

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

This deed made this 7th 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 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 \$2,406.25, 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-000376	SUTTON SANDRA R

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 Fayette, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000376	LOTS 41 PT 42 FORD ADD REV 346/430	Oak Hill Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$2,406.25.

Witness the following signature:

*Christal G. Perry*

Christal G. Perry

Appointee of the Honorable Mark A. Hunt, State Auditor

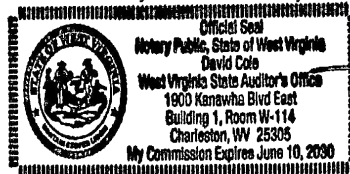
Michelle L. Perry, Clerk  
Instrument 202500005949  
08/12/2025 @ 09:01:43 AM  
TAX DEED  
Book 870 @ Page 162  
Pages Recorded 102  
Recording Cost \$ 150.00  
Transfer Tax \$ 13.75  
Farm Land Tax \$ 5.50

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 7th day of August, 2025, has acknowledge they same before me in said County.

Given under my hand this 7th 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- 000376

FAYETTE

COUNTY 09 OAK HILL

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 09 36 0042 0000 0000 ACCOUNT # 06136601

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000040176	SUTTON SANDRA R	LOTS 41 PT 42 FORD ADD REV
		346/430
	10968 GREEN VALLEY RD #A	
	UNION BRIDGE	MD 21791
	DELINQUENT TAXES	645.78
	INTEREST	48.43
	PUBLICATIONS & NOTICES	65.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000040224	1304.36
	TOTAL	2078.57

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

\_\_\_\_\_  
SHERIFF, COUNTY OF FAYETTE

## SALE APPROVAL LETTER

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

**Certificate of Sale Number: FAYETTE COUNTY 2023-C-000376**

Memorandum of real estate sold in the county of FAYETTE on this 5th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

**Property Description:** LOTS 41 PT 42 FORD ADD REV 346/430

**District:** OAK HILL CORP

**Map:** 36

**Parcel:** 0042 0000 0000

**Taxpayer:**

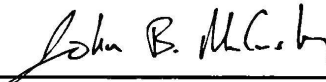
SUTTON SANDRA R  
10968 GREEN VALLEY RD #A  
UNION BRIDGE, MD 21791

Delinquent Taxes: 2022 - 40176	\$774.21
Interest on Delinquent Taxes	\$61.94
Subsequent Taxes: 2023-40224	\$1,393.75
Back Taxes:	\$0.00
Certification Fee	\$25.75
Publication Fee	\$30.60
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$2,406.25</b>
<b>Amount Due</b>	<b>\$2,406.25</b>
<b>Surplus</b>	<b>\$0.00</b>

**Purchaser:**

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954



  
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 3, 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.

**Deanna M. Justice**

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**From:** Oak Hall <oak@livewv.com>  
**Sent:** Friday, September 6, 2024 11:56 AM  
**To:** TitleVerification-List  
**Subject:** Fwd: CTS-10-2023-376 Taxlien Title Verification  
**Attachments:** CTS-10-2023-376-titlework.pdf

*Fayette 23-C-376*

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-10-2023-376 Taxlien Title Verification  
**Date:** 2024-09-06 11:31  
**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-10-2023-376. 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: SUTTON SANDRA R

LOTS 41 PT 42 FORD ADD REV 346/430  
OAK HILL CORP District  
Fayette County, West Virginia

Certificate No. 2023-C-000376 CIN CTS-10-2023-376

Dear Oak Hall,

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

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

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



## TITLE WORKSHEET



FAYETTE County - 10

Name(s) SUTTON SANDRA R

OAK HILL CORP Dist (09) Map 0036 Parcel 0042 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-10-2023-376

Description LOTS 41 PT 42 FORD ADD REV 346/430PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023: SUTTON SANDRA R Book/Page: 739/ 412 Tax Class: 4

LANDBOOK 2022, 2020, 2019, 2018, 2017: SUTTON SANDRA R Book/Page: 739/ 412 Tax Class: 2

LANDBOOK 2021: SUTTON SANDRA R Book/Page: 739 / 412 Tax Class: 2

LANDBOOK 2016, 2015: MILLS DONNA &amp; SUTTON SANDRA Book/Page: FD28/ 117 Tax Class: 2

LANDBOOK 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: SAXTON DEANNA JOY Book/Page: 543/ 195 Tax Class: 2

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

TRANSFERS	GRANTOR	GRANTEE
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Description SURF LOT 41 &amp; 42 NEAR OAK HILL FAYETTEVILLE DISTRICT District FAYETTEVILLE Consideration 14,900.00

