

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

WVTK LLC
18102 SENECA TRAIL
MARLINTON WV 24954-6840

404-491

Taylor County
Jaron Freeman, Clerk
Instrument 202500004969
08/12/2025 @ 02:37:08 PM
TAX DEED
Book 404 @ Page 491
Recording Cost \$ 116.00
Transfer Tax \$ 13.20

This deed made this 6th day of August, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK 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 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$3,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000110	ROSIER CONNIE L

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

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

Now, therefore, the grantor, for and in consideration of the premises and in pursuance of the statutes of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTK 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 Taylor, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000110	WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACRE	Court House District

The undersigned hereby declares that the consideration paid for the conveyance is \$3,000.00.

Witness the following signature:

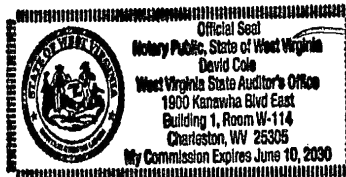
Christal G. Perry

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

State of West Virginia
County of Kanawha, to wit:

I, David Cole, 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 August, 2025, has acknowledge they same before me in said County.

Given under my hand this 6th day of August, 2025. My commission expires June 10, 2030,



David Cole
David Cole
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: 2023-C- 000110

TAYLOR COUNTY COUNTY 05 COURT HOUSE DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF TAYLOR COUNTY
ON 10/31/2023 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 05 3A 0012 0000 0000 ACCOUNT # 00011338

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000012189	ROSIER CONNIE L	WOODFORD PLAT LOT BLK 7
		PT 2-3-4 52 X 290 1 ACRE
	40 HOWARD ST APT 202	
	GRAFTON	WV 26354

DELINQUENT TAXES	232.64
INTEREST	17.45
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000012255	250.30

TOTAL	570.39
-------	--------

GIVEN UNDER MY HAND THIS DATE 10/31/2023.

SHERIFF, COUNTY OF TAYLOR COUNTY

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: TAYLOR COUNTY 2023-C-000110

Memorandum of real estate sold in the county of TAYLOR on this 7th day of May, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACRE

District: COURT HOUSE

Map: 3A

Parcel: 0012 0000 0000

Taxpayer:

ROSIER CONNIE L
40 HOWARD ST APT 202
GRAFTON, WV 26354

Delinquent Taxes: 2022 - 12189	\$320.09
Interest on Delinquent Taxes	\$22.41
Subsequent Taxes: 2023-12255	\$265.06
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$48.75
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$3,000.00
Amount Due	\$722.41
Surplus	\$2,277.59

Purchaser:

WVTK LLC
18102 SENECA TRAIL
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 4, 2024, 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: \$310.65

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000110

County: TAYLOR COUNTY

Legal Description: WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACRE

Map: 3A Parcel: 0012 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONNIE ROSIER
RT 4 BOX 6-A
GRAFTON, WV 26354
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONNIE ROSIER
RT 4
GRAFTON, WV 26354
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONNIE ROSIER
40 HOWARD ST APT 202
GRAFTON, WV 26354-1575
USA

AUG 24 PM12:06

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

OCCUPANT
28 CALVARY LN
GRAFTON, WV 26354
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

2015 07 24 PM 12:23

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7225

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

RE: ROSIER CONNIE L

WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACRE
COURT HOUSE District
Taylor County, West Virginia

Certificate No. 2023-C-000110 CIN CTS-46-2023-110

Dear Oak Hall,

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

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



8/8/2024 12:27

TITLE WORKSHEET



TAYLOR County - 46

Name(s) ROSIER CONNIE L

COURT HOUSE Dist (05) Map 003A Parcel 0012 Sub 0000SPLIT0000

Description WOODFORD PLAT LOT BLK 7 FT 2-3-4 52 X 290 1 ACRE

TITLE WORK CODE: CTS-46-2023-110

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: ROSIER

CONNIE L Book/Page: 209/ 167 Tax Class: 2

LANDBOOK 2021: ROSIER CONNIE L Book/Page: 209 / 167 Tax Class: 2

Assessment date: 7/1/2021 Delinquent Tax Year: 2022

TRANSFERS		GRANTOR	GRANTEE	
		DEED 209/167	ROSIER CONNIE L	
Adverse Item Table	OC/FT	DT	liens	
ROSIER CONNIE L				

