

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:

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 May, 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 \$928.65, 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 RUFF RHONDA G ; 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 Fayette, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is \$928.65.

Certificate of Sale Number: 2022-C-000071
SURF .37/ PAINT CK INC 35-61 , PLATEAU DISTRICT

Witness the following signature:



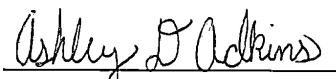
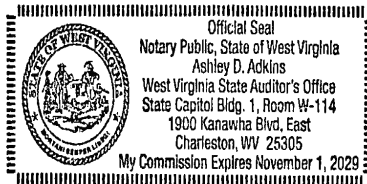
Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

Fayette County
Michelle L. Holly, Clerk
Instrument 20250000892
02/10/2025 @ 02:39:42 PM
TAX DEED
Book 862 @ Page 145
Pages Recorded 116
Recording Cost \$ 173.00
Transfer Tax \$ 5.50
Farm Land Tax \$ 2.20

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 acknowledged 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
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- 000071

FAYETTE

COUNTY 02 PLATEAU

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 02 35 0062 0000 0000 ACCOUNT # 06260208

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000020511	RUFF RHONDA G	SURF .37/ PAINT CK INC 35-61
	175 LONGBRANCH RD MOUNT HOPE	WV 25880
	DELINQUENT TAXES	310.52
	INTEREST	23.29
	PUBLICATIONS & NOTICES	75.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2022 0000020466	328.13
	TOTAL	751.94

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

SHERIFF, COUNTY OF FAYETTE

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: FAYETTE COUNTY 2022-C-000071

Memorandum of real estate sold in the county of FAYETTE on this 9th day of May, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: SURF .37/ PAINT CK INC 35-61

District: PLATEAU

Map: 35

Parcel: 0062 0000 0000

Taxpayer:

RUFF RHONDA G
175 LONGBRANCH RD
MOUNT HOPE, WV 25880

Delinquent Taxes: 2021 - 20511	\$423.81
Interest on Delinquent Taxes	\$29.67
Subsequent Taxes: 2022-20466 Taxpayer: RUFF RHONDA G	\$347.43
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$61.64
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$928.65
Amount Due	\$928.65
Surplus	\$0.00

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 September 6, 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

Total Cost: \$139.45

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-000071

County: FAYETTE COUNTY

Legal Description: SURF .37/ PAINT CK INC 35-61

Map: 35 Parcel: 0062 0000 0000

RCVD JUN 23 '23

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

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT
175 OLD LONG BRANCH RD
PAX, WV 25904
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116
USA

ROD JUN 23 '23

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"/>

TOMMY J. DIXON, TRUSTEE
2390 MOUNTAINEER BLVD
CHARLESTON, WV 25309-9445
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"/>

RONALD RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880
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"/>

RHONDA RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880
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"/>

RHONDA RUFF
175 LONGBRANCH RD
MOUNT HOPE, WV 25880
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

821 TENTH AVENUE
MARLINTON, WV 24954

TELEPHONE
(304) 799-7119

FACSIMILE
(304) 799-7118

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

RE: RUFF RHONDA G

SURF .37/ PAINT CK INC 35-61
PLATEAU District
Fayette County, West Virginia

Certificate No. 2022-C-000071 CIN CTS-10-2022-71

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Fayette County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate. Attached are the notes for the documents examined as a result of the county index.

I acknowledge receipt of the sum of \$500.00 for my examination.



Michael C Doss
STATE BAR NO. 4642



D125097

RCVD JUN 29 '23

RCVD JUN 23 '20



TITLE WORKSHEET

Fayette County - 10

Name(s) RUFF RHONDA G Description SURF .37/ PAINT CK INC
35-61 PLATEAU Dist (02) Map 0035 Parcel 0062 Sub 0000

TITLE WORK CODE: CTS-10-2022-71
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2015, 2016, 2017, 2018, 2019, 2020, 2021: RUFF RHONDA G Book/Page: WB70 / 234 Tax Class: 2

rec'd 4/11/2006

Rhonda G Ruff (4/6) WB70/234 Ronald L Ruff
Debra Aboulhoda
Melisha Ruff

4/12/2002

Ronald L Ruff 407/277 Clyde E Bailey
Margaret A Ruff - Deceased? Genia Bailey
no record