11/06/2015	MILLS DONNA	DEED 739/412	SUTTON SANDRA R
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Death Date 02/25/2014

03/11/2014	SAXTON DEANNA JOY	DEATH 1/352	
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INTESTATE DEATH

02/25/2014	DEANNA JOY SAXTON	DEED FD28/117	DONNA MILLS SANDRA R SUTTON
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Description LOTS 41-42 REV FORD ADD OAK HILL PLAT DIST

08/26/1997	RINEHART HELEN M RINEHART LARRY ALLEN RINEHART CAROL SUE MILLS ALLISON RUTH MILLS DONALD FOSTER CAROL ANN FOSTER HAROLD	DEED 543/195	SAXTON DEANNA JOY
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Adverse Item Table	OC/FT	DT	liens
SUTTON SANDRA R		DT-967-557 DT-967-562	
MILLS DONNA		DT-967-562 DT-967-557	
SAXTON DEANNA JOY	DEATH-1-352	DT-557-347	

REFERENCE ITEMS

no return to grantee

10-DEED-739-412

REDEMPTION-202400-2317,DEED WITH CONSIDERATION-741-171,DEED WITH CONSIDERATION-659-20,DB-452-185,REDEMPTION-201800-11622,POA-35-622,DT-425-281,MARRIAGE-13-6C,RELEASE-177-24,APPRAISMENT-118-257,RELEASE OF CLAIM-20140-11883,SUBSTITUE TRUSTEE-865-556,PROBATE-163-611,FIDUCIARY-28-117,PROBATE BOND-51-128,ESTATE CLAIM-20140-10538,RELEASE-266-95,SETTLEMENT-169-202

Lined area for additional text or signatures.

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

Total Cost: \$326.45

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-000376

County: FAYETTE COUNTY

Legal Description: LOTS 41 PT 42 FORD ADD REV 346/430

Map: 36 Parcel: 0042 0000 0000

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

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

SANDRA SUTTON  
121 W HAMMAKER ST  
THURMONT, MD 21788  
USA

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

JOHN H SHUMATE, TRUSTEE  
526 MAIN ST  
MOUNT HOPE, WV 25880  
USA

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

JOHN H SHUMATE, TRUSTEE  
PO DRAWER 231  
MOUNT HOPE, WV 25880  
USA

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

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32168  
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"/>

DONNA MILLS  
100 WILSON ST W  
OAK HILL, WV 25901  
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"/>

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32186  
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"/>

SANDRA SUTTON  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412  
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"/>

DONNA MILLS  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412  
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  
89 WILSON ST  
OAK HILL, WV 25901  
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.

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: SUTTON SANDRA R

LOTS 41 PT 42 FORD ADD REV 346/430  
OAK HILL CORP District  
Fayette County, West Virginia

Certificate No. 2023-C-000376 CIN CTS-10-2023-376

Dear Oak Hall,

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

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

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



# TITLE WORKSHEET



FAYETTE County - 10

Name(s) SUTTON SANDRA R

OAK HILL CORP Dist (09) Map 0036 Parcel 0042 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-10-2023-376

Description LOTS 41 PT 42 FORD ADD REV 346/430

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023: SUTTON SANDRA R Book/Page: 739/ 412 Tax Class: 4

LANDBOOK 2022, 2020, 2019, 2018, 2017: SUTTON SANDRA R Book/Page: 739/ 412 Tax Class: 2

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LANDBOOK 2016, 2015: MILLS DONNA & SUTTON SANDRA Book/Page: FD28/ 117 Tax Class: 2

LANDBOOK 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: SAXTON DEANNA JOY Book/Page: 543/ 195 Tax Class:

2

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

## TRANSFERS GRANTOR GRANTEE

Description SURF LOT 41 & 42 NEAR OAK HILL FAYETTEVILLE DISTRICT District FAYETTEVILLE Consideration 14,900.00

11/06/2015 MILLS DONNA DEED 739/412 SUTTON SANDRA R

Death Date 02/25/2014

03/11/2014 SAXTON DEANNA DEATH  
JOY 1/352

## INTESTATE DEATH

02/25/2014 DEANNA JOY DEED DONNA MILLS  
SAXTON FD28/117 SANDRA R SUTTON

Description LOTS 41-42 REV FORD ADD OAK HILL PLAT DIST

RINEHART HELEN M

RINEHART LARRY

ALLEN

RINEHART CAROL

SUE

08/26/1997 MILLS ALLISON DEED 543/195 SAXTON DEANNA  
JOY

RUTH

MILLS DONALD

FOSTER CAROL ANN

FOSTER HAROLD

Adverse Item Table	OC/FT	DT	liens
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## REFERENCE ITEMS

