

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

Doc ID: 005906660067 Type: DEED  
Recorded: 04/08/2025 at 12:52:46 PM  
Fee Amt: \$134.40 Page 1 of 67

Excise Tax: \$15.40  
Putnam County Clerk  
Brian Wood County Clerk

BK 636 PG 22-88

This deed made this 3rd day of April, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

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 \$3,200.00, 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:

**CERT NUMBER**

**TAXPAYER**

2022-C-000461

RANSON B L SR ET UX

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 of Article 3, Chapter 11A of the West Virginia Code, 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 Putnam, bounded and described as follows:

**CERT NUMBER**

**LEGAL DESCRIPTION**

**DISTRICT**

2022-C-000461

4.5 AC 18 MILE CRK

Union District

The undersigned hereby declares that the consideration paid for the conveyance is \$3,200.00.

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 3rd day of April, 2025, has acknowledge they same before me in said County.



*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- 000461

PUTNAM

COUNTY 12 UNION

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 12 138 0049 0000 0000 ACCOUNT # 00021997

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000036470	RANSON B L SR ET UX	4.5 AC 18 MILE CRK

PO BOX 88

LIBERTY

WV 251240088

DELINQUENT TAXES	52.32
INTEREST	3.92
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2022 0000036593	69.50

TOTAL	195.74
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GIVEN UNDER MY HAND THIS DATE 10/31/2022.

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SHERIFF, COUNTY OF PUTNAM

# 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: PUTNAM COUNTY 2022-C-000461**

Memorandum of real estate sold in the county of PUTNAM on this 19th day of April, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

**Property Description:** 4.5 AC 18 MILE CRK

**District:** UNION

**Map:** 138

**Parcel:** 0049 0000 0000

**Taxpayer:**

RANSON B L SR ET UX  
PO BOX 88  
LIBERTY, WV 25124-0088

Delinquent Taxes: 2021 - 36470	\$126.24
Interest on Delinquent Taxes	\$7.57
Subsequent Taxes: 2022-36593 Taxpayer: RANSON B L SR ET UX	\$73.03
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$18.76
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$3,200.00</b>
<b>Amount Due</b>	<b>\$291.15</b>
<b>Surplus</b>	<b>\$2908.85</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 17, 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**

23 JUL 27 AM 11:55

Total Cost: \$73.10

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-000461  
County: PUTNAM COUNTY  
Legal Description: 4.5 AC 18 MILE CRK  
Map: 138 Parcel: 0049 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BL RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088  
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"/>

BOBBY LEE RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088  
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"/>

THEODORE RANSON  
ADMINISTRATOR CTA DBN  
214 AUTUM DRIVE  
DUNBAR, WV 25064  
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"/>

MARTHA LEE RANSON  
129 MAPLEWOOD ESTS  
SCOTT DEPOT, WV 25560-9747  
USA

23 JUL 27 AM 1:55

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"/>

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

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

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

**MICHAEL C. DOSS**  
ATTORNEY AT LAW

921 TENTH AVENUE  
MARLINTON, WV 24954

TELEPHONE  
(304) 798-7119  
FACSIMILE  
(304) 798-7118

23 JUL 27 AM 1:55

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

RE: RANSON B L SR ET UX

4.5 AC 18 MILE CRK  
UNION District  
Putnam County, West Virginia

Certificate No. 2022-C-000461 CIN CTS-40-2022-461

Dear Oak Hall,

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



DI23115

# TITLE WORKSHEET



D122662

County 2022-C-461

OWNER RANSON B L SR ET UX Year 2021 Ticket 36470 Dist Q

Map 0138 Parcel 0049 Sub 0000

LEGAL

TITLE WORK CODE: CTS-40-2022-461

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2022, 2020, 2019, 2018, 2017: RANSON B L SR ET UX Book/Page: 0/0 Tax Class: 3

LANDBOOK 2021: RANSON B L SR ET UX Book/Page: 0/0 Tax Class: 3

LANDBOOK 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003: RANSON B L SR ET UX Book/Page: 0/  
Tax Class: 2