4/8/11/12

Clyde E Bailey 307/127 Virginia A Wilson
Genia Bailey

Ruff Rhonda
Ruff Ronald

Aboulhoda Debra

Ruff Melisha
aka
Bill Melisha

OC DT LENS		
	①	②
X	X	X
X	X	X
X	X	X
X	X	X

DOT 738181

CTB-10-2022-71

From:

Rhonda Ruff

Ronald Ruff

RT 1 Box 50B

Mount Hope WV 25880

145/238 34/669

261/386

TO:

Tommy J Dixon Trustee

2390 Phaulkner Blvd Route 119

Charleston WV 25309

FOR:

Beneficial West Virginia Inc

1042 N Eisenhower Dr.

Beckley WV 25801

~~DEBIA ABOULHOUNDA~~

Debia Aboulhonda

no records addresses

Melisha Ruff

no records or addresses

Rhonda Ruff

try

175 Longbranch Rd

Mount Hope WV 25880

Stop 5/20/2023

11:33am

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

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

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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
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(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

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DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 20511 .	\$491.62
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 2022-20466 .	\$377.31
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$160.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$684.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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 FAYETTE County, State of West Virginia

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

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

[1626BCE8-2302-45FF-9AF0C42E2072994D]][NTR LETTER]

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Deputy Commissioner of Delinquent and
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Office County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
175 OLD LONG BRANCH RD
PAX, WV 25904

1626BCE8-2302-45FF-9AF0C42E2072994D}[NTR LETTER]

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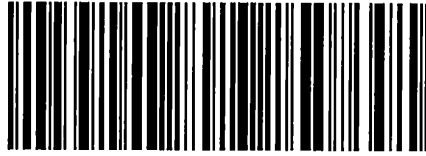
G. Russell Rollyson, Jr.

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Deputy Commissioner of Delinquent and
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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 9000 9387 65



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
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7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

1626BCE8-2302-45FF-9AF0C42E2072994D][NTR LETTER]

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Deputy Commissioner of Delinquent and
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



March 29, 2024

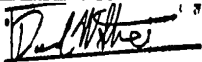
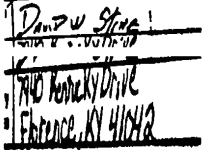
Dear 2022 C 71 FAYETTE COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8091 0924 9000 9387 65.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 29, 2023, 1:43 pm
Location:	FLORENCE, KY 41042
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

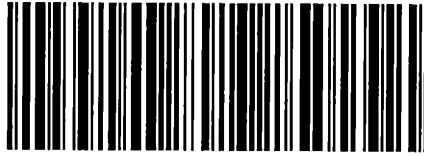
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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 9387 58



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

1626BCE8-2302-45FF-9AF0C42E2072994D][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-000071-FAYETTE COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000071** , located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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 - 20511 .	\$491.62
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 2022-20466 .	\$377.31
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$160.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$684.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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 FAYETTE County, State of West Virginia

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



March 29, 2024

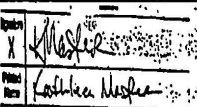

Dear 2022 C 71 FAYETTE COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8091 0924 9000 9387 58.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	September 28, 2023, 6:25 am
Location:	CHARLESTON, WV 25321
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

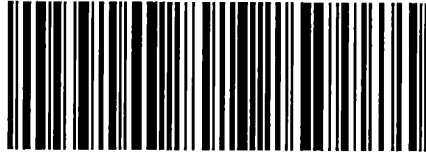
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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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 9388 26



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF
175 LONGBRANCH RD
MOUNT HOPE, WV 25880

1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF
175 LONGBRANCH RD
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

RHONDA RUFF
175 LONGBRANCH RD
MOUNT HOPE, WV 25880

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000071** , located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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:

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Subsequent of taxes paid on the property, with interest to for tax year 2022-20466 .	\$377.31
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$160.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$684.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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 FAYETTE County, State of West Virginia

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

USPS Tracking®

FAQs >

2022-C-71

FAYETTE COUNTY

Tracking Number:

Remove X

9414809109249000938826

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

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This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

October 8, 2023

Notice Left (No Authorized Recipient Available)

MOUNT HOPE, WV 25880

October 3, 2023, 11:33 am

[See All Tracking History](#)