REFERENCE ITEMS

WILL-24-395,DB-207-167,REPORT OF STATE-11-335,WAIVER OF FINAL SETTLEMENT-42-207,APPRAISMENTS-68-444,APPOINTMENT-14-198,APPOINTMENT-13-51,AFF. OF HEIRS-18-497,AFF. OF HEIRS-16-349

AUG 9 2024 12:27

Deanna M. Justice

From: Oak Hall <oak@livewv.com>
Sent: Wednesday, August 14, 2024 11:49 AM
To: TitleVerification-List
Subject: Fwd: CTS-46-2023-110 Taxlien Title Verification
Attachments: CTS-46-2023-110-titlework.pdf

Taylor 23-C-110

External Email: Please use caution when clicking embedded hyperlinks or opening attachments. If you suspect this email of containing malicious links or attachments immediately report this email with the report phishing button.

----- Original Message -----

Subject: CTS-46-2023-110 Taxlien Title Verification
Date: 2024-08-14 11:33
From: "oak@scenicmls.com" <oak@scenicmls.com>
To: oak@livewv.com
Reply-To: oak@scenicmls.com

Hi! (titleverification@wvsao.gov) Attached please find title verification for CTS-46-2023-110. Thanks Oak

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7225

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

RE: ROSIER CONNIE L

WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACRE
COURT HOUSE District
Taylor County, West Virginia

Certificate No. 2023-C-000110 CIN CTS-46-2023-110

Dear Oak Hall,

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

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



TITLE WORKSHEET



TAYLOR County - 46

Name(s) ROSIER CONNIE L

COURT HOUSE Dist (05) Map 003A Parcel 0012 Sub 0000SPLIT0000

Description WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACRE

TITLE WORK CODE: CTS-46-2023-110

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: ROSIER

CONNIE L Book/Page: 209/ 167 Tax Class: 2

LANDBOOK 2021: ROSIER CONNIE L Book/Page: 209 / 167 Tax Class: 2

Assessment date: 7/1/2021 Delinquent Tax Year: 2022

TRANSFERS	GRANTOR	GRANTEE
	DEED 209/167	ROSIER CONNIE L
Adverse Item Table	OC/FT	DT
liens		
ROSIER CONNIE L		

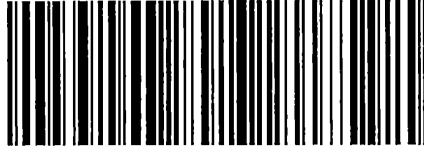
REFERENCE ITEMS

WILL-24-395,DB-207-167,REPORT OF STATE-11-335,WAIVER OF FINAL SETTLEMENT-42-207,APPRAISMENTS-68-

444,APPOINTMENT-14-198,APPOINTMENT-13-51,AFF. OF HEIRS-18-497,AFF. OF HEIRS-16-349

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 3739 47



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

MOUNTAIN STATESMAN
PO BOX 2000
CLARKSBURG, WV 26302

99D5C2BB-6FC3-40A7-B69E3997116F26B9}[NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

MOUNTAIN STATESMAN
PO BOX 2000
CLARKSBURG, WV 26302

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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



(2023-C-000110-TAYLOR COUNTY- WVTK LLC)

MOUNTAIN STATESMAN
PO BOX 2000
CLARKSBURG, WV 26302

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000110** , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$368.10
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 2023-12255 .	\$285.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$866.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,730.11

You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
28 CALVARY LN
GRAFTON, WV 26354

99D5C2BB-6FC3-40A7-B69E3997116F26B9}[NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
28 CALVARY LN
GRAFTON, WV 26354

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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.