4/19/67

000-

D.L. Ranson Sr. (Bobby Lee Ranson Sr. 11/4/66) Old Ventr. Court 11

Rosalie E. Ranson 3 mos

Wm. M. L. Ranson

000 6/24/21 - No Estate Records

~~Rosalie~~

~~Wm. M. L. Ranson~~

D.L. Ranson, Sr.

set everything to Rosalie E. Ranson

with 30/874

Admitted 5/27/88

Note of Death 6/2/88

Theodore C. Ranson

Administrator CPA 10/17/88

214 Autumn Drive

Danbar, WV 25064

Rosalie E. Ranson

P.O. Box 88

Liberty, WV 25124

Note of Death 6/12/88

James Theodore Ranson

1441 Wilkins Drive

Charleston, WV 25304

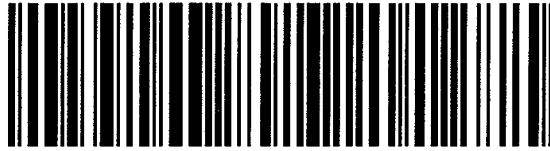
Martha Lee Ranson  
124 Maplewood Estates  
Scott Depot, WV 25560

Stop 5/1/23 11:51 am

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 5917 30

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(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

THE HURRICANE BREEZE  
POST OFFICE BOX 310  
HURRICANE, WV 25526

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E][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-000461-PUTNAM COUNTY-WVTA LLC)

THE HURRICANE BREEZE  
POST OFFICE BOX 310  
HURRICANE, WV 25526

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

THE HURRICANE BREEZE  
POST OFFICE BOX 310  
HURRICANE, WV 25526

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 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 - 36470 .	\$161.59
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 2022-36593 .	\$88.47
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$217.65
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$694.80
Additional Statutory Fees with Interest.	\$392.12
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,554.63</b>

**You may redeem at any time before February 28, 2025 by paying the above total less any unearned interest.**

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Given under my hand December 17, 2024

*G. Russell Rollyson, Jr.*

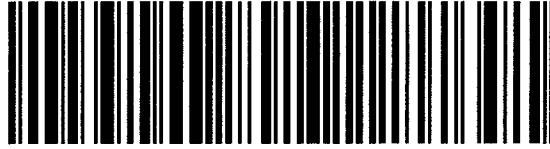
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of PUTNAM County, State of West Virginia

**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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 0037 76

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(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

MARTHA LEE RANSON  
129 MAPLEWOOD ESTS  
SCOTT DEPOT, WV 25560-9747

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E][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-000461-PUTNAM COUNTY-WVTA LLC)

MARTHA LEE RANSON  
129 MAPLEWOOD ESTS  
SCOTT DEPOT, WV 25560-9747

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

MARTHA LEE RANSON  
129 MAPLEWOOD ESTS  
SCOTT DEPOT, WV 25560-9747

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 23, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 22, 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 - 36470 .	\$147.70
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 2022-36593 .	\$80.75
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$628.10
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>\$1,068.15</b>

**You may redeem at any time before March 22, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 24, 2023

*G. Russell Rollyson, Jr.*

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



Date Produced: 12/11/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0037 76. Our records indicate that this item was delivered on 12/04/2023 at 06:30 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
X	<i>[Handwritten Signature]</i>
Printed Name	PIZZELLO CAST

Address of Recipient :

Delivery Address	1400 Kanawha Blvd
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2022-C-000461 PUTNAM

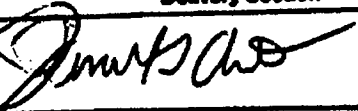



Date Produced: 11/25/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5527 62. Our records indicate that this item was delivered on 11/22/2024 at 02:52 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature		
Printed name	Jonathan Annett	

Address of Recipient :

Delivery address	18102 SENECA	
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

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



Date Produced: 12/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5917 30. Our records indicate that this item was delivered on 12/19/2024 at 10:35 a.m. in HURRICANE, WV 25526. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Ron Allen*

Ron Allen

Address of Recipient :

PO Box 310

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

Sincerely,  
United States Postal Service

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



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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 0037 69

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(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