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



Return Receipt Electronic

**USPS Tracking Plus®**

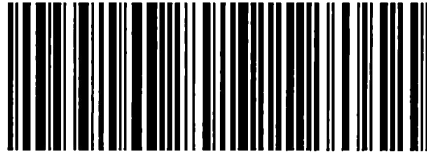
Product Information



Feedback

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 4840 56



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

THE FAYETTE TRIBUNE
PO BOX 1599
BLUEFIELD, WV 24701

1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

THE FAYETTE TRIBUNE
PO BOX 1599
BLUEFIELD, WV 24701

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

THE FAYETTE TRIBUNE
PO BOX 1599
BLUEFIELD, WV 24701

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000071** , located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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 - 20511 .	\$534.00
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 2022-20466 .	\$410.52
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$166.20
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$755.37
Additional Statutory Fees with Interest.	\$486.04
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,352.13

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
Nonentered Lands of FAYETTE County, State of West Virginia

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





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 4840 56. Our records indicate that this item was delivered on 10/10/2024 at 04:13 p.m. in BLUEFIELD, WV 24701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	

Address of Recipient :

Delivery Address	
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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.

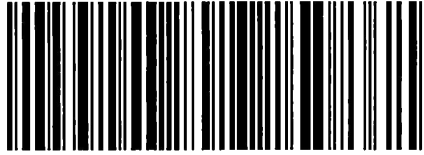
Sincerely,
United States Postal Service

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-000071 FAYETTE

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 9387 72



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

OCCUPANT
175 OLD LONG BRANCH RD
PAX, WV 25904

1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

OCCUPANT
175 OLD LONG BRANCH RD
PAX, WV 25904

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

OCCUPANT
175 OLD LONG BRANCH RD
PAX, WV 25904

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000071** , located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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:

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Subsequent of taxes paid on the property, with interest to for tax year 2022-20466 .	\$377.31
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$160.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$684.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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 FAYETTE County, State of West Virginia

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

CERTIFIED MAIL™

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

(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
OCCUPANT
175 OLD LONG BRANCH RD
PAX, WV 25904

USPS CERTIFIED MAIL



9414 8091 0924 9000 9387 72



US POSTAGE
ZIP 25305 \$007.18⁰
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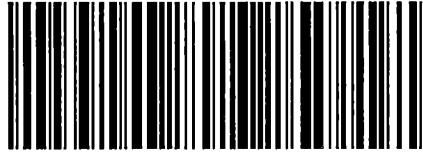
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 25305000999

*1171-05758-27-41

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 9388 19



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

RHONDA RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 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 FAYETTE County, State of West Virginia

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West Virginia State Auditor's Office, County Collections
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

CERTIFIED MAIL™

CHARLESTON WV 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 9388 19



US POSTAGE
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ZIP 25305 \$007.18⁰
02 4W
SEP 27, 2023

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

(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
RHONDA RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

NIXIE

250 DE 1

0010/04/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

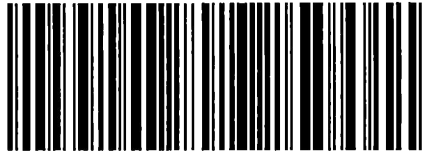
BC: 25305002139

1171-00838-27-41

25305002139

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 9387 96



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

TOMMY J. DIXON, TRUSTEE
2390 MOUNTAINEER BLVD
CHARLESTON, WV 25309-9445

1626BCE8-2302-45FF-9AF0C42E2072994D][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-000071-FAYETTE COUNTY-WVTA LLC)

TOMMY J. DIXON, TRUSTEE
2390 MOUNTAINEER BLVD
CHARLESTON, WV 25309-9445

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

TOMMY J. DIXON, TRUSTEE
2390 MOUNTAINEER BLVD
CHARLESTON, WV 25309-9445

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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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 FAYETTE County, State of West Virginia

**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-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 9000 9387 96

(2022-C-000071-FAYETTE COUNTY-WVA LLC)
TOMMY J. DIXON, TRUSTEE
2390 MOUNTAINEER BLVD
CHARLESTON, WV 25309-9445



CERTIFIED MAIL™

US POSTAGE
PRIMEY BOWES
ZIP 25305 \$ 007.18⁰
02 4W
0000381984 SEP. 27, 2023.

