWELLING PLACE OR USUAL PLACE OF ABODE** at the address of: **4960 Parsons Ave, Lockbourne, OH 43137.**

Any and all physical description details are approximations.

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 7  
day of Jul, 24 by the affiant  
who is personally known to me

Amanda Rummel  
NOTARY PUBLIC  
My Commission Expires: 12/19/27



**Richard Sanker**  
Process Server

**FALCON EXPRESS SERVICES, LLC**  
7001-A Saint Andrews Rd  
Suite 12-264  
Columbia, SC 29212  
(843) 577-9696

Our Job Serial Number: FES-2024005072

JUL 22 '24 11:01





18102 [redacted]  
Marlinton, WV 24954

Local  
Toll Free  
Fax  
URL

3047994440

8155502328

SEP 04 2024 09/04/24

ATTN: Melinda Wickline  
OFFICE OF THE STATE AUDITOR  
1900 Kanawha BLVD, EAST  
State Capitol Complex, Building 1, Room W-114  
Charleston, WV 25305

Dear WVSAO,

Enclosed please find the following affidavit:  
MASON COUNTY 2022-C-50 / [redacted]  
Please publish, funds enclosed (210.16)

Thanks,

SEP 9 '24 PM 12:44

**AFFIDAVIT**

I, the undersigned, Susan (Allie) Callison attorney at law, hereby affirm under penalty of perjury, that:

WVTA LLC has avared to me that, to the best of it's knowledge and records, it has preformed the following steps:

**WHEREAS** WVTA LLC purchased the certificate of sale for MASON COUNTY 2022-C-50, delinquent in the name of PICKENS JAMES RALPH.  
Described as 5.25 ACRES BROAD RUN

ENCLOSURE

**WHEREAS** WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficient deposit of funds. The names to be served included the following: FRANCIS LEROY PICKENS, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, JAMES RALPH PICKENS, WV STATE TAX DEPARTMENT

**WHEREAS** WVTA LLC requested the entities be served in the following manner:

JAMES RALPH PICKENS  
RT 1 BOX 18  
LETART WV 25253  
by Certified mail

FRANCIS LEROY PICKENS  
GENERAL DELIVERY  
LETART, WV 25253-9999  
by Certified mail

JAMES RALPH PICKENS  
4960 PARSONS AVE  
LOCKBOURNE, OH 43137-9216  
by Certified mail

IRS, Attn: Advisory Consolidated Receipts  
7940 Kentucky Drive  
Stop 2850F  
Florence, KY 41042  
by Certified mail and regular mail

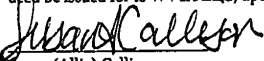
WV State Tax Department  
Po Box 229  
Charleston, WV 25321  
by Certified mail and regular mail

**WHEREAS** Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings the Auditor requested additional steps in the following return mail letters:

RE: FRANCIS LEROY PICKENS (shown on auditors site, NTR ID 813/2)  
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon FRANCIS LEROY PICKENS .  
These efforts included but not limited to:  
Full review of the results of the notices available in the scans on the auditors website  
Review of available public records  
Review of online resources such as address finding sites, google, etc.  
Having completed diligent research, WVTA LLC requested FRANCIS LEROY PICKENS be served at 4960 PARSONS AVE , LOCKBOURNE, OH 43137-9216 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

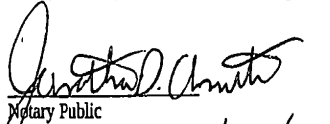
**WHEREAS** the certificate remaining unredeemed.

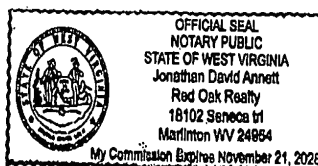
**WHEREAS** having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code. WVTA LLC requests notice by publication and hereby deposits funds sufficient for publication simutaniously herewith. WVTA LLC hereby requests the deed be issued for to WVTA LLC, upon the expiration of redemption period afforded by publication issuance of the deed it proper.

  
Susan (Allie) Callison  
West Virginia State Bar No: 14541

Sate of West Virginia  
County of Pocahontas

Taken, sworn to, and ascribed to this the 5 day of 9 2024

  
Jonathan D. Annett  
Notary Public  
My commission expires: 11/21/28



Mason County  
Diana N Cromley, Clerk  
Instrument 328735  
02/10/2025 @ 02:49:26 PM  
TAX DEED  
Book 480 @ Page 129  
Pages Recorded 58  
Recording Dist \$  
Transfer Tax \$  
LTD Tax \$  
109.00  
35.75  
14.30  
SEP 9 2024 PM 12:44