THEODORE RANSON  
ADMINISTRATOR CTA DBN  
214 AUTUM DRIVE  
DUNBAR, WV 25064

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}[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-000461-PUTNAM COUNTY-WVTA LLC)

THEODORE RANSON  
ADMINISTRATOR CTA DBN  
214 AUTUM DRIVE  
DUNBAR, WV 25064

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

THEODORE RANSON  
ADMINISTRATOR CTA DBN  
214 AUTUM DRIVE  
DUNBAR, WV 25064

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 23, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 22, 2024 will be as follows:

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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 2022-36593 .	\$80.75
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$628.10
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>\$1,068.15</b>

**You may redeem at any time before March 22, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 24, 2023

*G. Russell Rollyson, Jr.*

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

Date Produced: 11/20/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0037 69. Our records indicate that this item was delivered on 11/17/2023 at 06:02 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	<i>[Handwritten Signature]</i>
Printed Name	<i>PIZZER CRIST</i>

Address of Recipient :

Delivery Address	<i>1900 Kanawha Blvd</i>
------------------	--------------------------

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

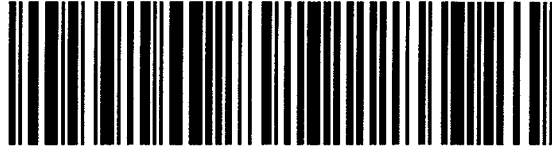
Sincerely,  
United States Postal Service

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 0037 90

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(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}[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-000461-PUTNAM COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 23, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 22, 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 - 36470 .	\$147.70
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 2022-36593 .	\$80.75
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$628.10
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>\$1,068.15</b>

**You may redeem at any time before March 22, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 24, 2023

*G. Russell Rollyson, Jr.*

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



Date Produced: 10/30/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0037 90. Our records indicate that this item was delivered on 10/26/2023 at 06:25 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	<i>Kathleen Masler</i>
Printed Name	<i>Kathleen Masler</i>

Address of Recipient :

Delivery Address	<i>Tax</i>
------------------	------------

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.

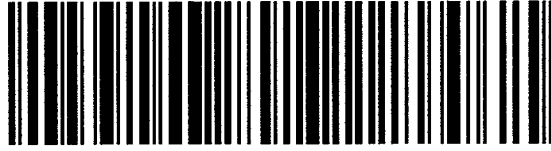
Customer Reference Number: 2022-C-000461 PUTNAM



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 0037 83

---



(2022-C-000461-PUTNAM COUNTY-WVTA LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE  
STOP 2850F  
FLORENCE, KY 41042

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}[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-000461-PUTNAM COUNTY-WVTA LLC)

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

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTa LLC)

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

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTa LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTa LLC requests that you be notified a deed for such real estate will be made on or after March 23, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 22, 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 - 36470 .	\$147.70
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 2022-36593 .	\$80.75
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$628.10
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>\$1,068.15</b>

**You may redeem at any time before March 22, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 24, 2023

*G. Russell Rollyson, Jr.*

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

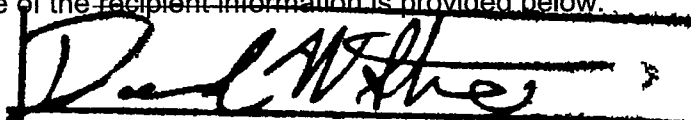
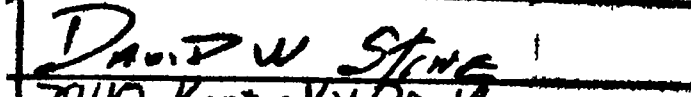
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 10/30/2023



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0037 83. Our records indicate that this item was delivered on 10/26/2023 at 01:13 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
  
DAVID W. STONE

Address of Recipient :

  
  
7940 Kentucky Drive  
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.

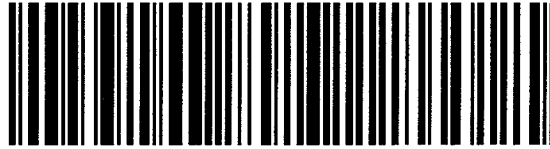
Sincerely,  
United States Postal Service