OCT 2 '23 AM 11:27

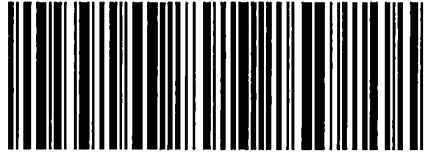
-R-I-S- 25309-RFS-IN *9409/29/23

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UNABLE TO FORWARD
RETURN TO SENDER

* RFS *

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 9388 02



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RONALD RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

[1626BCE8-2302-45FF-9AF0C42E2072994D)][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-000071-FAYETTE COUNTY-WVTA LLC)

RONALD RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

RONALD RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000071** , located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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 - 20511 .	\$491.62
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 2022-20466 .	\$377.31
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$160.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$684.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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 FAYETTE County, State of West Virginia

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

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9388 02

(2022-C-000071-FAYETTE COUNTY-WTA LLC)

RONALD RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

NIXIE

250 DE 1

2010/04/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999

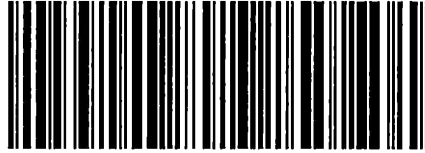
*1171-06449-27-41



US POSTAGE
ZIP 25305 \$007.18⁰
02 4W
0000381984 SEP. 27, 2023

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 9387 89



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

1626BCE8-2302-45FF-9AF0C42E2072994D][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-000071-FAYETTE COUNTY-WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 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 FAYETTE County, State of West Virginia

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West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

CERTIFIED MAIL™

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

(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

USPS CERTIFIED MAIL



9414 8091 0924 9000 9387 89

27 SEP 2023 PM 12



US POSTAGE
ZIP 25305 \$007.18⁰
02 4W
0000381984 SEP. 27. 2023

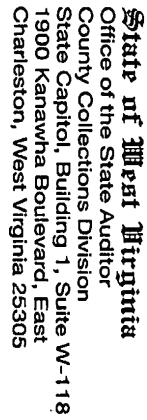
OCT 12/26 AM 10:45

Handwritten: fud

NIXIE 25350 10/10/2023

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 5698999955





**RETURN SERVICE
REQUESTED**

**PRESORTED
FIRST CLASS**



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
175 OLD LONG BRANCH RD
PAX, WV 25904

OCT 4 23 AM 11:15

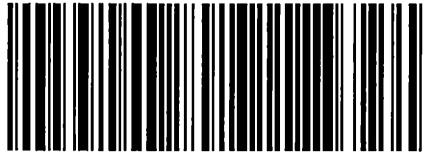
07-93270892310847

25305-0009

[illegible]

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 2360 68



(2022-C-000071 - FAYETTE COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

1626BCE8-2302-45FF-9AF0C42E2072994D}[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
04/03/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2022-C-000071
BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

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
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

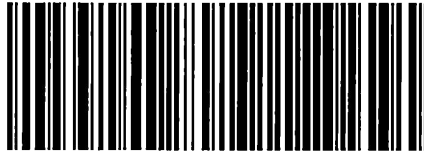
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2360 51



(2022-C-000071 - FAYETTE COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

1626BCE8-2302-45FF-9AF0C42E2072994D][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
04/03/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2022-C-000071
RHONDA RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

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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

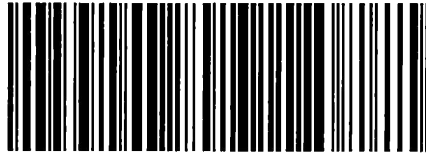
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2362 04



(2022-C-000071 - FAYETTE COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

[1626BCE8-2302-45FF-9AF0C42E2072994D)][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
04/03/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2022-C-000071
TOMMY J. DIXON, TRUSTEE
2390 MOUNTAINEER BLVD
CHARLESTON, WV 25309-9445

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.

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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

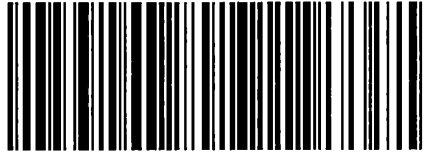
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Personal Service ☐

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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 9001 2363 72



(2022-C-000071 - FAYETTE COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

1626BCE8-2302-45FF-9AF0C42E2072994D}[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
04/03/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2022-C-000071
RONALD RUFF
RT 1 BOX 50B
MOUNT HOPE, WV 25880

Dear Purchaser:

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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

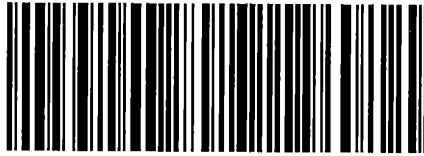
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2365 87



(2022-C-000071 - FAYETTE COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

1626BCE8-2302-45FF-9AF0C42E2072994D][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
04/03/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2022-C-000071
RHONDA RUFF
175 LONGBRANCH RD
MOUNT HOPE, WV 25880

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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 ☐