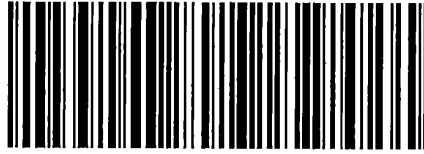
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West Virginia State Auditor's  
Office County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 4424 83

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(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

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

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

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

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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-000376-FAYETTE COUNTY- WVTK LLC)

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

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000376** , located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 40176 .	\$898.08
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 2023-40224 .	\$1,499.40
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$882.77
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,491.00</b>

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

---

Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

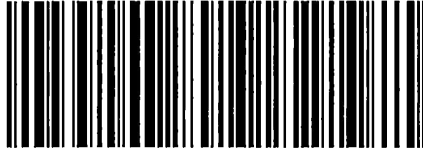
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of FAYETTE County, State of West Virginia

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 4424 90

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(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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-000376-FAYETTE COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

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Additional taxes with interest.	\$0.00
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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$882.77
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,491.00</b>

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Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

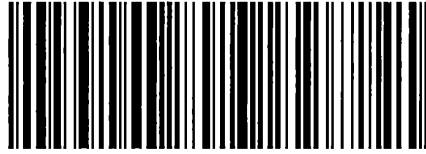
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of FAYETTE County, State of West Virginia

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

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 4440 05

---



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

THE FAYETTE TRIBUNE  
PO BOX 1599  
BLUEFIELD, WV 24701

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

THE FAYETTE TRIBUNE  
PO BOX 1599  
BLUEFIELD, WV 24701

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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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(2023-C-000376-FAYETTE COUNTY- WVTK LLC)

THE FAYETTE TRIBUNE  
PO BOX 1599  
BLUEFIELD, WV 24701

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000376** , located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

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Subsequent of taxes paid on the property, with interest to for tax year 2023-40224 .	\$1,499.40
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$882.77
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,491.00</b>

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Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
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Office County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
89 WILSON ST  
OAK HILL, WV 25901

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
89 WILSON ST  
OAK HILL, WV 25901

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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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(2023-C-000376-FAYETTE COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL  
89 WILSON ST  
OAK HILL, WV 25901

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

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*G. Russell Rollyson, Jr.*

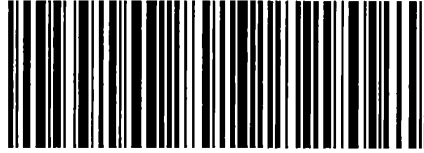
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Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 4422 85

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(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32168

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32168

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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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(2023-C-000376-FAYETTE COUNTY- WVTK LLC)

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32168

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

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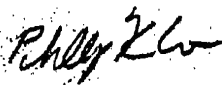
UNITED STATES  
POSTAL SERVICE.

Date Produced: 10/07/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4422 85. Our records indicate that this item was delivered on 09/30/2024 at 06:07 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
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

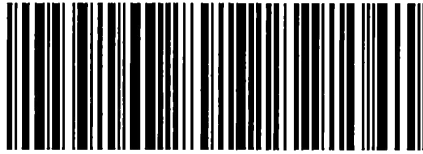
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000376 FAYETTE

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 4424 52

---



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32186

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32186

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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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(2023-C-000376-FAYETTE COUNTY- WVTK LLC)

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32186

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

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Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

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

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




Date Produced: 10/07/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4424 52. Our records indicate that this item was delivered on 09/30/2024 at 06:07 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

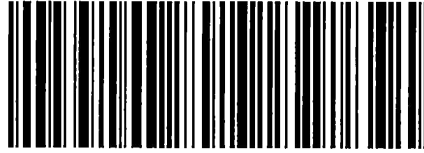
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Customer Reference Number: 2023-C-000376 FAYETTE

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 4424 69

---



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

SANDRA SUTTON  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[NTR LETTER]

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



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

SANDRA SUTTON  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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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(2023-C-000376-FAYETTE COUNTY- WVTK LLC)

SANDRA SUTTON  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

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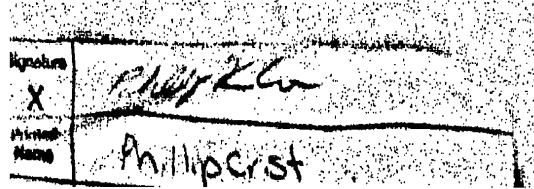


Date Produced: 10/28/2024

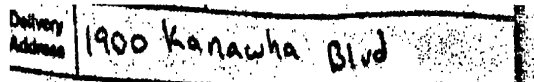
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4424 69. Our records indicate that this item was delivered on 10/24/2024 at 05:51 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.