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

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 0037 52

---



(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

BOBBY LEE RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088

[2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E][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-000461-PUTNAM COUNTY-WVTA LLC)

BOBBY LEE RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

BOBBY LEE RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 23, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 22, 2024 will be as follows:

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$628.10
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>\$1,068.15</b>

**You may redeem at any time before March 22, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 24, 2023

*G. Russell Rollyson, Jr.*

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

Date Produced: 10/30/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0037 52. Our records indicate that this item was delivered on 10/26/2023 at 08:28 a.m. in LIBERTY, WV 25124. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>E. J. Long</i>
Initials	<i>ES</i>

Address of Recipient :

Delivery Address	<i>PO Box 88</i>
------------------	------------------

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

Sincerely,  
United States Postal Service

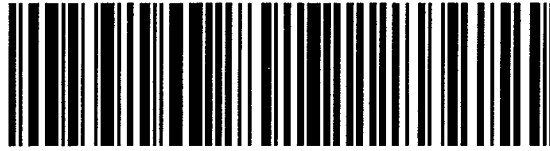
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



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

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 0037 45

---



(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

BL RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E)[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-000461-PUTNAM COUNTY-WVTA LLC)

BL RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

BL RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 23, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 22, 2024 will be as follows:

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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 2022-36593 .	\$80.75
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
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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>\$1,068.15</b>

**You may redeem at any time before March 22, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 24, 2023

*G. Russell Rollyson, Jr.*

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

Date Produced: 10/30/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0037 45. Our records indicate that this item was delivered on 10/26/2023 at 08:28 a.m. in LIBERTY, WV 25124. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>E. Long</i>
Initials	<i>ES</i>

Address of Recipient :

Delivery address	<i>PO Box 88</i>
------------------	------------------

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.

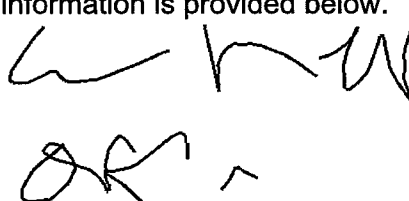


Date Produced: 07/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2718 30. Our records indicate that this item was delivered on 07/19/2024 at 12:19 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,  
United States Postal Service

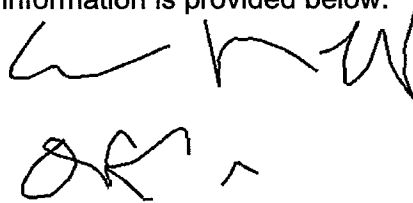
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 07/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2714 10. Our records indicate that this item was delivered on 07/19/2024 at 12:19 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,  
United States Postal Service

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

**CERTIFIED MAIL™**

CHARLESTON WV 25305

USPS CERTIFIED MAIL

2:02:38 PM 11/27/23



**US POSTAGE** **PRIMEY BOWES**  
ZIP 25305 \$007.18<sup>0</sup>  
02 4W  
0000381984 OCT. 24, 2023

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



9414 8091 0924 9001 0037 76

(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

MARTHA LEE RANSON  
129 MAPLEWOOD ESTS  
SCOTT DEPOT, WV 25560-9747

NIXIE 250 DE 1 0012/02/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 25305000999 \*0671-08027-24-38



*WV DE WVA*

**CERTIFIED MAIL™**

USPS CERTIFIED MAIL

CHARLESTON WV 25305

2023 PM 1 L



**US POSTAGE** **PAIDNEY BOWES**  
ZIP 25305 \$007.18<sup>0</sup>  
02 4W  
0000381984 OCT. 24. 2023

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



NOV 17 23 AM 10:57

9414 8091 0924 9001 0037 69

(2022-C-000461-PUTNAM COUNTY-WVTA LLC)

THEODORE RANSON  
ADMINISTRATOR CTA DBN  
214 AUTUM DRIVE  
DUNBAR, WV 25064

NIXIE

250

DE 1

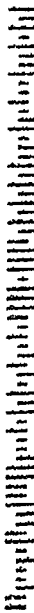
0011/15/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 25301251200

\*0671-08046-24-38

253012512  
25064-130214





## NOTICE TO REDEEM

2022-C-000461 - Putnam County  
To: BL RANSON SR, BOBBY LEE  
RANSON SR, THEODORE  
RANSON, MARTHA LEE  
RANSON, 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 an interest in the  
subject property.