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used for supplemental personal process only.**

Supplemental Notice to Redeem Form

Total Cost: \$277.25

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-000071

County: FAYETTE

Legal Description: SURF .37/ PAINT CK INC 35-61

Map: 35 Parcel: 0062 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"/>

RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880
USA

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"/>

RONALD RUFF
C/O RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880
USA

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"/>

TOMMY J. DIXON, TRUSTEE
WV TRUSTEE SERVICES, LLC
MCGUIRE OFFICE CENTER
WV TRUSTEE SERVICES, LLC
HUNTINGTON, WV 25701
USA

APR 11/2022

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"/>

BENEFICIAL WEST VIRGINIA, INC.
C/O HSBC BANK USA, N.A.
1800 TYSONS BLVD STE 560
MCLEAN, VA 22102
USA

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

202-11784-1042

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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-000071-FAYETTE COUNTY- WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000071** , located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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 - 20511 .	\$491.62
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 2022-20466 .	\$377.31
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$160.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$684.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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 FAYETTE County, State of West Virginia

**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-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
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(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

ACCEPTED FOR
RECORDING PROCESS
2023 OCT -4 P 4:12
SECRETARY OF STATE
STATE OF WEST VIRGINIA

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

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1042 N EISENHOWER DR
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(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
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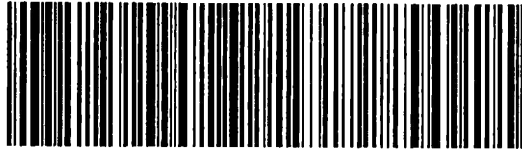
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Deputy Commissioner of Delinquent and
Nonentered Lands of FAYETTE County, State of West Virginia

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Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305

USPS CERTIFIED MAIL™



9214 8901 1251 3410 0003 8496 54

BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DRIVE
BECKLEY, WV 25801



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

Control Number: 314026

Defendant: BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DRIVE
BECKLEY, WV 25801 US

County: State of West Virginia

Civil Action: NTR183371 2022-C-000071
FAYETTE

Certified Number: 92148901125134100003849654

Service Date: 10/4/2023

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

*Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, **not to the Secretary of State's office.***

Sincerely,

Mac Warner
Secretary of State



ZIP 25305 \$008
02 4W
0000377385 OCT. 05

NOV 28 '23 PM 1:55

-R-T-S- 258015014-1N #92 11/11/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RETURN TO SENDER



Box

BUSINESS & LICENSING
2630 - 00

BECKLEY NEWSPAPERS

P.O. Box 1599, Bluefield, WV 24701
www.register-herald.com

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

Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF FAYETTE,

I, Teresa Evans, of The Fayette Tribune, a weekly newspaper published in the City of Oak Hill, Fayette County, West Virginia, do certify that the notice attached hereto under the caption;

was published in the said Fayette Tribune 3 time(s) on the following day(s), namely 10/17/24, 10/24/24, 10/31/24

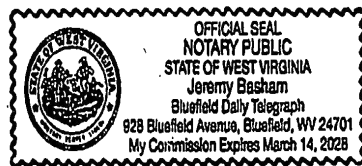
Publication Fee: \$166.75

Signed: Teresa Evans

Subscribed and sworn to before me this day
10/31/2024

My commission expires: March 14, 2028

Notary Public: Jeremy Basham



(2022-C-000071-FAYETTE
COUNTY-WVTA LLC)

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, IRS, ATTN: ADISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT PLATEAU MAP 35
PARCEL 0062 0000 0000

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Amount equal to the taxes and charges due on the date the certification, with interest, for tax year ticket number 2021 - 20511.
\$534.00

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 2022-20466.
\$410.52

Additional taxes with interest.
\$0.00

Auditor's Certification, Publication, and Redemption fee plus interest.
\$166.20

Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.
\$755.37

Additional Statutory Fees with interest.
\$486.04

Total Amount Payable to WV State Auditor - cashier check, money order, certified or personal check.
\$2,352.13

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 Commission of Delinquent and Nonentered Lands of FAYETTE County, State of West Virginia

Please return this letter and payment to the West Virginia State Auditor's Office, County Collections Division 1800 Kanawha Boulevard East Building 1, Room W-114 Charleston, West Virginia 25305 Questions, please call 1-888-609-6568



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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
BENEFICIAL WEST VIRGINIA, INC. - PERSONAL SERVICE
C/O HSBC BANK USA, N.A.
1800 TYSONS BLVD STE 560
MCLEAN, VA 22102

