

This deed made this 11th day of July, 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 June, 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 \$4,000.00, 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-000373	GOODEN RICHARD S

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

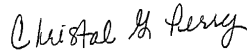
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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 Marion, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000373	2.9 AC GRANGEVILLE	Mannington District

The undersigned hereby declares that the consideration paid for the conveyance is \$4,000.00.

Witness the following signature:

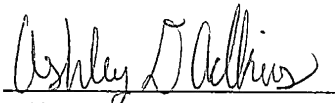
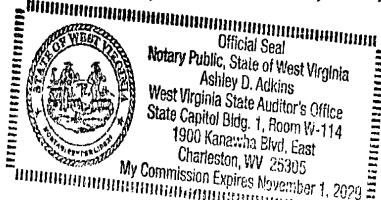


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 11th day of July, 2025, has acknowledge they same before me in said County.

Given under my hand this 11th day of July, 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: 2023-C- 000373

MARION COUNTY

COUNTY 12 MANNINGTON

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 12 58 0016 0000 0000 ACCOUNT # 00026462

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000029840	GOODEN RICHARD S	2.9 AC GRANGEVILLE
	2561 WHETSTONE RD	
	MANNINGTON	WV 26582
	DELINQUENT TAXES	430.82
	INTEREST	32.31
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000029763	454.38
	TOTAL	987.51

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

SHERIFF, COUNTY OF MARION 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: MARION COUNTY 2023-C-000373

Memorandum of real estate sold in the county of MARION on this 28th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 2.9 AC GRANGEVILLE

District: MANNINGTON

Map: 58

Parcel: 0016 0000 0000

Taxpayer:

GOODEN RICHARD S
2561 WHETSTONE RD
MANNINGTON, WV 26582

Delinquent Taxes: 2022 - 29840	\$533.13
Interest on Delinquent Taxes	\$42.65
Subsequent Taxes: 2023-29763	\$485.63
Back Taxes:	\$0.00
Certification Fee	\$25.75
Publication Fee	\$30.60
Auditor's Fee	\$82.72
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$4,000.00
Amount Due	\$1,210.48
Surplus	\$2,789.52

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 October 26, 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: \$339.97

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-000373
County: MARION COUNTY
Legal Description: 2.9 AC GRANGEVILLE
Map: 58 Parcel: 0016 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"/>

RICHARD GOODEN
60 HERITAGE LN
MANNINGTON, WV 26582
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
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"/>

RICHARD GOODEN
2561 WHETSTONE RD
MANNINGTON, WV 26582
USA

OCT 25 '24 11:36

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"/>

RICHARD GOODEN
ROUTE 2 BOX 151
MANNINGTON, WV 26582
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT
2561 WHETSTONE RD
MANNINGTON, WV 26582
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.

OCT 25 '24 AM 11:36

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: GOODEN RICHARD S

2.9 AC GRANGEVILLE
MANNINGTON District
Marion County, West Virginia

Certificate No. 2023-C-000373 CIN CTS-24-2023-373

Dear Oak Hall,

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



OCT 25 '24 11:36

TITLE WORKSHEET



MARION County - 24

Name(s) GOODEN RICHARD S

MANNINGTON Dist (12) Map 0058 Parcel 0016 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-24-2023-373

Description 2,9 AC GRANGEVILLE

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014: GOODEN RICHARD S Book/Page: 1129/ 12 Tax Class: 2

LANDBOOK 2021: GOODEN RICHARD S Book/Page: 1129 / 12 Tax Class: 2

LANDBOOK 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: GOODEN RICHARD S & PAMELA K Book/Page: 980/ 1046 Tax Class: 2

LANDBOOK 2003, 2002, 2001: SHANHOLTZ STANLEY K & MARSHA L Book/Page: 931/ 1005 Tax Class: 2

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

TRANSFERS

GRANTOR

GRANTEE

Description 3 PCLS Description VILLAGE OF GRANGEVILLE Description MANNINGTON DISTRICT