DISTRICT UNION MAP 138  
PARCEL 0049 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, Cert. No. 2022-C-000461, located in UNION District, 4.5 AC 18-MILE CRK, which was returned delinquent or nonentered in the name of RANSON B L SR ET UX, and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC, requests that you be notified that a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 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 2021-36470 \$161.59  
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 2022-36593. \$88.47  
Additional taxes with interest. \$0.00  
Auditor's Certification, Publication, and Redemption fee plus interest. \$217.65  
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$694.80  
Additional Statutory Fees with interest. \$392.12  
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. \$1,554.63  
You may redeem at any time before February 28, 2025, by paying the above total less any earned interest.

Given under my hand December 17, 2024  
Russell Rollyson, Jr.  
Russell Rollyson, Jr.  
Deputy Commissioner of Delinquent and Nonentered Lands of PUTNAM 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  
1-2-3t

ED 1900

RON ALLEN  
PUBLISHER

PHONE 304-562-9881

## HURRICANE BREEZE

THE WEEKLY NEWSPAPER FOR ALL OF PUTNAM COUNTY

P.O. BOX 310

HURRICANE, WEST VIRGINIA 25526

Email: hurricanebreeze@citynet.net

## CERTIFICATE OF PUBLICATION

STATE OF WEST VIRGINIA,  
COUNTY OF PUTNAM, To wit:

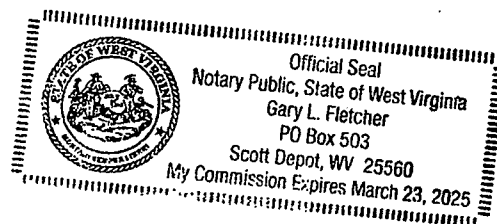
This day personally appeared before me, a Notary Public of said County of Putnam, ..... Ron Allen..... of The Hurricane Breeze, and after being duly sworn deposes and says that the attached legal publication was duly published in The Hurricane Breeze for Three (3) consecutive issues, in its issues dated .... January 2, 9 & 16, 2025.

*Ron Allen*

The Hurricane Breeze

Subscribed and sworn to before me this .... 16th.... day  
of ..... January....., 2025..

*Gary L. Fletcher*



ENTERED

168.88

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 2718 30

---



(2022-C-000461 - PUTNAM COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E][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



## State of West Virginia

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
07/17/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: PUTNAM COUNTY 2022-C-000461  
**MARTHA LEE RANSON**  
**129 MAPLEWOOD ESTS**  
**SCOTT DEPOT, WV 25560-9747**

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 **\$50.16**. 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**  
**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\*\***

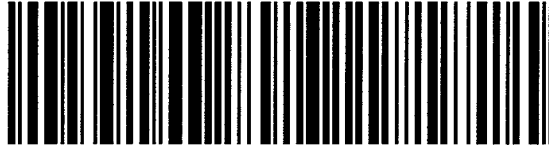
**Personal Service** ☐

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 2714 10

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(2022-C-000461 - PUTNAM COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}[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



## State of West Virginia

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
07/17/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: PUTNAM COUNTY 2022-C-000461  
**THEODORE RANSON**  
**ADMINISTRATOR CTA DBN**  
**214 AUTUM DRIVE**  
**DUNBAR, WV 25064**

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 **\$135.16**. 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**  
**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\*\***

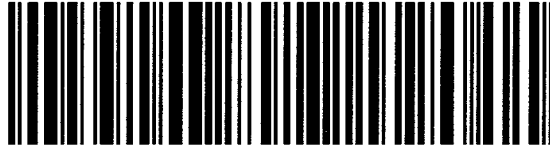
**Personal Service ☐**

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 5527 62

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(2022-C-000461 - PUTNAM COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}{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