{1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

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1800 TYSONS BLVD STE 560
MCLEAN, VA 22102

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(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

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C/O HSBC BANK USA, N.A.
1800 TYSONS BLVD STE 560
MCLEAN, VA 22102

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000071** , located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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 - 20511 .	\$512.81
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 2022-20466 .	\$393.92
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$163.45
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$723.40
Additional Statutory Fees with Interest.	\$268.71
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,062.29

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

Given under my hand May 13, 2024

G. Russell Rollyson, Jr.

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Fayette

Case Number: 2022-C-71

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Beneficial West Virginia, Inc. C/O HSBC Bank USA, N.A., 1800 Tysons Blvd, Ste 560, Mclean, VA 22102.

I, Travis Pyles, being duly sworn, depose and say that on the 12th day of June, 2024 at 9:33 am, I:

served this CORPORATION by delivering a true copy of the CERTIFICATE OF SALE NOTICE, to: Renee Peters as Receptionist/Authorized to Accept for Beneficial West Virginia, Inc., at the address of: 1800 Tysons Blvd, Ste 560, Mclean, VA 22102, in compliance with state statutes.

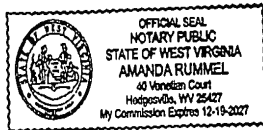
Any and all physical description details are approximations.

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 7 day
of June, 2024 by the affiant who is
personally known to me

NOTARY PUBLIC

My Commission Expires: 12/15/27



A handwritten signature in black ink, appearing to read "Travis Pyles", written over a horizontal line.

Travis Pyles
Process Server

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

Our Job Serial Number: FES-2024004968

JUL 22 '24 AM 11:00



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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
TOMMY J. DIXON, TRUSTEE - PERSONAL SERVICE
WV TRUSTEE SERVICES, LLC
MCGUIRE OFFICE CENTER
WV TRUSTEE SERVICES, LLC
HUNTINGTON, WV 25701

[1626BCE8-2302-45FF-9AF0C42E2072994D][NTR LETTER]

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(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

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(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

TOMMY J. DIXON, TRUSTEE - PERSONAL SERVICE
WV TRUSTEE SERVICES, LLC
MCGUIRE OFFICE CENTER
WV TRUSTEE SERVICES, LLC
HUNTINGTON, WV 25701

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

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Given under my hand May 2, 2024

G. Russell Rollyson, Jr.

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

**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

Fayette
2022-C-71

STATE OF WEST VIRGINIA,
COUNTY OF CABELL, TO-WIT:

FAILURE TO EXECUTE THIS PROCESS ON THE
WITHIN NAMED TOMMY DIXON
ON THE 22 DAY OF MAY,
2024, DUE TO THE FOLLOWING:

☐ BAD ADDRESS
☐ THREE ATTEMPTS MADE
☐ NEED PHYSICAL ADDRESS
☐ LOCKED PREMISES-NO ACCESS
☐ NOT IN CABELL COUNTY, WV
☐ NO APARTMENT NUMBER
☐ AVOIDING PROCESS
☐ DOES NOT LIVE AT ADDRESS

SHERIFF C. N. ZERKLE, JR.

BY [Signature]
() DEPUTY ☒ PROCESS SERVER

* UNABLE TO LOCATE.
MCGUIRE NOT FAMILIAR.

JUN 11 '24 AM 10:45

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
TOMMY J. DIXON, TRUSTEE - PERSONAL SERVICE
WV TRUSTEE SERVICES, LLC
MCGUIRE OFFICE CENTER
WV TRUSTEE SERVICES, LLC
HUNTINGTON, WV 25701

STATIONER

{1626BCE8-2302-45FF-9AF0C42E2072994D}[NTR LETTER]

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(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

TOMMY J. DIXON, TRUSTEE - PERSONAL SERVICE
WV TRUSTEE SERVICES, LLC
MCGUIRE OFFICE CENTER
WV TRUSTEE SERVICES, LLC
HUNTINGTON, WV 25701

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99:0708 42, 11/15/22

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Charleston, West Virginia 25305



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
RT 1 BOX 50B
MOUNT HOPE, WV 25880

1626BCE8-2302-45FF-9AF0C42E2072994D}[NTR LETTER]

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County Collections Division
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(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
RT 1 BOX 50B
MOUNT HOPE, WV 25880

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(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
RT 1 BOX 50B
MOUNT HOPE, WV 25880

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

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G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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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

58571
Return

(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
RHONDA RUFF - PERSONAL SERVICE
RT 1 BOX 50B
MOUNT HOPE, WV 25880

EXECUTED THE WITHIN Notice
UPON THE WITHIN NAMED Rhonda Ruff
ON THE 8th
DAY OF May BY DELIVERING A TRUE
COPY THEREOF TO HER Property
IN FAYETTE CO. WEST VIRGINIA
Cpl. E.S. Smith FCSD

{1626BCE8-2302-45FF-9AF0C42E2072994D}[NTR LETTER]

'24 JUN 14 PM 12:30

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
RT 1 BOX 50B
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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.