03/19/2013 JOHNSON PAMELA K DEED 1129/12 GOODEN RICHARD S

Description 3 PARCELS Description BINGAMON CREEK Description GRANGEVILLE MANNINGTON DIST

12/04/2002 SHANHOLTZ STANLEY K DEED GOODEN RICHARD S
SHANHOLTZ MARSHA L 980/1046 GOODEN PAMELA K

""

03/15/1996 AMY ELIZABETH MARTIN STANLEY K
FKA AMY ELIZABETH HAYHURST DEED SHANHOLTZ
EXECUTRIX OF EDITH KATHLEEN 931/1005 MARSHA L
HAYHURST SHANHOLTZ

Adverse Item Table

OC/FT

DT

liens

GOODEN RICHARD S	DB-980-1046		DT-757-334 ST TAX LIEN-29-263 ST TAX LIEN-30-423 ST TAX LIEN-31-650
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JOHNSON PAMELA K			
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REFERENCE ITEMS

no return to grantee address

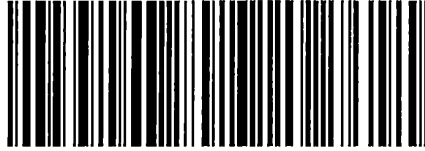
24-DEED-1129-12

TAX DEED-1334-222,RELEASE-236-586

OCT 25 '24 11:36

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 5630 65



(2023-C-000373-MARION COUNTY-WVTK LLC)

TIMES WEST VIRGINIAN
PO BOX 1599
BLUEFIELD, WV 24701

CCFD7267-997F-44E4-90F5E3A23BA63BA2][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-000373-MARION COUNTY-WVTK LLC)

TIMES WEST VIRGINIAN
PO BOX 1599
BLUEFIELD, WV 24701

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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



(2023-C-000373-MARION COUNTY- WVTK LLC)

TIMES WEST VIRGINIAN
PO BOX 1599
BLUEFIELD, WV 24701

DISTRICT MANNINGTON MAP 58 PARCEL 0016 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000373** , located in MANNINGTON District, 2.9 AC GRANGEVILLE which was returned delinquent or nonentered in the name of GOODEN RICHARD S , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 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 - 29840 .	\$629.09
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-29763 .	\$531.62
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$906.97
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,279.53

**You may redeem at any time before April 30, 2025 by paying the above total less any
unearned interest.**

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of MARION 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-000373-MARION COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
2561 WHETSTONE RD
MANNINGTON, WV 26582

CCFD7267-997F-44E4-90F5E3A23BA63BA2][NTR LETTER]

West Virginia State Auditor's Office
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(2023-C-000373-MARION COUNTY- WVTk LLC)

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MANNINGTON, WV 26582

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Charleston, West Virginia 25305
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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 5584 67



(2023-C-000373-MARION COUNTY-WVTK LLC)

RICHARD GOODEN
ROUTE 2 BOX 151
MANNINGTON, WV 26582

CCFD7267-997F-44E4-90F5E3A23BA63BA2][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-000373-MARION COUNTY-WVTK LLC)

RICHARD GOODEN
ROUTE 2 BOX 151
MANNINGTON, WV 26582

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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.

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



Date Produced: 12/16/2024

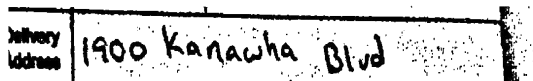
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5584 67. Our records indicate that this item was delivered on 12/15/2024 at 03:46 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A scanned image of a handwritten signature, "Phillip Crist", written in black ink on a light-colored background.

Address of Recipient :

A scanned image of a handwritten address, "1900 Kanawha Blvd", written in black ink on a light-colored background. The text is partially enclosed by a vertical line on the left.

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.