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United States Postal Service

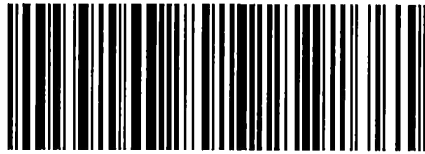
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Office County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 4424 76

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(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[NTR LETTER]

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(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

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10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

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Questions, please call 1-888-509-6568**



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7198 75. Our records indicate that this item was delivered on 03/24/2025 at 12:43 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "G. H. H." or similar, written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, appearing to be "18402", written over a horizontal line.

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-000376 FAYETTE COUNTY



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7210 07. Our records indicate that this item was delivered on 03/24/2025 at 12:43 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "W. J. M." followed by a stylized flourish.

Address of Recipient :

A handwritten address in black ink, appearing to be "18452" followed by a stylized flourish.

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-000376 FAYETTE COUNTY



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7210 69. Our records indicate that this item was delivered on 03/24/2025 at 12:43 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "GVA".

Address of Recipient :

A handwritten address in black ink, appearing to be "18452".

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-000376 FAYETTE COUNTY



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7213 11. Our records indicate that this item was delivered on 03/24/2025 at 12:43 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "W. J. M." followed by a flourish.

Address of Recipient :

A handwritten address in black ink, appearing to be "18452" followed by a flourish.

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-000376 FAYETTE COUNTY



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7213 35. Our records indicate that this item was delivered on 03/29/2025 at 10:51 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Sammy Ann  
Smith Ann*

Address of Recipient :

*18102 Senter  
Tr*

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2023-C-000376 FAYETTE COUNTY



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7221 96. Our records indicate that this item was delivered on 03/24/2025 at 12:43 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "W. J. M." followed by a stylized flourish.

Address of Recipient :

A handwritten address in black ink, appearing to be "18452" followed by a stylized flourish.

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

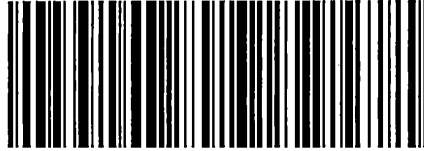
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000376 FAYETTE 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 4424 45

---



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
100 WILSON ST W  
OAK HILL, WV 25901

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
100 WILSON ST W  
OAK HILL, WV 25901

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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-000376-FAYETTE COUNTY- WVTK LLC)

DONNA MILLS  
100 WILSON ST W  
OAK HILL, WV 25901

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000376** , located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 40176 .	\$898.08
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 2023-40224 .	\$1,499.40
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$882.77
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,491.00</b>

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

---

Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

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

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

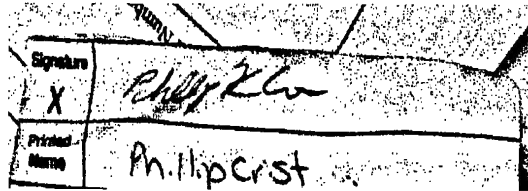


Date Produced: 10/28/2024

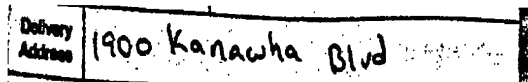
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4424 45. Our records indicate that this item was delivered on 10/23/2024 at 06:30 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-000376 FAYETTE

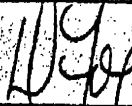


Date Produced: 09/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4440 05. Our records indicate that this item was delivered on 09/23/2024 at 08:07 a.m. in BLUEFIELD, WV 24701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	D Fox

Address of Recipient :

Delivery Address	PO Box 1599 Bluefield
------------------	-----------------------

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

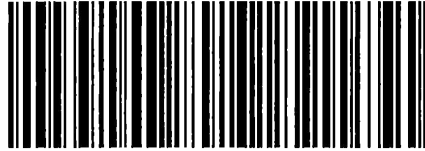
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000376 FAYETTE

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 4422 54

---



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

SANDRA SUTTON  
121 W HAMMAKER ST  
THURMONT, MD 21788

8D3C1D4A-C2E7-48DB-AED048FE379D8936][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-000376-FAYETTE COUNTY-WVTK LLC)

SANDRA SUTTON  
121 W HAMMAKER ST  
THURMONT, MD 21788

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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-000376-FAYETTE COUNTY- WVTK LLC)