'24 JUN 14 PM 12:30

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



(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
RT 1 BOX 50B
MOUNT HOPE, WV 25880

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000071**, located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G, and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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 - 20511 .	\$512.81
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 2022-20466 .	\$393.92
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$163.45
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$723.40
Additional Statutory Fees with Interest.	\$268.71
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,062.29

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

Given under my hand May 2, 2024

G. Russell Rollyson, Jr.

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

24 JUN 14 PM 12:30

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-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
419 TENNESSEE ST
MOUNT HOPE, WV 25880

1626BCE8-2302-45FF-9AF0C42E2072994D][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-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
419 TENNESSEE ST
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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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Charleston, West Virginia 25305



(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
419 TENNESSEE ST
MOUNT HOPE, WV 25880

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

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Given under my hand May 2, 2024

G. Russell Rollyson, Jr.

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

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

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

38347
Rfwa

(2022-C-000071-FAYETTE COUNTY-WVTA LLC)
RHONDA RUFF - PERSONAL SERVICE
419 TENNESSEE ST
MOUNT HOPE, WV 25880

Notice
Rhonda Ruff
8/25
My
or Property
Cpl. B.S. [Signature]
PCSD

7/26/2023

{1626BCE8-2302-45FF-9AF0C42E2072994D}{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-000071-FAYETTE COUNTY-WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
419 TENNESSEE ST
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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.

24 JUN 14 PM 12:30

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



(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

RHONDA RUFF - PERSONAL SERVICE
419 TENNESSEE ST
MOUNT HOPE, WV 25880

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

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Given under my hand May 2, 2024

G. Russell Rollyson, Jr.

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

24 JUN 14 PM 12:30

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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

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RONALD RUFF - PERSONAL SERVICE
C/O RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880

1626BCE8-2302-45FF-9AF0C42E2072994D][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-000071-FAYETTE COUNTY-WVTA LLC)

RONALD RUFF - PERSONAL SERVICE
C/O RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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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Charleston, West Virginia 25305



(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

RONALD RUFF - PERSONAL SERVICE
C/O RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

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Given under my hand May 2, 2024

G. Russell Rollyson, Jr.

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

**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-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

38347
Rtrw

(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RONALD RUFF - PERSONAL SERVICE
C/O RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880

EXECUTED THE WITHIN Notice
UPON THE WITHIN NAMED Ronald Ruff
ON THE 8th
DAY OF May BY DELIVERING A TRUE
COPY THEREOF TO HIS Property
IN FAYETTE CO. WEST VIRGINIA
Cpl. ES. Paul FCSD

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



(2022-C-000071-FAYETTE COUNTY-WVTA LLC)

RONALD RUFF - PERSONAL SERVICE
C/O RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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.

'24 JUN 14 PM 12:30

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County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

RONALD RUFF - PERSONAL SERVICE
C/O RHONDA RUFF
419 TENNESSEE ST
MOUNT HOPE, WV 25880

DISTRICT PLATEAU MAP 35 PARCEL 0062 0000 0000

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Additional taxes with interest.	\$0.00
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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$723.40
Additional Statutory Fees with Interest.	\$268.71
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,062.29

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Given under my hand May 2, 2024

G. Russell Rollyson, Jr.

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

24 JUN 14 PM 12:30

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-000071-FAYETTE COUNTY-WVTA LLC)
BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

ACCEPTED FOR
RECORDING
2023 OCT -4 P 4:12
SECRETARY OF STATE
STATE OF WEST VIRGINIA

OCT 10 '23 PM 12:17

{1626BCE8-2302-45FF-9AF0C42E2072994D}[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-000071-FAYETTE COUNTY-WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

To: RHONDA RUFF, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, BENEFICIAL WEST VIRGINIA, INC., OCCUPANT, 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.