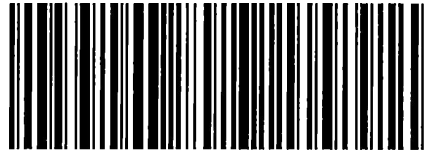
Sincerely,
United States Postal Service

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-000373 MARION

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 5584 50



(2023-C-000373-MARION COUNTY-WVTK LLC)

RICHARD GOODEN
2561 WHETSTONE RD
MANNINGTON, WV 26582

[CCFD7267-997F-44E4-90F5E3A23BA63BA2][NTR LETTER]

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County Collections Division
1900 Kanawha Boulevard East
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RICHARD GOODEN
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County Collections Division
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MANNINGTON, WV 26582

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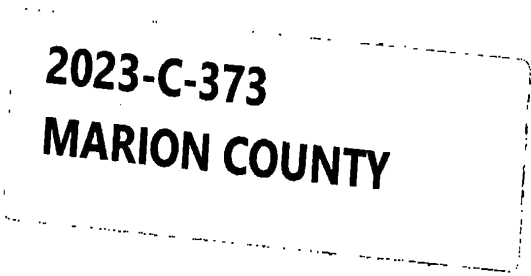
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Division 1900 Kanawha Boulevard East
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568



Tracking Number:

Remove X

9414809109249001558450

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

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

● In Transit to Next Facility, Arriving Late
December 14, 2024

● No Such Number
MANNINGTON, WV 26582
November 23, 2024, 8:42 am

● See All Tracking History

Feedback

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®



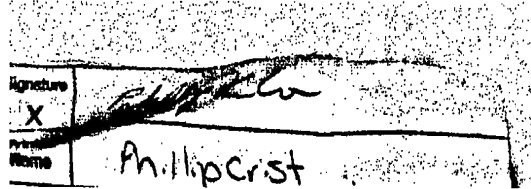


Date Produced: 12/16/2024

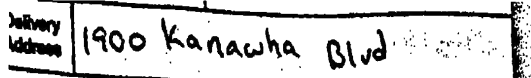
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5584 67. Our records indicate that this item was delivered on 12/14/2024 at 04:49 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.

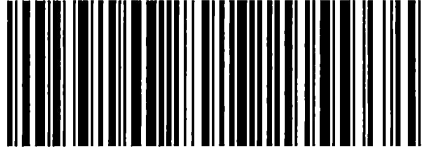
Sincerely,
United States Postal Service

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-000373 MARION

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 5584 98



(2023-C-000373-MARION COUNTY-WVTK LLC)

RICHARD GOODEN
60 HERITAGE LN
MANNINGTON, WV 26582

CCFD7267-997F-44E4-90F5E3A23BA63BA2][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-000373-MARION COUNTY-WVTK LLC)

RICHARD GOODEN
60 HERITAGE LN
MANNINGTON, WV 26582

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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-000373-MARION COUNTY- WVTK LLC)

RICHARD GOODEN
60 HERITAGE LN
MANNINGTON, WV 26582

DISTRICT MANNINGTON MAP 58 PARCEL 0016 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000373** , located in MANNINGTON District, 2.9 AC GRANGEVILLE which was returned delinquent or nonentered in the name of GOODEN RICHARD S , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 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 - 29840 .	\$629.09
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-29763 .	\$531.62
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$906.97
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,279.53

**You may redeem at any time before April 30, 2025 by paying the above total less any
unearned interest.**

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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





Date Produced: 12/09/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5584 98. Our records indicate that this item was delivered on 12/06/2024 at 03:07 p.m. in MANNINGTON, WV 26582. The scanned image of the recipient information is provided below.