## State of West Virginia

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
11/18/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: PUTNAM COUNTY 2022-C-000461  
**MARTHA LEE RANSON**  
**129 MAPLEWOOD ESTATES**  
**SCOTT DEPOT, WV 25560**

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 **\$200.16** 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  
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.**

West Virginia State Auditor's Office

## Supplemental Notice to Redeem Form

Total Cost: \$177.32

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-000461

County: PUTNAM

Legal Description: 4.5 AC 18 MILE CRK

JUL 22 '24 AM 11:10

Map: 138    Parcel: 0049 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"/>
THEODORE RANSON 214 AUTUMN DR DUNBAR, WV 25064 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARTHA LEE RANSON 129 MAPLEWOOD ESTATES SCOTT DEPOT, WV 25560 USA						

---

**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



(2022-C-000461-PUTNAM COUNTY-WVTA LLC)  
THEODORE RANSON - PERSONAL SERVICE  
214 AUTUMN DR  
DUNBAR, WV 25064

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}[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-000461-PUTNAM COUNTY-WVTA LLC)

THEODORE RANSON - PERSONAL SERVICE  
214 AUTUMN DR  
DUNBAR, WV 25064

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

THEODORE RANSON - PERSONAL SERVICE  
214 AUTUMN DR  
DUNBAR, WV 25064

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000461** , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 - 36470 .	\$156.54
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 2022-36593 .	\$85.66
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$215.45
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$671.87
Additional Statutory Fees with Interest.	\$180.87
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,310.39</b>

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

---

Given under my hand August 22, 2024

*G. Russell Rollyson, Jr.*

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

County of Putnam

Case Number: 2022-C-461

**WVTA LLC**

Received by FALCON EXPRESS SERVICES, LLC to be served on **Theodore Ranson, 214 Autumn Dr, Dunbar, WV 25064.**

I, Samantha Bailey, being duly sworn, depose and say that on the **21st day of September, 2024 at 10:47 am, I:**

**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **Theodore Ranson** at the address of: **214 Autumn Dr, Dunbar, WV 25064**, in compliance with state statutes.

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 2 day  
of Oct, 2024 by the affiant who is  
personally known to me.

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



Samantha Bailey  
Samantha Bailey  
Process Server

**FALCON EXPRESS SERVICES, LLC**  
**(843) 577-9696**

Our Job Serial Number: FES-2024008195

OCT 28 '24 PM12:03



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



(2022-C-000461-PUTNAM COUNTY-WVTA LLC)  
MARTHA LEE RANSON - PERSONAL SERVICE  
129 MAPLEWOOD ESTATES  
SCOTT DEPOT, WV 25560

2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}[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-000461-PUTNAM COUNTY-WVTA LLC)

MARTHA LEE RANSON - PERSONAL SERVICE  
129 MAPLEWOOD ESTATES  
SCOTT DEPOT, WV 25560

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

MARTHA LEE RANSON - PERSONAL SERVICE  
129 MAPLEWOOD ESTATES  
SCOTT DEPOT, WV 25560

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000461 , located in UNION District, 4.5 AC 18 MILE CRK which was returned delinquent or nonentered in the name of RANSON B L SR ET UX , and was sold by the deputy commissioner of delinquent and nonentered lands of PUTNAM County at the sale for the delinquent taxes on April 19, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 31, 2024 will be as follows:

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Auditor's Certification, Publication, and Redemption fee plus interest.	\$215.45
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$671.87
Additional Statutory Fees with Interest.	\$180.87
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,310.39</b>

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

---

Given under my hand August 22, 2024

*G. Russell Rollyson, Jr.*

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

(2022-C-000461-PUTNAM COUNTY-WVTA LLC)  
MARTHA LEE RANSON - PERSONAL SERVICE  
129 MAPLEWOOD ESTATES  
SCOTT DEPOT, WV 25560

Not Found  
No longer lives  
at this Address !

HAS BEEN DEAD FOR  
SEVERAL YEARS !