(2023-C-000110-TAYLOR COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
28 CALVARY LN
GRAFTON, WV 26354

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000110 , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$368.10
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 2023-12255 .	\$285.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$866.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,730.11

You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of TAYLOR 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: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6751 02. Our records indicate that this item was delivered on 02/07/2025 at 12:07 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Amett
Jonathan Amett

Address of Recipient :

18100 Seneca Trail

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: 2023-C-000110 TAYLOR COUNTY



Date Produced: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6751 26. Our records indicate that this item was delivered on 02/07/2025 at 12:07 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Ameth
Jonathan Ameth

Address of Recipient :

18100 Seneca Trail

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: 2023-C-000110 TAYLOR COUNTY



Date Produced: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6751 19. Our records indicate that this item was delivered on 02/07/2025 at 12:08 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Ameth
Jonathan Ameth

Address of Recipient :

18100 Seneca Trail

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.

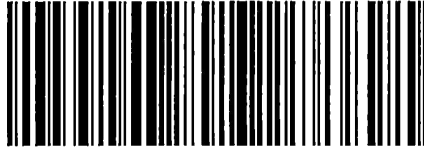
Sincerely,
United States Postal Service

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: 2023-C-000110 TAYLOR COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3663 69



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
RT 4
GRAFTON, WV 26354

99D5C2BB-6FC3-40A7-B69E3997116F26B9][NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
RT 4
GRAFTON, WV 26354

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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.



(2023-C-000110-TAYLOR COUNTY- WVTK LLC)

CONNIE ROSIER
RT 4
GRAFTON, WV 26354

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000110 , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$368.10
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 2023-12255 .	\$285.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$866.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,730.11

You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

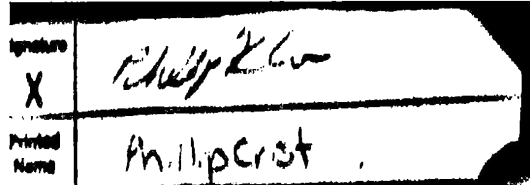


Date Produced: 09/30/2024

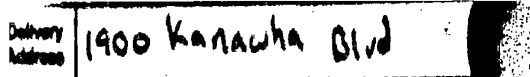
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3663 69. Our records indicate that this item was delivered on 09/24/2024 at 06:47 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

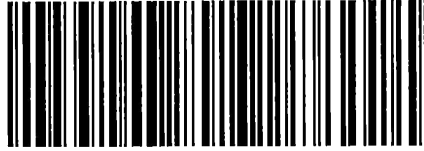
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000110 TAYLOR

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 3663 52



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
RT 4 BOX 6-A
GRAFTON, WV 26354

99D5C2BB-6FC3-40A7-B69E3997116F26B9][NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
RT 4 BOX 6-A
GRAFTON, WV 26354

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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



(2023-C-000110-TAYLOR COUNTY- WVTk LLC)

CONNIE ROSIER
RT 4 BOX 6-A
GRAFTON, WV 26354

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000110 , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$368.10
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 2023-12255 .	\$285.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$866.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,730.11

**You may redeem at any time before January 31, 2025 by paying the above total less any
unearned interest.**

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of TAYLOR 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: 09/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3663 52. Our records indicate that this item was delivered on 09/26/2024 at 06:24 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	X <i>N. G. R. B. A. L. A. R.</i>
Printed Name	N. G. R. B. A. L. A. R.

Address of Recipient :

Delivery Address	350 Capital
------------------	-------------

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.

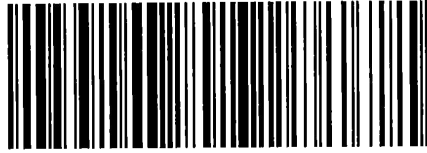
Sincerely,
United States Postal Service

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: 2023-C-000110 TAYLOR

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 3663 76



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
40 HOWARD ST APT 202
GRAFTON, WV 26354-1575

99D5C2BB-6FC3-40A7-B69E3997116F26B9][NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
40 HOWARD ST APT 202
GRAFTON, WV 26354-1575

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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



(2023-C-000110-TAYLOR COUNTY- WVTk LLC)

CONNIE ROSIER
40 HOWARD ST APT 202
GRAFTON, WV 26354-1575

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000110 , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$368.10
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 2023-12255 .	\$285.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$866.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,730.11

You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of TAYLOR 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: 09/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3663 76. Our records indicate that this item was delivered on 09/24/2024 at 06:47 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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: 2023-C-000110 TAYLOR



UNITED STATES
POSTAL SERVICE

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3739 47. Our records indicate that this item was delivered on 08/26/2024 at 12:40 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :

B Matthews

B Matthews

Address of Recipient :

2000

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.