Signature of Recipient :

name	
first name	

Address of Recipient :

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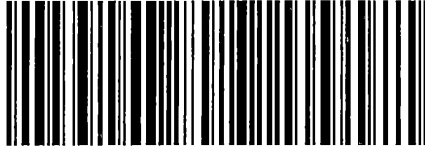
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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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 5584 43



(2023-C-000373-MARION COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

CCFD7267-997F-44E4-90F5E3A23BA63BA2][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-000373-MARION COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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-000373-MARION COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT MANNINGTON MAP 58 PARCEL 0016 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000373** , located in MANNINGTON District, 2.9 AC GRANGEVILLE which was returned delinquent or nonentered in the name of GOODEN RICHARD S , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of MARION 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: 11/25/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5584 43. Our records indicate that this item was delivered on 11/23/2024 at 10:03 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
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

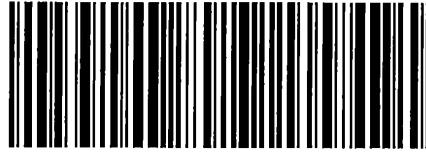
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000373 MARION

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 5584 81



(2023-C-000373-MARION COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

CCFD7267-997F-44E4-90F5E3A23BA63BA2][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-000373-MARION COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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-000373-MARION COUNTY- WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT MANNINGTON MAP 58 PARCEL 0016 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000373 , located in MANNINGTON District, 2.9 AC GRANGEVILLE which was returned delinquent or nonentered in the name of GOODEN RICHARD S , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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




Date Produced: 11/25/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5584 81. Our records indicate that this item was delivered on 11/23/2024 at 10:03 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.

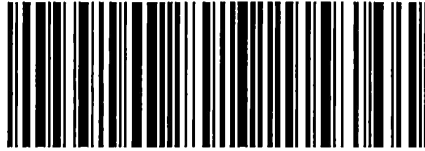
Sincerely,
United States Postal Service

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-000373 MARION

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 5584 74



(2023-C-000373-MARION COUNTY-WVTK LLC)

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

CCFD7267-997F-44E4-90F5E3A23BA63BA2][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-000373-MARION COUNTY-WVTK LLC)

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

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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-000373-MARION COUNTY- WVTK LLC)

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

DISTRICT MANNINGTON MAP 58 PARCEL 0016 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000373** , located in MANNINGTON District, 2.9 AC GRANGEVILLE which was returned delinquent or nonentered in the name of GOODEN RICHARD S , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 12/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5584 74. Our records indicate that this item was delivered on 11/25/2024 at 12:34 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. String

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.

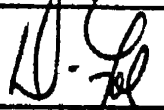
Customer Reference Number: 2023-C-000373 MARION

Date Produced: 12/09/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5630 65. Our records indicate that this item was delivered on 12/03/2024 at 12:52 p.m. in BLUEFIELD, WV 24701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Donna Fox

Address of Recipient :

Delivery Address	P.O. Box 1599 Bluefield W
------------------	---------------------------

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-000373 MARION

CERTIFIED MAIL™

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

(2023-C-000373-MARION COUNTY-WVTK LLC)
RICHARD GOODEN
ROUTE 2 BOX 151
MANNINGTON, WV 26582

9414 8091 0924 9001 5584 67



USPS CERTIFIED MAIL



US POSTAGE PTNEY BOWES
ZIP 25305 \$ 008.16°
02 4W
0000381984 NOV. 21, 2024.

DEC 16 '24 AM 11:31

NIXIE

152 DE 1

0012/09/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 25301251200

*0171-02537-21-46

2530235500>2512



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

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE PINEY BOWLES
ZIP 25311 \$000.59³
02 4M
0000377385 NOV. 21. 2024

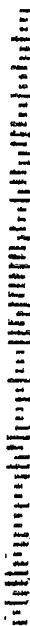
(2023-C-000373-MARION COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
2561 WHESTONE RD
MANNINGTON, WV 26582

DEC 16 24 AM 11:19

NIXIE 152 DE 1260 0012/10/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

RC: 25305002139 *0596-02009-10-18



TIMES-WEST VIRGINIAN

300 Quincy Street, Fairmont, WV 26554-3136
www.timeswv.com Phone: 304-367-2500 • Fax: 304-367-2569

JAN 25 11:22

Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF MARION,

I, Jeremy Basham, of the Times-West Virginian, a daily newspaper published in the city of Fairmont, county of Marion, West Virginia, do certify that the notice attached hereto under the caption;

Legal Advertisements

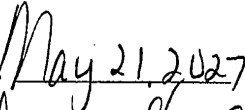
was published in the said Times-West Virginian 3 time(s) on the following day(s), namely Times-West Virginian: 12/11/24, 12/18/24, 12/25/24.