---

8/30/24

SEP 12 '24 10:00

{2BF6CFB4-0FF0-4BC8-950AA28113C2CA1E}[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-000461-PUTNAM COUNTY-WVTA LLC)

MARTHA LEE RANSON - PERSONAL SERVICE  
129 MAPLEWOOD ESTATES  
SCOTT DEPOT, WV 25560

To: BL RANSON SR, BOBBY LEE RANSON SR, THEODORE RANSON, MARTHA LEE RANSON, 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.

SEP 12 2024 10:30

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



(2022-C-000461-PUTNAM COUNTY- WVTA LLC)

MARTHA LEE RANSON - PERSONAL SERVICE  
129 MAPLEWOOD ESTATES  
SCOTT DEPOT, WV 25560

**DISTRICT UNION MAP 138 PARCEL 0049 0000 0000**

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Additional taxes with interest.	\$0.00
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Additional Statutory Fees with Interest.	\$180.87
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,310.39</b>

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

---

Given under my hand August 22, 2024

*G. Russell Rollyson, Jr.*

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

SEP 12 2024 09:19:50

**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**



18102 Seneca Trail  
Marlinton, WV 24954

Local 3047994440  
Toll Free  
Fax 8155502328  
URL

11/28/24

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:  
PUTNAM COUNTY 2022-C-461  
Please publish, funds enclosed (200.16)

Thanks,

DEC 13 '24 AM 11:00

**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 PUTNAM COUNTY 2022-C-461, delinquent in the name of RANSON B L SR ET UX. Described as 4.5 AC 18 MILE CRK

**WHEREAS** WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficent deposit of funds. The names to be served included the following: BL RANSON SR, BOBBY LEE RANSON SR, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, MARTHA LEE RANSON, THEODORE RANSON, WV STATE TAX DEPARTMENT

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

BL RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088  
by Certified mail

BOBBY LEE RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088  
by Certified mail

THEODORE RANSON  
ADMINISTRATOR CTA DBN  
214 AUTUM DRIVE  
DUNBAR WV 25064  
by Certified mail

MARTHA LEE RANSON  
129 MAPLEWOOD ESTS  
SCOTT DEPOT, WV 25560-9747  
by Certified mail

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

WV State Tax Department  
Po Box 229  
Charleston, WV 25321  
by Certified 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: THEODORE RANSON** (shown on auditors site, NTR ID 2762/3

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon THEODORE RANSON . 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 THEODORE RANSON be served at 214 AUTUMN DR , DUNBAR, WV 25064 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

**RE: MARTHA LEE RANSON** (shown on auditors site, NTR ID 2762/4

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon MARTHA LEE RANSON .

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 MARTHA LEE RANSON be served at 129 MAPLEWOOD ESTATES , SCOTT DEPOT, WV 25560 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

**RE: (shown on auditors site, NTR ID 2762/4**

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon . 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 be served at by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

DEC 13 '24 11:00

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 simultaneously 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 if proper.

*Susan Callison*

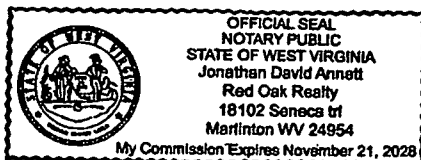
Susan (Allie) Callison  
West Virginia State Bar No: 14541

State of West Virginia  
County of Pocahontas

Taken, sworn to, and ascribed to this the 29 day of 11, 2024

*Jonathan David Annett*  
Notary Public

My commission expires: 11/21/28



DEC 13 '24 AM 11:00





18102 Seneca Trail  
Marlinton, WV 24954

Local 3047994440  
Toll Free  
Fax 8155502328  
URL

11/28/24

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:  
PUTNAM COUNTY 2022-C-461 / MARTHA LEE RANSON  
Notice by publications as been requested

Thanks,

DEC 13 '24 11:00

**AFFIDAVIT IN RESPONSE TO NONE SERVICE LETTER**

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:

**IN RESPONSE TO RE: MARTHA LEE RANSON** (shown on auditors site, row )

**WHEREAS** WVTA LLC purchased the certificate of sale for PUTNAM COUNTY 2022-C-461, delinquent in the name of RANSON B L SR ET UX. Described as 4.5 AC 18 MILE CRK