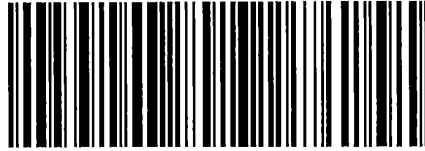
Sincerely,
United States Postal Service

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: 2023-C-000110 TAYLOR

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 3665 29



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

99D5C2BB-6FC3-40A7-B69E3997116F26B9}[NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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



(2023-C-000110-TAYLOR COUNTY- WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000110 , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$368.10
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 2023-12255 .	\$285.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$866.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,730.11

You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of TAYLOR 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: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3665 29. Our records indicate that this item was delivered on 08/26/2024 at 06:39 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
------------------	--------

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.

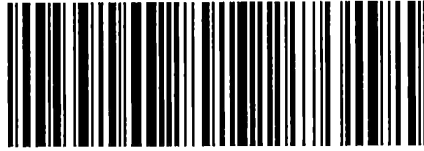
Sincerely,
United States Postal Service

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: 2023-C-000110 TAYLOR

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 3665 12



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

99D5C2BB-6FC3-40A7-B69E3997116F26B9][NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

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

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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



(2023-C-000110-TAYLOR COUNTY- WVTK LLC)

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

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000110 , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$368.10
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 2023-12255 .	\$285.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$866.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,730.11

You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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



UNITED STATES
POSTAL SERVICE

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3665 12. Our records indicate that this item was delivered on 08/26/2024 at 12:41 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Spivey
DAVID W SPIVEY

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

Sincerely,
United States Postal Service

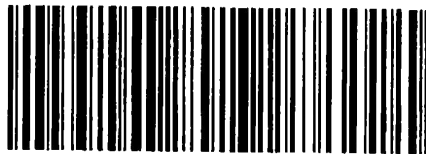
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000110 TAYLOR

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3663 52

(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
RT 4 BOX 6-A
GRAFTON, WV 26354

CHARLESTON WV 25305
AUG 20 2024 PM 2 14
AUG 20 2024 PM 3 14

US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 AUG 23 2024

SEP 26 '24 PM 11:28

NIXIE 152 FE 1 0009/18/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 25305002139 *1771-02436-24-39

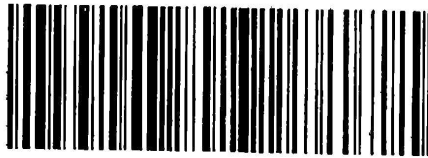
2635499990021

CERTIFIED MAIL™

CHARLESTON WV 25302

SEP 24 2024 PM 2 L

USPS CERTIFIED MAIL



9414 8091 0924 9001 3663 76

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

(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
40 HOWARD ST APT 202
GRAFTON, WV 26354-1575

ANK

263541575-0007



US POSTAGE PAID BY FITNEY BOWES



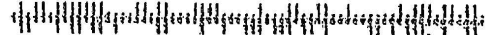
ZIP 25305 \$008.16⁰
02 4W
0000381984 AUG. 23, 2024.

*Not @
SEP 24 '24 11:10
this address*

NIXIE 152 FE 1 0009/20/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 25305000999 *1771-03935-24-45





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

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 25311 \$ 000.59³
02 4W
0000377388 AUG 26 2024

SEP 26 '24 AM 10:39



VAC

(2023-C-000110-TAYLOR COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
28 CALVARY LN
GRAFTON, WV 26354

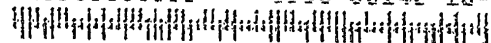
NIXIE 152 DE 1260 0009/18/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC

BC: 25305000999 *0596-08142-18-35

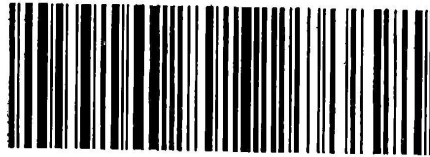
CAQGSAB 2024



CERTIFIED MAIL™

CHARLESTON WV 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 3663 69

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

(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER
RT 4
GRAFTON, WV 26354

US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 AUG. 23, 2024

SEP 24 '24 AM 11:10

NIXIE 152 DE 1 0009/20/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305002139 *1771-03540-24-45