SANDRA SUTTON  
121 W HAMMAKER ST  
THURMONT, MD 21788

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000376** , located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 40176 .	\$898.08
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Subsequent of taxes paid on the property, with interest to for tax year 2023-40224 .	\$1,499.40
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$882.77
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,491.00</b>

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

---

Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

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

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



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 4422 54. Our records indicate that this item was delivered on 09/26/2024 at 06:23 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	X <i>Naquon R. Butler</i>
Printed Name	Naquon R. Butler

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-000376 FAYETTE

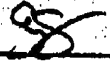


Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4424 90. Our records indicate that this item was delivered on 09/18/2024 at 06:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX section	
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-000376 FAYETTE



Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4424 83. Our records indicate that this item was delivered on 09/19/2024 at 12:22 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

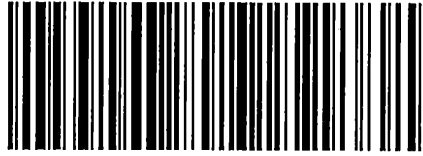
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000376 FAYETTE

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 4422 78

---



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

JOHN H SHUMATE, TRUSTEE  
PO DRAWER 231  
MOUNT HOPE, WV 25880

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

JOHN H SHUMATE, TRUSTEE  
PO DRAWER 231  
MOUNT HOPE, WV 25880

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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-000376-FAYETTE COUNTY- WVTK LLC)

JOHN H SHUMATE, TRUSTEE  
PO DRAWER 231  
MOUNT HOPE, WV 25880

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000376** , located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

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Subsequent of taxes paid on the property, with interest to for tax year 2023-40224 .	\$1,499.40
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,491.00</b>

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

---

Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

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

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

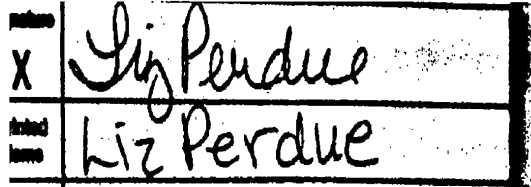


Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4422 78. Our records indicate that this item was delivered on 09/18/2024 at 11:06 a.m. in MOUNT HOPE, WV 25880. 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

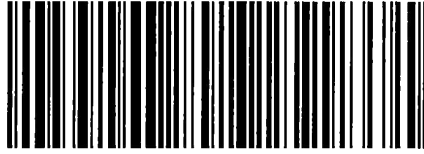
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000376 FAYETTE

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 4422 61

---



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

JOHN H SHUMATE, TRUSTEE  
526 MAIN ST  
MOUNT HOPE, WV 25880

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

JOHN H SHUMATE, TRUSTEE  
526 MAIN ST  
MOUNT HOPE, WV 25880

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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-000376-FAYETTE COUNTY- WVTk LLC)

JOHN H SHUMATE, TRUSTEE  
526 MAIN ST  
MOUNT HOPE, WV 25880

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-000376** , located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-40224 .	\$1,499.40
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$882.77
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,491.00</b>

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

---

Given under my hand September 13, 2024

*G. Russell Rollyson, Jr.*

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

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



Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4422 61. Our records indicate that this item was delivered on 09/18/2024 at 11:01 a.m. in MOUNT HOPE, WV 25880. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Liz Perdue*  
Liz Perdue

Address of Recipient :

**526 MAIN ST, MOUNT HOPE,  
WV 25880**

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-000376 FAYETTE

**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



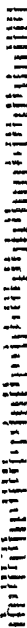
9414 8091 0924 9001 4424 52

(2023-C-000376-FAYETTE COUNTY-WVTK LLC)  
DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32186

9327089921803314

2024 SEP 16 15:03  
25305002139

BC: 25305002139



NOT DELIVERABLE TO SENDER  
UNABLE TO FORWARD

MIXIE

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0009/23/24

1 OCT '24 AM 11:02



US POSTAGE PARTNEY BOWES  
ZIP 25305 \$008.16°  
02 4W  
0000381984 SEP. 16, 2024

**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 4424 69

(2023-C-000376-FAYETTE COUNTY-WTK LLC)  
SANDRA SUTTON  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412



US POSTAGE PINEY BOWES  
ZIP 25305 \$ 008.16<sup>0</sup>  
02.4W  
0000381984 SEP. 16, 2024.