**WHEREAS** WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficent deposit of funds. The names to be served included the following: BL RANSON SR, BOBBY LEE RANSON SR, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, MARTHA LEE RANSON, THEODORE RANSON, WV STATE TAX DEPARTMENT

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

BL RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088  
by Certified mail

BOBBY LEE RANSON SR  
PO BOX 88  
LIBERTY, WV 25124-0088  
by Certified mail

THEODORE RANSON  
ADMINISTRATOR CTA DBN  
214 AUTUM DRIVE  
DUNBAR WV 25064  
by Certified mail

MARTHA LEE RANSON  
129 MAPLEWOOD ESTS  
SCOTT DEPOT, WV 25560-9747  
by Certified mail

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

WV State Tax Department  
Po Box 229  
Charleston, WV 25321  
by Certified 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: THEODORE RANSON** (shown on auditors site, NTR ID 2762/3

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon THEODORE RANSON . 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 THEODORE RANSON be served at 214 AUTUMN DR , DUNBAR, WV 25064 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

**RE: MARTHA LEE RANSON** (shown on auditors site, NTR ID 2762/4

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon MARTHA LEE RANSON .

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 MARTHA LEE RANSON be served at 129 MAPLEWOOD ESTATES , SCOTT DEPOT, WV 25560 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

**RE:**

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon . 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

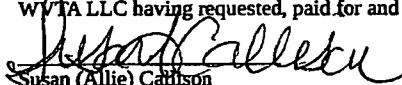
Review of online resources such as address finding sites, google, etc.

REC 13 24 44:11:00

Having completed diligent research, WVTA LLC requested be served at by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

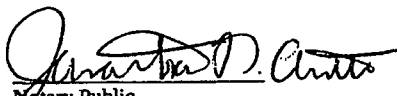
WHEREAS the certificate remaining unredeemed.

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 having requested, paid for and causing notice by publication, hereby requests the deed be issued for to WVTA LLC, forethwith

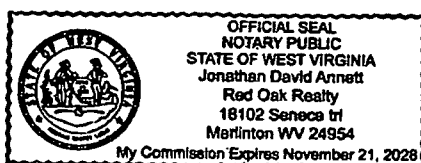
  
Susan (Allie) Carlson  
West Virginia State Bar No: 14541

State of West Virginia  
County of Pocahontas

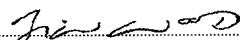
Taken, sworn to, and ascribed to this the 29 day of 11, 2024

  
Notary Public

My commission expires: 11/21/28



STATE OF WEST VIRGINIA, Putnam  
County Commission Clerk's Office  
04/08/2025. The foregoing Deed together  
with the certificate of its acknowledgment,  
was this day presented in said office and  
admitted to record.

Teste:  Clerk

DEC 13 '24 AM 11:00

**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: Putnam

Taxing District: Union

Tax Map No.(s): 138

Parcel(s): 0049 0000 0000

Assessor Account No: 21997

Mineral ID#:

Grantor's Name: Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor

Grantee's Name: WVTA LLC

Phone No.: 304-389-4951

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

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No.: 0 Page No.: 0

Grantor's Source of Title: Delinquent or Nontendered Lands

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

(a) Real Estate:

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

Consideration / Value: \$3,200.00

Lot Size or Acreage Involved:

Estate(s) Transferred:

4.5 AC 18 MILE CRK Union District

Certification Number:

Putnam 2022-C-000461

(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 / 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 / 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 / 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.

Christal G. Perry

*Christal G. Perry*

888-509-6568

Printed Name

Signature

Phone Number

Filed By (check one):

Buyer ☐

Seller ☒

Other ☐

**LIENHOLDER INFORMATION (OPTIONAL)**

☐ Check if change of name or address

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

Address For Notice: \_\_\_\_\_

**INTEREST IN PROPERTY**

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

**To Be Completed By County Clerk**

Stamp Fee Paid: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

New Deed Book No.: \_\_\_\_\_

New Deed Book Page No.: \_\_\_\_\_

Date of Transaction: \_\_\_\_\_

**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: \_\_\_\_\_