OCT 10 '23 PM 12:17

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



(2022-C-000071-FAYETTE COUNTY- WVTA LLC)

BENEFICIAL WEST VIRGINIA, INC. - SECRETARY OF STATE
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116

DISTRICT KYLE MAP 40 PARCEL PLATEAU 35 0062 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000071**, located in PLATEAU District, SURF .37/ PAINT CK INC 35-61 which was returned delinquent or nonentered in the name of RUFF RHONDA G, and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on May 9, 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 - 20511 .	\$491.62
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 2022-20466 .	\$377.31
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$160.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$684.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,714.08

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 FAYETTE County, State of West Virginia

OCT 10 '23 PM 12:17

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

Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

WV Auditor County Collections
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

Control Number: 314026

Defendant: BENEFICIAL WEST VIRGINIA, INC.
1042 N EISENHOWER DRIVE
BECKLEY, WV 25801 US

County: State of West Virginia

Civil Action: NTR183371 2022-C-000071
FAYETTE

Certified Number: 92148901125134100003849654

Service Date: 10/4/2023

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

*Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, **not to the Secretary of State's office.***

Sincerely,

Mac Warner

OCT 10 '23 PM 12:17

Mac Warner
Secretary of State



18102 Seneca Trail
Marlinton, WV 24954

Local 3047994440
Toll Free
Fax 8155502328
URL

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:
FAYETTE COUNTY 2022-C-71 / [REDACTED]
Please publish, funds enclosed (200.16)

Thanks,

SEP 9 24 PM 12:40

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 FAYETTE COUNTY 2022-C-71, delinquent in the name of RUFF RHONDA G. Described as SURF .37/ PAINT CK INC 35-61

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: BENEFICIAL WEST VIRGINIA, INC., IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, RHONDA RUFF, RONALD RUFF, TOMMY J. DIXON, TRUSTEE, WV STATE TAX DEPARTMENT

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

RHONDA RUFF
175 LONGBRANCH RD
MOUNT HOPE WV 25880
by Certified mail

RHONDA RUFF
RT 1 BOX 50B
MOUNT HOPE WV 25880
by Certified mail

RONALD RUFF
RT 1 BOX 50B
MOUNT HOPE WV 25880
by Certified mail

Tommy J. Dixon, TRUSTEE
2390 MOUNTAINEER BLVD
CHARLESTON, WV 25309-9445
by Certified mail

Beneficial West Virginia, Inc.
1042 N EISENHOWER DR
BECKLEY, WV 25801-3116
by Certified mail, by secretary of state

Occupant
175 OLD LONG BRANCH RD
Pax, WV 25904
by Certified mail, as occupant

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 2291 Rd 96.0 035
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: RHONDA RUFF (shown on auditors site, NTR ID 770/1
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon RHONDA RUFF . 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 RHONDA RUFF be served at 419 TENNESSEE ST , MOUNT HOPE, WV 25880 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: RHONDA RUFF
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon RHONDA RUFF . 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 RHONDA RUFF be served at RT 1 BOX 50B , MOUNT HOPE WV 25880 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: RONALD RUFF (shown on auditors site, NTR ID 770/3)

Upon receipt of the aforementioned request WVTa LLC made efforts to determine the best address to perfect service upon RONALD RUFF . 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 RONALD RUFF be served at C/O RHONDA RUFF , 419 TENNESSEE ST , MOUNT HOPE, WV 25880 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: TOMMY J. DIXON, TRUSTEE (shown on auditors site, NTR ID 770/4)

Upon receipt of the aforementioned request WVTa LLC made efforts to determine the best address to perfect service upon TOMMY J. DIXON, TRUSTEE . 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 TOMMY J. DIXON, TRUSTEE be served at WV Trustee Services, LLC , McGuire Office Center , 618 Tenth Street Suite 108 , Huntington, WV 25701 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: BENEFICIAL WEST VIRGINIA, INC. (shown on auditors site, NTR ID 770/5)

Upon receipt of the aforementioned request WVTa LLC made efforts to determine the best address to perfect service upon BENEFICIAL WEST VIRGINIA, INC. . 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.

Review of West Virginia Secretary of State business data

Having completed diligent research, WVTa LLC requested BENEFICIAL WEST VIRGINIA, INC. be served at C/O HSBC Bank USA, N.A. , 1800 Tysons Blvd Ste 560 , McLean, VA 22102 , 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 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 it proper.

Susan (Allie) 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 5 day of 9, 2024

Jonathan David Annett
Notary Public

My commission expires: 11/21/28