Oct 24 2024  
NL 91045

NI XIE

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0010/21/24

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UNCLAIMED  
UNABLE TO FORWARD

BC: 25305002139

\*0171-00817-16-40  
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**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



9414 8091 0924 9001 4424 45



US POSTAGE  
ZIP 25305 \$008.16<sup>0</sup>  
02 4M  
0000381984 SEP. 16, 2024

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

(2023-C-000376-FAYETTE COUNTY-WTK LLC)

DONNA MILLS  
100 WILSON ST W  
OAK HILL, WV 25901

23 OCT 24 AM 11:45

NIXIE 152 EE 1 0210/11/24

NOT DELIVERABLE TO SENDER  
UNABLE TO FORWARD

MANUAL PROC REQ \*0171-00819-16-40

000376-FAYETTE COUNTY-WTK LLC

**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 4422 85

(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS  
2320 ESLINGER RD LOT 80  
NEW SMYRNA, FL 32168

NIXIE

339 FE 1

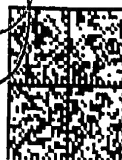
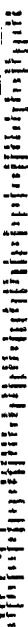
0009/23/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 25305002139

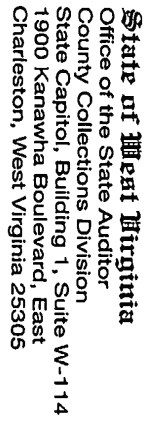
\*0171-00862-16-40

3215883234



US POSTAGE  
PAID BY ADDRESSEE  
ZIP 25305 \$008.16<sup>0</sup>  
02 4W  
0000381984 SEP. 16 2024

1 OCT 24 AM 11:02



**RETURN SERVICE  
REQUESTED**

**PRESORTED  
FIRST CLASS**



SEP 24 24 AM 1:14

(2023-C-000376-FAYETTE COUNTY-WVTK LLC)  
OCCUPANT - REGULAR MAIL  
89 WILSON ST  
OAK HILL, WV 25901

NSN 7540-01-253-0021

NIXIE 152 DE 1 0009/20/24  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
BC: 25305002139 \*0171-00442-16-38

## 154

**USPS CERTIFIED MAIL**



9414 8091 0924 9001 4424 76

(2023-C-000376-FAYETTE COUNTY-WVTK LLC)  
DONNA MILLS  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

MIAMI 171 CE 1 2209/27/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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**US POSTAGE**  **McPARTNEY BOWES**  
ZIP 25305 **\$ 008.16<sup>0</sup>**  
02 4W  
0000381984 SEP. 16. 2024

10-22-19

**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 4422 54

(2023-C-000376-FAYETTE COUNTY-WVTK LLC)  
SANDRA SUTTON  
121 W HAMMAKER ST  
THURMONT, MD 21788



US POSTAGE PAID BY PTINEX BOWES  
ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 SEP. 16, 2024

SEP 20 2024 01:23

NIXIE 171 DE 1 0009722724

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

BC: 25305000999 0171-00865-16-40



2178801788

# BECKLEY NEWSPAPERS

P.O. Box 1599, Bluefield, WV 24701

www.register-herald.com

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

## Affidavit of Publication

### STATE OF WEST VIRGINIA COUNTY OF FAYETTE,

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

was published in the said Fayette Tribune 3 time(s) on the following day(s), namely 09/26/24, 10/03/24, 10/10/24

Publication Fee: \$172.37

Signed:

*Teresa Evans*

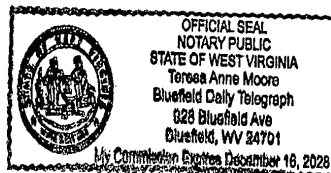
Subscribed and sworn to before me this day  
10/10/2024

My commission expires:

*Dec 14, 2028*

Notary Public:

*Laura Moore*



OCT 18 2024

(2023-C-000376 -  
Fayette County - WVTLC LLC)

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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 OAK HILL CORP  
MAP 36  
PARCEL 0042 0000 0000

You will take notice that WVTLC LLC, the purchaser of the following real estate, Cert No. 2023-C-000376, located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R, and was sold by the deputy commissioner of delinquent and, nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTLC LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date the certification, with interest, for tax year ticket number 2022 - 40176.  
\$898.08

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 2023-40224.  
\$1,499.40

Additional taxes with interest.  
\$0.00

Auditor's Certification, Publication, and Redemption fee plus interest.  
\$210.75

Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.  
\$882.77

Additional Statutory Fees with interest.  
\$0.00

Total Amount Payable to WV State Auditor - cashier check, money order, certified or personal check.  
\$3,491.00