SN

253050021

(2023-C-000110-TAYLOR COUNTY-
WVTK LLC)

To: CONNIE ROSIER, CONNIE
ROSIER, CONNIE ROSIER, OCCU-
PANT, IRS, ATTN: ADVISORY CON-
SOLIDATED 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

DISTRICT COURT HOUSE MAP 3A
PARCEL 0012 0000 0000

You will take notice that WVTK LLC,
the purchaser of the following real
estate, Cert No. 2023-C-000110,
located in COURT HOUSE District,
WOODFORD PLAT LOT BLK 7 PT
2-3-4 52 X 290 1 ACR which was
returned delinquent or nonentered in
the name of ROSIER CONNIE L, and
was sold by the deputy commissioner
of delinquent and nonentered lands of
TAYLOR County at the sale for the
delinquent taxes on May 7, 2024.
WVTK LLC requests that you be
notified a deed for such real estate
will be made on or after February 1,
2025, as provided by law, unless
before that day you redeem such real
estate. The amount needed to
redeem on or before January 31,
2025 will be as follows:

Amount equal to the taxes and
charges due on the date of the
certification, with interest, for tax year
ticket number 2022 - 12188.
\$368.10

Back tax tickets, with interest, and
charges due on the date of certifi-
cation for ticket number.
\$0.00

Subsequent of taxes paid on the
property, with interest to for tax year
2023-12255.
\$285.33

Additional taxes with interest.
\$0.00

Auditor's Certification, Publication,
and Redemption fee plus interest.
\$210.50

Amount paid for Title Examination,
notice to redeem, publication, person-
al service, Secretary of State with
interest.
\$866.18

Additional Statutory Fees with Inter-
est.
\$0.00

Total Amount Due and Payable to WV
State Auditor - cashier check, money
order, certified or personal check.
\$1,730.11

You may redeem at any time before
January 31, 2025 by paying the
above total less any unearned
interest.

Given under my hand August 22,
2024
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent
and Nonentered Lands of TAYLOR
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 VI-114
Charleston, West Virginia 25305
Questions, please call
1-800-509-6568

OCT 9 '24 AM 11:08

AUTOR'S OFFICE,
County Collections Division
1800 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call
1-888-909-6566

OCT 9 '24 AM 11:08

PUBLISHER'S CERTIFICATE

I, Angie Cantrell
Classified Manager of THE MOUNTAIN
STATESMAN, a newspaper of general circulation
published in the city of Grafton, Taylor County and
state of West Virginia, do hereby certify that the
annexed:

2023-C-000110-TAYLOR COUNTY-WVTK LLC

was published in THE MOUNTAIN STATESMAN
3 time(s) commencing on 09/18/2024 and ending on
10/02/2024 at the request of

WV STATE AUDITOR--MOUNTAIN STATE.

Given under my hand this 10/02/2024.

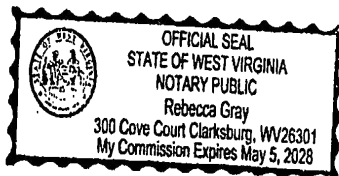
The publisher's fee for said publication is: \$93.34.

Angie Cantrell
Classified Manager of
THE MOUNTAIN STATESMAN

Subscribed to and sworn to before me this
10/02/2024

Rebecca Gray
Notary Public in and for Taylor County, WV

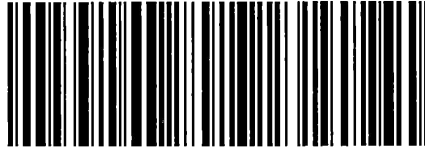
My commission expires on
The 5th day of May 2028



OCT 9 '24 AM 11:08

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6751 26



(2023-C-000110 - TAYLOR COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

99D5C2BB-6FC3-40A7-B69E3997116F26B9}[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
02/05/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: TAYLOR COUNTY 2023-C-000110
CONNIE ROSIER
RT 4 BOX 6-A
GRAFTON, WV 26354

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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