Publication Fee: \$199.19

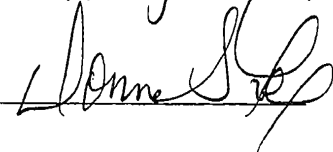
Signed: 

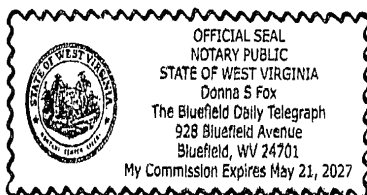
Taken, subscribed and sworn to before me this day
12/25/2024

My commission expires:

 May 21, 2027

Notary Public





(2023-C-000373 -
MARION COUNTY-
WVTK LLC)

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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.

DISTRICT MANNINGTON
MAP 58
PARCEL 0016 0000 0000

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Additional taxes with interest.
\$0.00

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\$211.85

Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.
\$906.97

Additional Statutory Fees with interest.
\$0.00

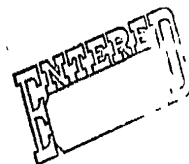
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Given under my hand November 21, 2024
G. Russell Rollyson Jr.
G. Russell Rollyson Jr.
Deputy Commissioner of
Delinquent and Nonentered Lands
of MARION County,
State of West Virginia

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-000373-MARION COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

CCFD7267-997F-44E4-90F5E3A23BA63BA2}[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-000373-MARION COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, OCCUPANT,
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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-000373-MARION COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT MANNINGTON MAP 58 PARCEL 0016 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000373** , located in MANNINGTON District, 2.9 AC GRANGEVILLE which was returned delinquent or nonentered in the name of GOODEN RICHARD S , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 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 - 29840 .	\$629.09
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-29763 .	\$531.62
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$906.97
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,279.53

**You may redeem at any time before April 30, 2025 by paying the above total less any
unearned interest.**

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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



June 9, 2025

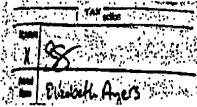

Dear 2023 C 373 MARION COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 0834 39.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	February 4, 2025, 6:44 am
Location:	CHARLESTON, WV 25301
Postal Product:	USPS Ground Advantage™
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



(2023-C-000373-MARION COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

ACCEPTED FOR
MAIL PROCESS
2025 JAN 30 A 10:00
SECRETARY OF STATE
STATE OF WEST VIRGINIA

{CCFD7267-997F-44E4-90F5E3A23BA63BA2}[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-000373-MARION COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: RICHARD GOODEN, STATE OF WEST VIRGINIA, RICHARD GOODEN, RICHARD GOODEN, 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-000373-MARION COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT MANNINGTON MAP 58 PARCEL 0016 0000 0000

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



Kris 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

Marion County
Julie Kincaid, Clerk
Instrument 202500010004
07/17/2025 @ 01:42:17 PM
TAX DEED
Book 1391 @ Page 427-476
Pages Recorded 50
Recording Cost \$ 101.00
Transfer Tax \$ 17.60

Control Number: 335298

Defendant: STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT-
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321 US

County: State of West Virginia

Civil Action: NTR192408 2023-C-000373 MARION

Certified Number: 92148901125134100004083439

Service Date: 1/30/2025

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,

A handwritten signature in black ink that reads "Kris Warner".

Kris Warner
Secretary of State

FEB 3 '25 AM 11:29