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

Given under my hand September 13, 2024

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

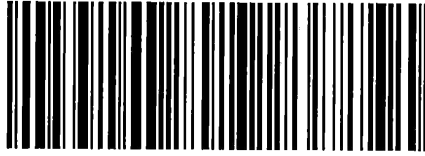
Please return this letter and payment to the West Virginia State Auditor's Office, County Collections Division  
1900 Kanawha Blvd East,  
Building 1, Room W-114  
Charleston, West Virginia, 25305  
Questions please call  
1-888-509-6568



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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 7210 07

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(2023-C-000376 - FAYETTE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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

03/21/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000376

**DONNA MILLS**  
**2320 ESLINGER RD LOT 80**  
**NEW SMYRNA, FL 32186**

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 **\$130.16**. 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\*\***

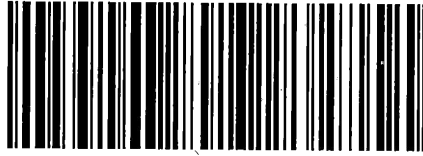
**Personal Service ☐**

**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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 7213 35

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(2023-C-000376 - FAYETTE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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  
03/21/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000376  
**DONNA MILLS**  
**10968 GREEN VALLEY RD # A**  
**UNION BRIDGE, MD 21791-8412**

Dear Purchaser:

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

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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 **\$160.16**. 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

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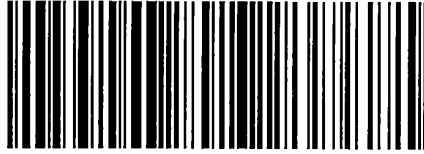
Personal Service ☐

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 7210 69

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(2023-C-000376 - FAYETTE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

8D3C1D4A-C2E7-48DB-AED048FE379D8936}}[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  
03/21/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000376  
**DONNA MILLS**  
**2320 ESLINGER RD LOT 80**  
**NEW SMYRNA, FL 32168**

Dear Purchaser:

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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:**

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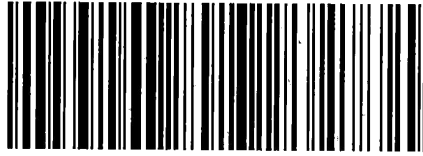
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 7213 11

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(2023-C-000376 - FAYETTE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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  
03/21/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000376  
SANDRA SUTTON  
10968 GREEN VALLEY RD # A  
UNION BRIDGE, MD 21791-8412

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Sincerely,

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Christal G. Perry

**State Auditor's Office**  
**Supplemental Personal Process**  
**For Returned Certified Mail**



Purchaser(s) Name & Address

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Certificate Number:

County:

Legal Description:

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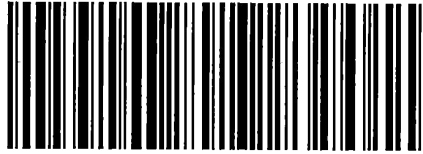
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County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



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(2023-C-000376 - FAYETTE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[RETURN MAIL LETTER]

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State Capitol, Building 1, Suite W-114  
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Charleston, West Virginia 25305



## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
03/21/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000376  
**DONNA MILLS**  
**100 WILSON ST W**  
**OAK HILL, WV 25901**

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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**

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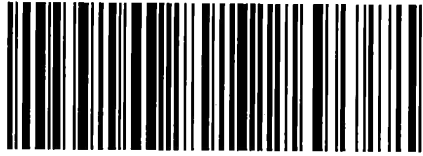
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 7198 75

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(2023-C-000376 - FAYETTE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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  
03/21/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000376  
SANDRA SUTTON  
121 W HAMMAKER ST  
THURMONT, MD 21788

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 **\$160.16**. 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

## Supplemental Notice to Redeem Form

Total Cost: \$172.32

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-000376

County: FAYETTE

Legal Description: LOTS 41 PT 42 FORD ADD REV 346/430

Map: 36    Parcel: 0042 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"/>

SANDRA SUTTON  
532 GATEWOOD AVE  
OAK HILL, WV 25901  
USA

---

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

DONNA MILLS  
4502 DORIS DR  
NEW SMYRNA BEACH, FL 32169  
USA

---

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

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



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)  
SANDRA SUTTON - PERSONAL SERVICE  
532 GATEWOOD AVE  
OAK HILL, WV 25901

{8D3C1D4A-C2E7-48DB-AED048FE379D8936}[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-000376-FAYETTE COUNTY-WVTK LLC)

SANDRA SUTTON - PERSONAL SERVICE  
532 GATEWOOD AVE  
OAK HILL, WV 25901

To: SANDRA SUTTON, JOHN H SHUMATE, TRUSTEE, JOHN H SHUMATE, TRUSTEE, DONNA MILLS, DONNA MILLS, DONNA MILLS, SANDRA SUTTON, DONNA MILLS, 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-000376-FAYETTE COUNTY- WVTK LLC)