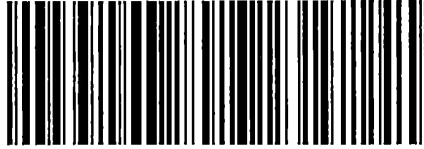
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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 6751 02



(2023-C-000110 - TAYLOR COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

99D5C2BB-6FC3-40A7-B69E3997116F26B9}[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
02/05/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: TAYLOR COUNTY 2023-C-000110
CONNIE ROSIER
RT 4
GRAFTON, WV 26354

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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

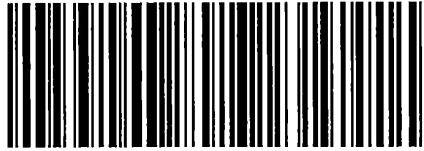
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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 6751 19



(2023-C-000110 - TAYLOR COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

99D5C2BB-6FC3-40A7-B69E3997116F26B9)[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
02/05/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: TAYLOR COUNTY 2023-C-000110
CONNIE ROSIER
40 HOWARD ST APT 202
GRAFTON, WV 26354-1575

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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.**



Supplemental Notice to Redeem Form

Total Cost: \$50.16

Billing Name / Organization: WVTk LLC
Address: 18102 SENECA TRAIL
City / State / Zip : MARLINTON, WV 24954
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2023-C-000110
County: TAYLOR
Legal Description: WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACRE
Map: 3A Parcel: 0012 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"/>

CONNIE ROSIER
4 HARMAN AVE
GRAFTON, WV 26354
USA

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

FEB 18 25 PM 12:14

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)
CONNIE ROSIER - PERSONAL SERVICE
4 HARMAN AVE
GRAFTON, WV 26354

{99D5C2BB-6FC3-40A7-B69E3997116F26B9}[NTR LETTER]

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER - PERSONAL SERVICE
4 HARMAN AVE
GRAFTON, WV 26354

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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



(2023-C-000110-TAYLOR COUNTY- WVTK LLC)

CONNIE ROSIER - PERSONAL SERVICE
4 HARMAN AVE
GRAFTON, WV 26354

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000110 , located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L , and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$380.91
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 2023-12255 .	\$295.46
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$898.61
Additional Statutory Fees with Interest.	\$51.16
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,838.84

You may redeem at any time before May 31, 2025 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand March 27, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of TAYLOR 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**

2023-C-110

Taylor

Executed the within Notice upon the within name
Connie Rosier, on the
9th day of April, 2025, by delivering
on that day to Connie Rosier
in person, a copy of the Notice filed in
this action, in Taylor County, West Virginia

Randy J. Durrett, II
Sheriff, Taylor County, WV

By [Signature] His Deputy

Posted

JUL 14 2025 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



(2023-C-000110-TAYLOR COUNTY- WVTK LLC)

CONNIE ROSIER - PERSONAL SERVICE
4 HARMAN AVE
GRAFTON, WV 26354

DISTRICT COURT HOUSE MAP 3A PARCEL 0012 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000110**, located in COURT HOUSE District, WOODFORD PLAT LOT BLK 7 PT 2-3-4 52 X 290 1 ACR which was returned delinquent or nonentered in the name of ROSIER CONNIE L, and was sold by the deputy commissioner of delinquent and nonentered lands of TAYLOR County at the sale for the delinquent taxes on May 7, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 12189 .	\$380.91
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 2023-12255 .	\$295.46
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$898.61
Additional Statutory Fees with Interest.	\$51.16
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,838.84

You may redeem at any time before May 31, 2025 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand March 27, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of TAYLOR County, State of West Virginia

RECEIVED BY THE

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)
CONNIE ROSIER - PERSONAL SERVICE
4 HARMAN AVE
GRAFTON, WV 26354

2023-12-17

{99D5C2BB-6FC3-40A7-B69E3997116F26B9}[NTR LETTER]

Return

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



(2023-C-000110-TAYLOR COUNTY-WVTK LLC)

CONNIE ROSIER - PERSONAL SERVICE
4 HARMAN AVE
GRAFTON, WV 26354

To: CONNIE ROSIER, CONNIE ROSIER, CONNIE ROSIER, 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.

RECEIVED