SANDRA SUTTON - PERSONAL SERVICE  
532 GATEWOOD AVE  
OAK HILL, WV 25901

**DISTRICT OAK HILL CORP MAP 36 PARCEL 0042 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000376** , located in OAK HILL CORP District, LOTS 41 PT 42 FORD ADD REV 346/430 which was returned delinquent or nonentered in the name of SUTTON SANDRA R , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 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 - 40176 .	\$929.05
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 2023-40224 .	\$1,552.23
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$915.83
Additional Statutory Fees with Interest.	\$174.04
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,784.10</b>

**You may redeem at any time before June 30, 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 May 1, 2025

*Christal G. Perry*

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

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

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

40952  
Rth



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)  
SANDRA SUTTON - PERSONAL SERVICE  
532 GATEWOOD AVE  
OAK HILL, WV 25901

EXECUTED THE WITHIN Subpoena  
UPON THE WITHIN NAMED Sandra Sutton  
DAY OF May ON THE 5  
BY DELIVERING A TRUE  
COPY THEREOF TO H Lisa Tanner  
IN FAYETTE CO. WEST VIRGINIA  
OK's M. H. H. H. FCSD

MAY 16 2025 AM 11:21

{8D3C1D4A-C2E7-48DB-AED048FE379D8936}[NTR LETTER]

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



(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

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MAY 16 2025 AM 11:21

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



(2023-C-000376-FAYETTE COUNTY- WVTK LLC)

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MAY 16 2025 AM 11:21

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(2023-C-000376-FAYETTE COUNTY-WVTK LLC)

DONNA MILLS - PERSONAL SERVICE  
4502 DORIS DR  
NEW SMYRNA BEACH, FL 32169

{8D3C1D4A-C2E7-48DB-AED048FE379D8936}[NTR LETTER]

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(2023-C-000376-FAYETTE COUNTY- WVTk LLC)

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Given under my hand May 1, 2025

*Christal G. Perry*

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

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

**VERIFIED RETURN OF SERVICE**

State of West Virginia

County of Fayette

Case Number: 2023-C-000376 Court Date: 6/30/2025

IN RE:  
WVTK LLC



JVS2025004645

For:  
Russell Rollyson  
West Virginia Office of the State Auditor  
1900 Kanawha Boulevard, East  
State Capitol, Building 1, Suite W118  
Charleston, WV 25305

Received by BILL ROSE on the 6th day of May, 2025 at 10:29 am to be served on DONNA MILLS, 4502 DORIS DR, NEW SMYRNA BEACH, FL 32169.

I, BILL ROSE, being duly sworn, depose and say that on the 8th day of May, 2025 at 11:35 am, I:

SUBSTITUTE served by delivering a true copy of the WEST VIRGINIA STATE AUDITOR'S OFFICE NOTICE AND LETTER REGARDING TAX LIEN with the date, my initials and hour of service endorsed thereon by me, to: JANE DOE (REFUSED TO PROVIDE NAME) as CO-RESIDENT at the address of: 4502 DORIS DR, NEW SMYRNA BEACH, FL 32169, the within named person's usual place of Abode, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents therein, in compliance with state statutes.

**Additional Information pertaining to this Service:**  
RESIDENT REFUSED TO PROVIDE NAME, BUT VERIFIED DONNA LIVES THERE.

**Description of Person Served:** Age: 35, Sex: F, Race/Skin Color: WHITE, Height: 5'6", Weight: 120, Hair: BROWN, Glasses: N

I certify that I am over the age of 18, have no interest in the above action, and am a Process Server, in good standing, in the judicial circuit in which the process was served. Under penalty of perjury, I declare that I have read the foregoing return of service and that the facts in it are true. Notary not required pursuant to F.S. 92.525(2)

State of Florida  
County of WV  
Subscribed and sworn to before me by means of  
physical presence on the 13th day of May, 2025 by  
the affiant who is personally known to me.

Notary Public  
Print Name Max Garcia



Bill Rose  
BILL ROSE  
Process Server

COMPASS INVESTIGATIONS  
927 S.E. 1ST STREET  
POMPANO BEACH, FL 33060  
(954) 527-5722

Our Job Serial Number: JVS-2025004645  
Ref: Russell Rollyson

MAX GARCIA  
MY COMMISSION #HH 571014  
EXPIRES July 18, 2028

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